

# BALCLUTHA RESERVES MANAGEMENT PLAN

2017 - 27 / CLUTHA DISTRICT COUNCIL



## RESERVE MANAGEMENT PLAN PROCESS

20 October 2016	First notice inviting suggestions for the reserves management plan
9 December 2016	Public notice inviting submissions to the draft reserves management plan
27 February 2017	Submissions close
23 March 2017	Hearing held
27 July 2017	Service Delivery Committee approve draft subject to minor changes
21 September 2017	Full Clutha District Council adopts Balclutha Reserves Management Plan
10 September 2018	Balclutha Reserves Management Plan updated with decisions from Council meeting of 10 August 2017.

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## 1.0 INTRODUCTION

### 1.1 PURPOSE

The Clutha District Council (Council) owns and administers a number of reserves in Balclutha. This Reserves Management Plan, prepared in accordance with the Reserves Act 1977, establishes the framework for the management and development of these reserves.

This plan provides for 18 reserves which have been classified as follows:

- Destination Parks – larger reserve areas which are a focal point for the community and contain facilities such as public gardens, open green areas, playgrounds and other recreational places
- Pocket Parks – smaller reserve areas that are accessible to the public and contain a variety of facilities to service neighbourhoods
- Cemeteries – areas utilised as burial grounds; and
- Other Reserves – reserves which do not fit into the classifications listed above but are still important community spaces.

The current character of these reserves is derived from factors such as their history, extent, location, form, connectedness, wider land use and provision of facilities. This character has informed the Council's plans for the future development and management of these reserves, which in turn support Council's wider strategy of promoting the district as an attractive place to work and live.<sup>(1)</sup>

This Reserves Management Plan:

- summarises the statutory framework for reserve management under the Reserves Act 1977
- describes each of the reserves, including the opportunities for the development
- establishes a vision for each reserve, and objectives and policies to achieve this; and
- records feedback from community consultation.

The plan responds to the unique needs of the Balclutha community and provides a framework for on-going community involvement in achieving the outcomes sought by the plan.

Community consultation was undertaken from December 2016 to February 2017. This ran in conjunction with consultation towards the Our Place Balclutha Plan 2016/26. Council has responded to the feedback from this consultation in this Management Plan.

Both these plans will help inform projects and budgets contained within long term plans covering the 2016–26 period.

Wherever possible, Council's approach to funding the opportunities identified in this plan will be to use non-rates funding sources in the first instance. One of the key ways Council will look to do this is through community partnerships and accessing external funding where possible.

(1) Clutha District Council, Living and Working in the Clutha District, 18 June 2015.

## 2.0 STATUTORY FRAMEWORK

### 2.1 STATUTORY OBLIGATIONS

The Reserves Act 1977 (the Act) governs the management and control of reserves in New Zealand. The Act requires the administering body (the Council) to prepare reserve management plans (section 41). The Council has resolved to prepare a Reserves Management Plan which outlines the general intentions for the balanced use, development and protection of the reserves in Balclutha.

The key responsibilities for the Council under the Act are to:

- Classify its reserve land according to its primary purpose. The principles set out in section 17-23 apply to a reserve of the relevant classification under the Reserves Act. The potential classifications are:
  - Recreation
  - Heritage
  - Scenic
  - Nature
  - Scientific
  - Government 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.

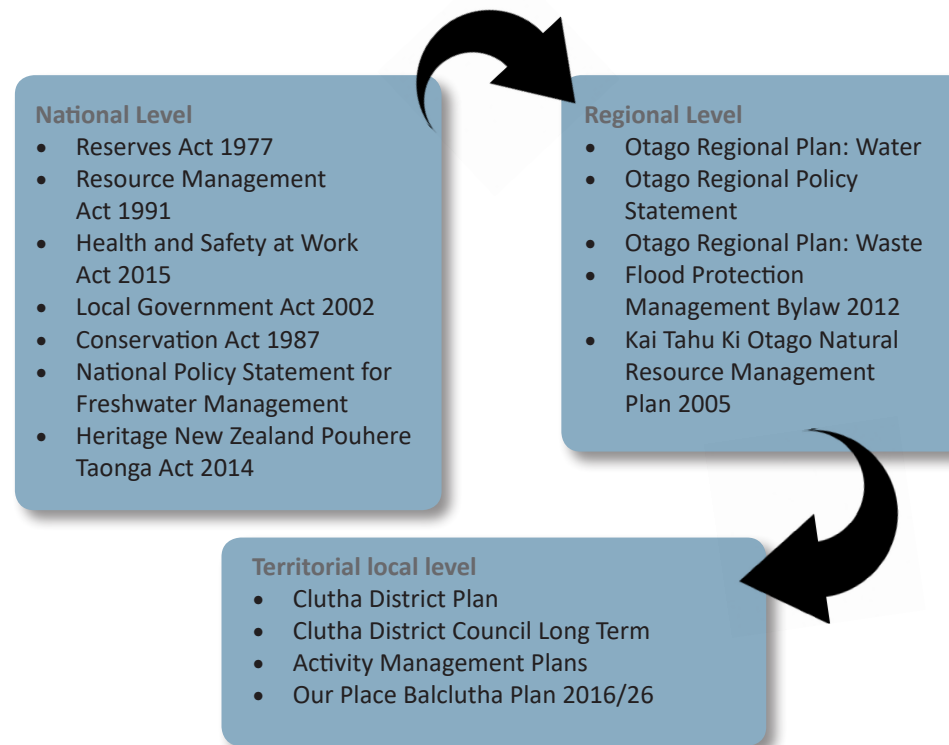
A Reserves Management Plan shall provide for, and ensure, the use, enjoyment, maintenance, protection and preservation (as the case may require), and the development (as appropriate) of the reserve for the

purpose for which it is classified (as required by section 41(3)).

To inform the development of the Reserves Management Plan, the Clutha District Council is required to consult with iwi and the community to identify their wishes and aspirations for the reserves. This consultation was undertaken during December 2016 to February 2017.

### 2.2 OTHER DOCUMENTS THAT ARE RELEVANT

Activities and development undertaken on the reserve land remains subject to other legislation, regional, district and national policy, and by laws, which may apply depending on the nature of the activity being undertaken. The diagram below lists relevant pieces of legislation and policy.



# VISION, OBJECTIVES AND POLICIES

## 3.0 VISION, OBJECTIVES AND POLICIES

Clutha District Council have significant amounts of reserve and open space to manage and maintain on both sides of the Clutha River in Balclutha. The challenge is understanding the current levels use of these places to most efficiently and effectively provide for the communities that they serve. Currently, the major destination reserves are located on the southern side of the river near to the town centre. There is an excess of smaller reserves on the northern side of the river.

The main outcome sought from this plan is to enhance the reserve areas in Balclutha for the community and visitors to the area alike. Along with the future development of the reserves, the objectives and policies in this plan seek to deal with the maintenance pressures associated with managing the reserves in Balclutha. This is important due to the variety of different uses and sizes of the reserve spaces. Low maintenance and innovative development opportunities are articulated in the action plans and supported by the objectives and policies listed below.



Arthur Strang Park

### 3.1 VISION

The vision for Balclutha's reserves is:

*“to provide a variety of passive and active recreational spaces that fulfill the wide range of needs of the Balclutha community to experience and enjoy the outdoors”*

### 3.2 OBJECTIVES

The objectives sought from this plan are as follows:

- The unique character of the Clutha River, streetscapes, and the surrounding environment is reflected in the design, maintenance, and management of reserves
- Retain a high level of unrestricted access to reserves in Balclutha, and provide cycling and walking opportunities between reserves
- Provide vibrant and well used Destination Parks with passive and active recreational opportunities
- Manage and maintain the reserves appropriately, and identify opportunities to enhance the values of and facilities in the reserves, for the enjoyment of the wider community and for those who visit Balclutha.

The objectives and policies apply across all reserves covered under this plan although some policies specifically apply to particular reserves.

### OBJECTIVE 1

3.2.1 The unique character of the Clutha River, streetscapes, and the surrounding environment is reflected in the design, maintenance, and management of reserves.

#### POLICIES

- Ensure that development at Arthur Strang Reserve is consistent with streetscape upgrades at the northern end of the Clutha Bridge.
- Use the reserve on Charles Street as an extension of the experience provided at the i-Site and any future street upgrades at the base of the Clutha River.
- Review and confirm all reserve classification and boundaries, including any reclassification as appropriate.
- Support and enhance the local economy by providing for appropriate sustainable commercial use of Riverside Reserve and Centennial Park.

## OBJECTIVE 2

3.2.2 Retain a high level of unrestricted access to reserves in Balclutha and provide cycling and walking opportunities between reserves.

### POLICIES

- Include the location of reserves in wider land transport policy planning (such as the Clutha Physical Activity Strategy).
- Establish signage in Destination Parks identifying the location of other reserves and walking and cycling linkages between them.
- Increase community awareness of the walking and cycling links between the town's reserves.
- Enhance and promote the walkway between Arthur Strang Reserve and the Clutha Bridge.
- Establish and promote clear walking links between the Recreation Centre and other parts of Riverside Reserve so recreation centre users are also able to enjoy the rest of the reserve space.
- Improve walking and cycling connectivity to Blair Athol walkway and the existing flood bank from Naish Park.
- Improve walking and cycling linkages between Pocket Parks on the northern side of the river through footpath upgrades and signage.



Showgrounds buildings

## OBJECTIVE 3

3.2.3 Provide vibrant and well used Destination Parks with passive and active recreational opportunities.

### POLICIES

- Upgrade heavily used existing playground structures to better provide for imaginative play that integrates with the surrounding natural environment.
- Promote and facilitate community use of Riverside Reserve, Naish Park and Centennial Park for temporary events.
- Upgrade the existing Naish Park aviary and support community groups who wish to be involved in its maintenance.
- Provide appropriate signage at the entrance of Riverside Reserve to highlight the variety of activities available on-site.
- Support commercial recreational activity where appropriate and where the impact and effect does not limit the ability of the public to use and enjoy the reserves.
- Develop and implement a concept plan for reserves to provide alternative forms of recreation, such as Frisbee Golf on Naish Park.



Entrance to Naish Park

## OBJECTIVE 4

3.2.4 Manage and maintain the reserves and look for opportunities to develop reserves for the enjoyment of the wider community and for those who visit Balclutha.

### POLICIES

- Promote, facilitate and support community-led community gardens on smaller reserves which are underused.
- Support and prioritise the increased establishment of native planting on reserves to encourage native birds.
- Ensure that vegetation is maintained in accordance with the standards and techniques of approved arboriculture practice.
- Identify and promote opportunities to enhance passive surveillance of reserve areas.



Existing hamster wheel structure

# WELCOME TO BALCLUTHA'S RESERVES

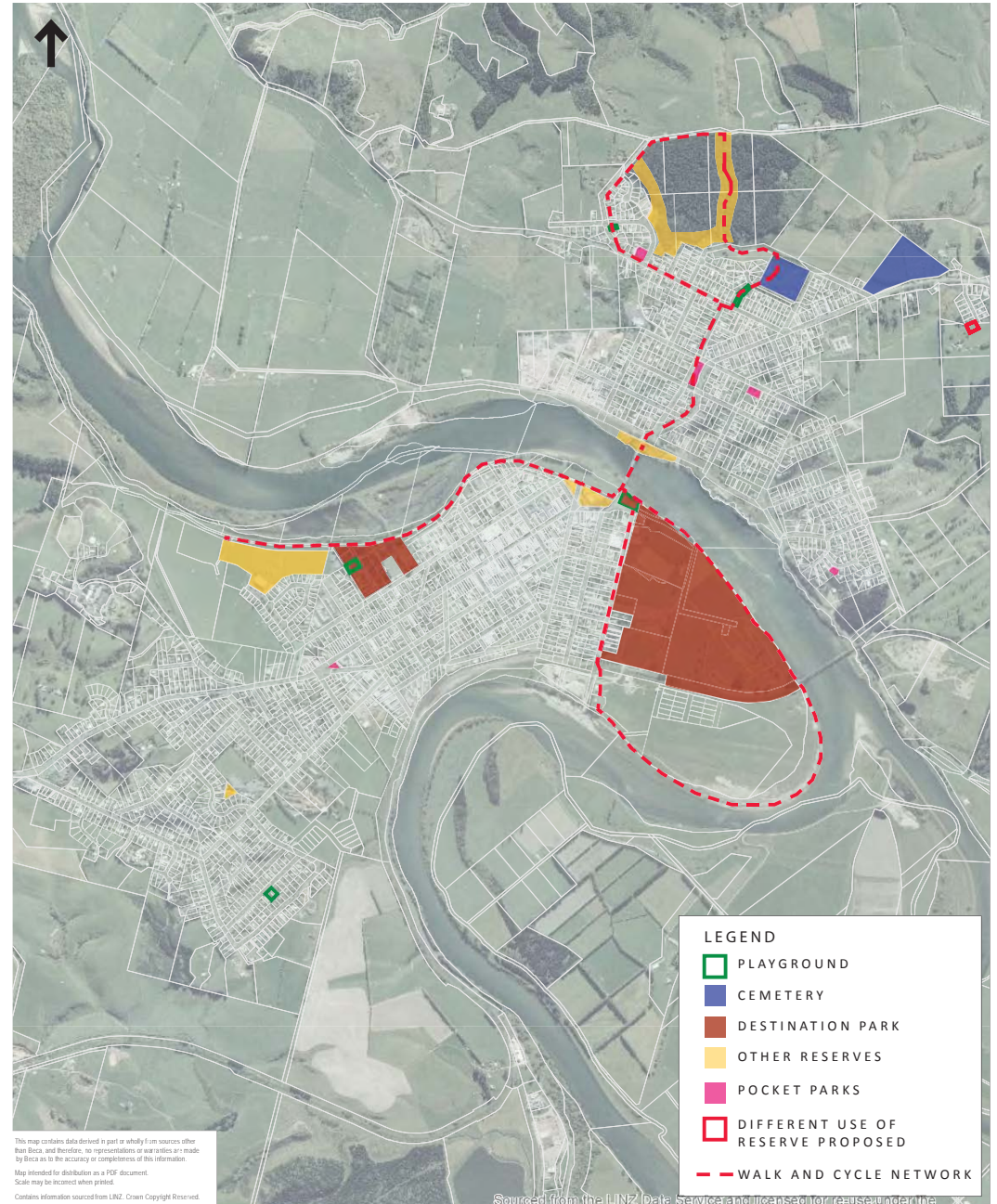
## 4.0 BALCLUTHA'S RESERVES

The Clutha District is a diverse and vibrant place for people to live, providing a relaxed and rural lifestyle close to other major centres within the Otago Region. A focal point of Balclutha is the Clutha River and Balclutha Road Bridge which spans the river. The Clutha River has the largest catchment and is the largest river by volume in New Zealand. The Clutha and its tributaries were a rich source of gold and the fertile delta below Balclutha is famed for its production of vegetables, dairy products and meat.

### 4.1 LAND USE

The Clutha District is characterised by rolling to steep topography that forms the interface between the coast and the inland hill country. The vegetation throughout the district is diverse due to historical land use patterns associated with settlement, agricultural, horticultural and forestry activity.

Balclutha is the main urban area in the Clutha District and is the service and distribution centre for the fertile rural hinterland. Due to its location on State Highway 1 and the South Island Main Trunk Railway, the town is also a major commercial and industrial centre. The Clutha District's educational, health, cultural, and recreational facilities are also located here. The majority of these services are located to the south of the Clutha River although a substantial portion of the community live on the north side of the river.





A detailed flood protection scheme was enacted in 2012<sup>(2)</sup> to protect Balclutha due to a number of major floods occurring in the Clutha District. Part of this scheme are the stop banks which were erected soon after a serious flood in 1878 when the road bridge into the town was destroyed.

Most of Balclutha is zoned in the District Plan as Urban Resource Area recognising that there is a mix of activities (particularly on the south side of the river) throughout Balclutha. The rationale for the Urban Resource Area is that it recognises the historic nature of much of the activity in the town. Performance standards sufficiently manage environmental effects, particularly the potential impact of non-residential activities on residential activities. On the north side of the bridge to the west of State Highway 1 there is a large section of Transitional Resource Area which acts as a buffer area between the Rural Resource Area and the Urban Resource Area.

#### 4.2 LANDSCAPE

Balclutha has been called 'Big River Town' because of its location on the Clutha River. The landscape is primarily characterised by the low lying floodplains and rolling hill country. The Balclutha township is split by the river itself. The north of the township spreads upwards onto the rolling hills while the south side of the river is nestled within the bend in the river corridor before extending upwards towards the rolling hills to the south. Balclutha is located within a primarily rural landscape and is surrounded by productive pasture land and pine forest.

Within the wider Clutha District there are a number of outstanding landscapes and natural features. Balclutha is considered to be the 'Gateway to the Catlins.' The Catlins is a unique landscape within New Zealand and attracts thousands of national and international visitors annually.

The wider Balclutha area has suffered significant indigenous vegetation loss owing to the demand to use these areas for timber production, farming, and more recently, housing developments. The modification and loss of significant habitats for indigenous fauna within the district has minimised the occurrence of wildlife within the urban area.

Most of the reserves within Balclutha are small localised pocket parks. They are mainly grassed with sporadic exotic specimen trees and some shrub planting. A small number of reserves have areas of native planting. The traditional parks including Naish Park, Riverside Reserve and Balclutha Bridge Playground have some significant heritage trees which provide good shelter to the spaces within these reserves. There is very little planting along the edge of the Clutha River except for irregular lines of exotic weed species including willow, and a few native planted areas.

#### Key view points and landmarks

There are a number of key views experienced within the urban environment which are iconic to Balclutha. In particular this includes the view of the river from the tops of the stop banks immediately adjacent to the town, through to the streets and reserves on the hill areas of Balclutha. The iconic view of Balclutha comes from the north when driving on State Highway 1 towards the centre of town. On approach to the township from the north, the view opens up across the historic Balclutha bridge to the river.

#### 4.3 CULTURAL HERITAGE

Within Balclutha and the surrounding environs there are isolated areas of Maori heritage, with most of these associated with the Mata-au (Clutha River). The Mata-au is of particular significance because of the range of values it holds, such as being a mahinga kai trail, a transport route for pounamu from inland to the coast, and it is seen as a descendant of the creation traditions. Urupa and battlegrounds are located all along this river. One battleground, known as Te Kauae Whakatoro (downstream of Tuapeka), recalls a confrontation between Ngai Tahu and Ngati Mamoe that led to the armistice established by Te Hautapunui o Tu. Urupa are the resting places of Ngai Tahu tupuna and, as such, are the focus for whanau traditions. These are places holding the memories, traditions, victories and defeats of Ngai Tahu tupuna, and are frequently protected by secret locations. Any development of reserves in and around the river needs to respect these values and enhance them where appropriate.

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(2) Flood Protection Management Bylaw, 2012

#### 4.4 RESERVES TO THE SOUTH OF THE RIVER

This Plan covers those reserves located both to the north and south of the river and which are described in more detail below. Recreational reserves in Balclutha are predominantly located to the south of the river near to the town centre. Riverside Reserve and Coronation Park form the main recreational hub having the recreational centre, A&P facilities, pony club, rugby club and aeronautical facilities. However, Centennial Park which is further to the south of Balclutha houses the indoor swimming pool and athletics track.

To the north-east of Centennial Park is Naish Park, which is a major destination as the Blair Athol Walkway can be accessed from it. This walkway is a 2.6 kilometre walk along the stop banks of the Clutha River. The main destination playground in Balclutha is Lanark Park which is adjacent to Riverside Reserve. It has recently been upgraded.

There are a couple of pocket parks near to Rosebank Primary School and South Otago High School. There are eight reserves to the south of the river which are included in this Plan and are depicted in section 3.



Christie Street Playground and Reserve

#### 4.5 RESERVES TO THE NORTH OF THE RIVER

Reserves to the north of the river are smaller compared to those to the south and are primarily located in residential neighbourhoods. There is an abundance of playgrounds which have been classified as Pocket Parks in this Plan. These reserves are likely to have historically serviced neighbourhoods before larger and more formal recreational facilities were established near to the town centre.

Arthur Strang Reserve is the only large reserve on the north side near to the river. This park is primarily used for passive enjoyment of the Clutha River by residents and visitors to Balclutha, with benches provided along the edge of the river, along with picnicking spots and toilet facilities.

Balclutha has two cemeteries, both of which are on the north side of the river. The cemeteries are located approximately 1 kilometre apart. Balclutha Cemetery is the oldest cemetery in Balclutha and was established in 1868. The towns biggest cemetery is the Balclutha Lawn Cemetery which was established in 1946.

There are ten reserves to the north of the river which are included in this Plan and are depicted in section 3.



Cromer Street Playground and Reserve



Gormack Street Playground and Reserve

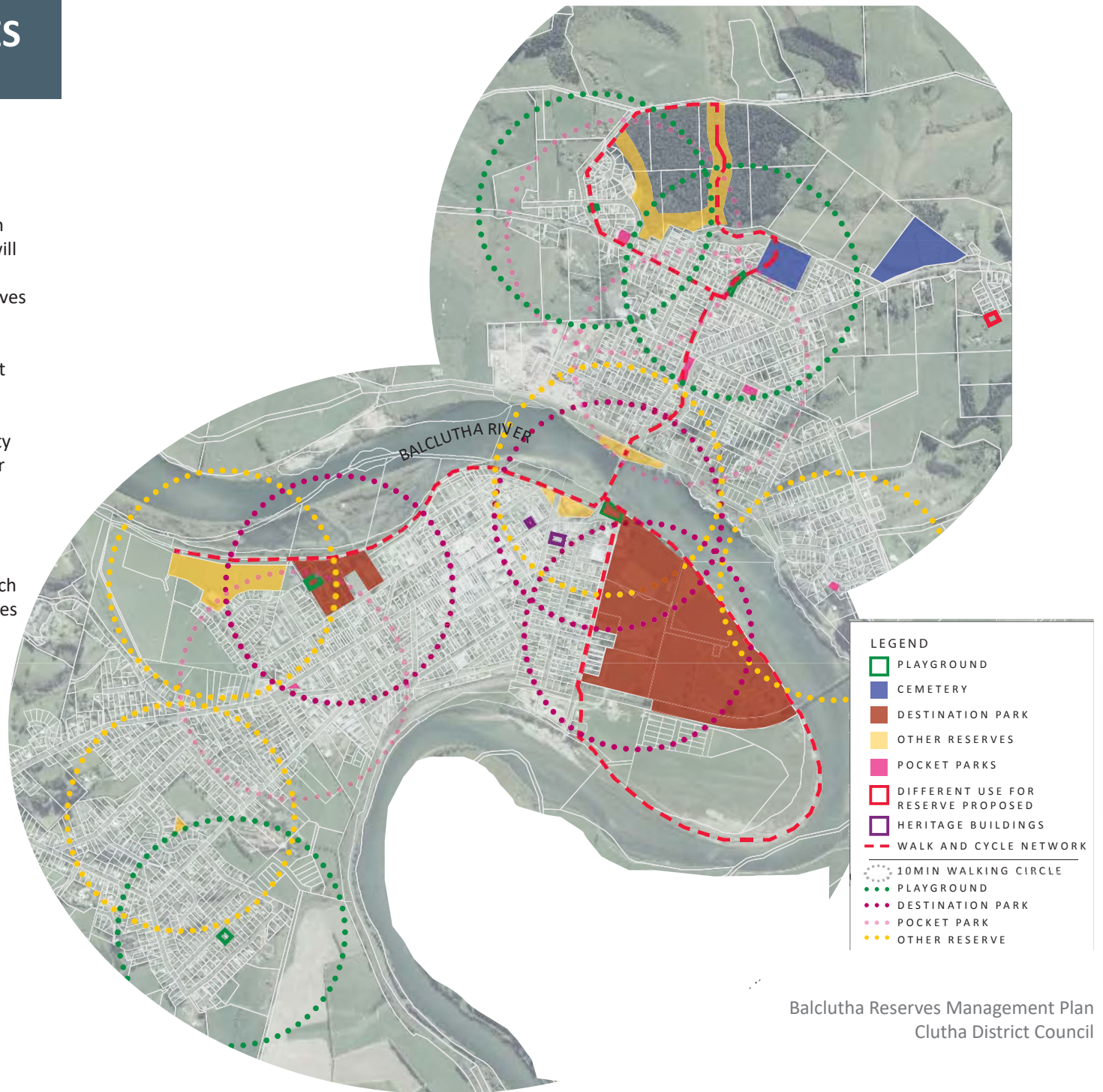
# LEVEL OF INVESTMENT IN BALCLUTHA'S RESERVES

## 5.1.1 BALCLUTHA RESERVE ACCESSIBILITY

### 5.0 LEVEL OF INVESTMENT IN BALCLUTHA'S RESERVES

Investment into Destination Parks will be a priority to create well utilised, accessible and vibrant spaces with passive and active recreational opportunities. There will still be investment into Pocket Parks that form part of the walking and cycling network, as one of the objectives of this plan is to create linkages between reserves in Balclutha (as indicated by figure 5.1.1). However, it is intended that the amount of playground equipment at some Pocket Parks is reduced and alternative reserve spaces created with planting, seating and passive recreational facilities. This will provide a greater variety of reserve spaces on the northern side of Balclutha for the community to enjoy.

The Council received the community's feedback on proposed investment into reserves in Balclutha. In particular, the Council was interested in the value which the community places on the different types of reserves and current use of these places. This will guide future investment.



# LEVEL OF INVESTMENT IN BALCUTHA'S RESERVES

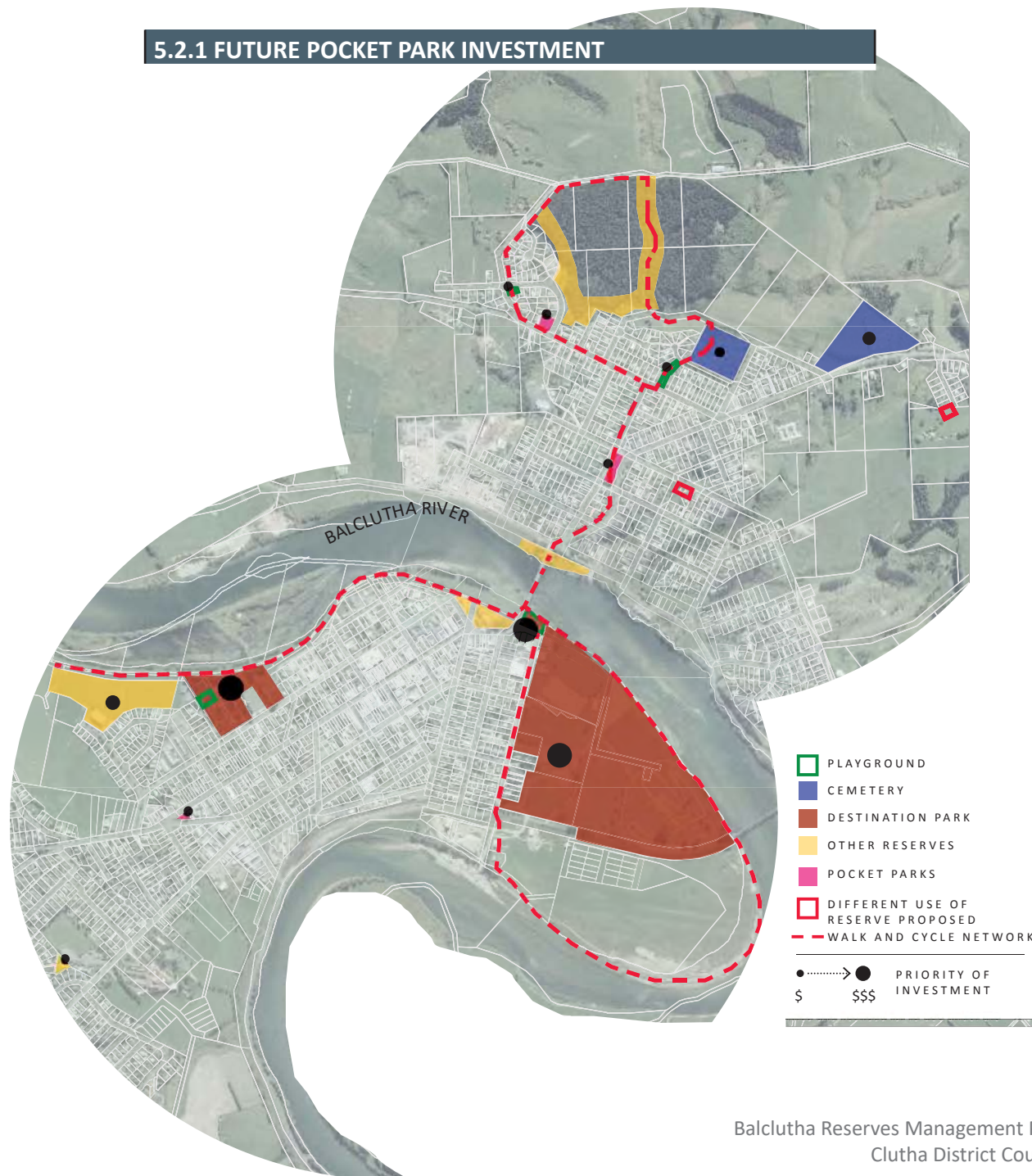
## 5.2.0 FUTURE PLANS FOR POCKET PARKS

Pocket Parks are small reserve areas that are accessible to the public and contain a variety of facilities and opportunities to service neighbourhoods. In Balclutha the majority of these reserves contain relatively old playground equipment that is likely to have been chosen when greater concentrations of children lived in these neighbourhoods. A description and aerial photograph of the Pocket Parks in Balclutha is provided in section 7.

Information was drawn from the Statistics NZ Census Data from 2013 to understand the existing age structure of Balclutha and to identify the areas where children currently live. Walking circles on figure 5.1.1 show areas which are within 800 metres of a reserve. This high level analysis suggests that there is currently an excess of Pocket Parks on the northern side of the river. The Council is committed to ensuring that there are sufficient formal recreational opportunities on reserves in Balclutha but is also conscious of appropriately investing money in spaces which the community utilise and value.

The potential future plans for Pocket Parks in Balclutha are shown on figure 5.2.1.

## 5.2.1 FUTURE POCKET PARK INVESTMENT



# DESTINATION PARKS

Destination parks are places which the public consider to be an important area of open space and which act as a focal point to the community. These are places where visitors and the community are able to enjoy active and passive recreational activities and access walking and cycling connections.



Entrance to Naish Park



The Central Pond



Naish Park playground



Existing Rotunda platform



Existing Bird Aviary



Open space in Naish Park

## 6.1 NAISH PARK

### 6.1.1 HISTORY

Naish Park was originally owned by the Naish Family who established and ran a nursery on the site. This was a focal point of Balclutha.

In the 1950s the park was offered to the Balclutha Borough Council by the Naish family as a future park for the town. It was purchased by the Council a year later and MJ Barnett (Director of the Gardens Parks and Reserves for Christchurch City Council) recommended in a report that a camping ground, children's playground and games were to be developed on the property.

A number of significant historic events are associated with this park, including:

- 1960 – Mrs Naish died and the original house on the site was demolished
- 1962 – the land on the south side of the Naish Park property was purchased and was known as Naish Park extension
- 1966 – a 10 year development of Naish Park was considered by Council
- 1966 – £200 was offered towards placing signs at the entrance of the park
- 1980 – Arthur Barnett Limited gifted \$1500 to the Council to mark its 75th anniversary. These funds were used to establish the bird aviary.

The sale of the Council's half share in Balclutha Milk Station Limited generated funds to remodel the motor camp.

### 6.1.2 GENERAL DESCRIPTION

To the north of Naish Park is the Clutha River and to the south is Charlotte Street, which is the main entrance to the park. The site is susceptible to flooding due to its low-lying topography and proximity to the river, and a stop bank is located on the northern boundary of the site to provide protection. The Blair Athol Walkway (which is an identified Heritage Trail) starts at Naish Park. This walkway is approximately 5 kilometres long and travels along the Clutha River to Blair Athol farm to the north west.

The northern area of Naish Park is predominantly lawn with an almost closed tree canopy overhead. A large number of mature exotic trees provide excess shade and shelter across the lawn areas. The closest street to the west is Pearson Lane which provides access to Centennial Park.

The southern edge of the site has vegetation comprised primarily of exotic

evergreen flowering shrub planting and exotic deciduous canopy trees. The trees are mostly mature and large in size providing shade and shelter.

The central part of the Park contains a duck pond, and to the west of this is the bird aviary and a small playground. A path from the main entrance to the pond and to the Blair Athol Walkway guides park users through the reserve.

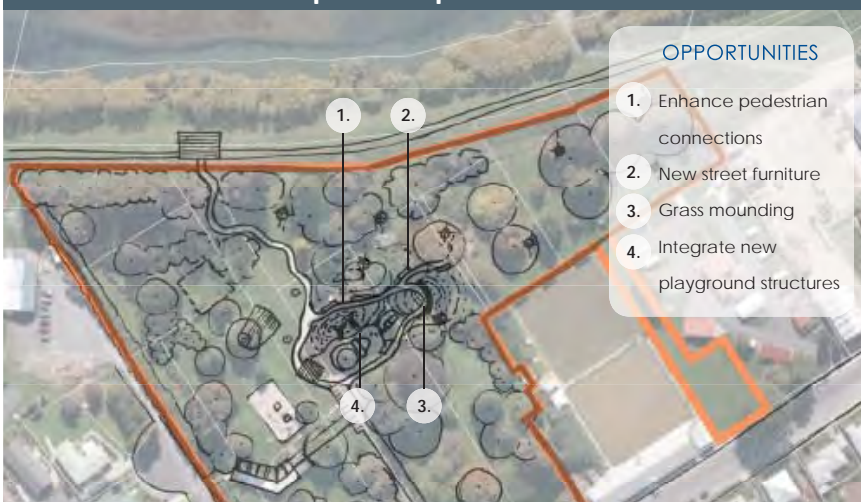
### 6.1.3 CHALLENGES

There are a number of challenges associated with the management and development of Naish Park. These challenges should be considered and mitigated (when considered to be appropriate) in the development and management of the reserve.

The challenges are:

- Maintaining the duck pond so that it is a space which the community and visitors wish to come and enjoy is challenging due to different views in the community about the current use of the area. This Plan highlights how the duck pond could be enhanced and also identifies an alternative space that could be created instead.
- The low lying aspects of the reserve are prone to flooding.
- Due to a lack of passive surveillance of the park (particularly at night time), some areas of the reserve are prone to vandalism.

### 6.1.5 Naish Park Concept Plan Option 2





### 6.1.4 Naish Park Concept Plan Option 1







**Table 6.1.5: Opportunities identified for Naish Park**




Opportunities	Timeframe	Indicative Cost
<p>Enhance pedestrian connection guidelines for pedestrian pathway networks within all reserves</p>  <p>1.</p>	S	\$5,000 - \$50,000
<p>Enable park furniture to be all inclusive and accessible for all of the community</p>  <p>2.</p>	S	\$10,000 - \$15,000
<p>Install Frisbee Golf facilities within the northern area of the park including signage</p>  <p>3.</p>	S	\$5,000
<p>DUCK POND OPTION 1: Retain and enhance planting around the perimeter of the existing pond. Include water feature to enhance water health</p>  <p>4.</p>	S	\$5,000 - \$10,000

Opportunities	Timeframe	Indicative Cost
<p>DUCK POND OPTION 2: Remove and replace with natural play area with trees, tunnels and mounds</p>  <p>4.</p>	M	\$50,000
<p>Tree Strategy for future succession. Plant new trees now to ensure establishment of new trees before mature species reach the end of life</p>  <p>5.</p>	M	\$7,500 - \$15,000

KEY	
SHORT	<3 YEARS
MEDIUM	3-5 YEARS
LONG	5-10 YEARS

**Table 6.1.5: Opportunities identified for Naish Park**

Opportunities	Timeframe	Indicative Cost
Integrate raised platform which can be used as a stage for events as well as seating 	M	\$10,000 - \$15,000
Upgrade existing playground in stages beginning with the installation of some new structures that are all inclusive and accessible 	M	\$10,000 - \$15,000
Enhance pedestrian connections to the river with pathways and structures 	M	\$9,000 - \$15,000
Signs to be introduced for wayfinding to the river corridor 	S	\$10,000 - 20,000

Opportunities	Timeframe	Indicative Cost
Promote Naish Park as a destination for temporary events and installations 	M	\$16,000 - \$30,000
Upgrade bird aviary with fresh paint, new entrance, overhead pergola and new outdoor paved area 	M	\$15,000 - \$20,000
Possible extension of camping ground 		Costs dependent on scope of works

KEY	
SHORT	<3 YEARS
MEDIUM	3-5 YEARS
LONG	5-10 YEARS



**Table 6.1.5: Opportunities identified for Naish Park**

Opportunities	Timeframe	Indicative Cost
Rotunda refurbishment	M	N/A
		
Public BBQ facilities	S	\$10,000 - \$20, 000
		
Potential walkway connection with Centennial Park	M	As per item 8
		

KEY	
SHORT	<3 YEARS
MEDIUM	3-5 YEARS
LONG	5-10 YEARS

# DESTINATION PARKS

## 6.2 BALCLUTHA BRIDGE PLAYGROUND



*The view from State Highway 1*



*Existing skate park*



*Existing hamster wheel structure*



*The existing Rotary donated playground*

### 6.2.1 GENERAL DESCRIPTION

The Balclutha Bridge playground is the first community facility that comes into view when entering Balclutha across the bridge from the north. The Balclutha Bridge Playground is the main destination for families with young children in Balclutha due to the variety of playground equipment, seating areas, skate park and open space play areas it offers. Parking facilities are provided off the main road which adds to its attractiveness. To the south of the reserve is Balclutha Kindergarten and the local Scouts Clubrooms. The reserve is used throughout the week during school hours by younger children and by children from the local nearby primary school after school. Due to the reserve's close proximity to Riverside Reserve, families are able to easily access the recreation centre, rugby facilities and Balclutha Bridge Playground.

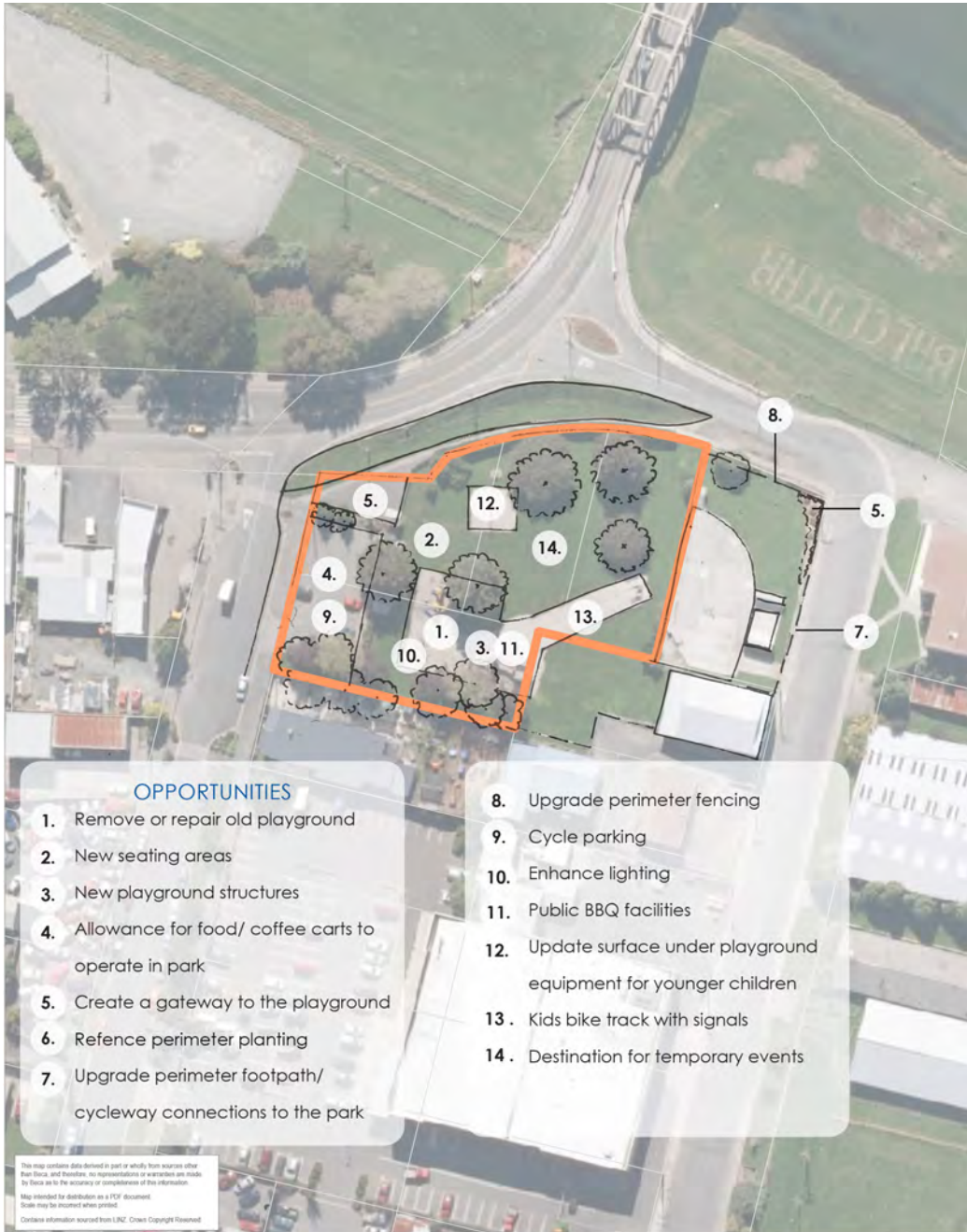
### 6.2.2 CHALLENGES

There are a number of challenges associated with the management and development of the Balclutha Bridge Playground. These challenges should be considered and mitigated (when considered to be appropriate) in the development and management of the reserve.

The challenges are:

- Enhancing walking and cycling connections between Riverside Reserve and the Balclutha Bridge Playground may be challenging due to the location of Glasgow Street between the two reserves.
- While the car park on Lanark Street could be used for temporary activities to complement the current use of the reserve area, it is already well used, and any proposals that place additional demand on the car park will require careful consideration.
- Some of the playground facilities have been donated and implemented by various community groups. When upgrades are necessary it will be important to include these groups in the plans.

## 6.2.3 Balclutha Bridge Playground Concept Plan







### OPPORTUNITIES

1. Remove or repair old playground
2. New seating areas
3. New playground structures
4. Allowance for food/ coffee carts to operate in park
5. Create a gateway to the playground
6. Refence perimeter planting
7. Upgrade perimeter footpath/ cycleway connections to the park
8. Upgrade perimeter fencing
9. Cycle parking
10. Enhance lighting
11. Public BBQ facilities
12. Update surface under playground equipment for younger children
13. Kids bike track with signals
14. Destination for temporary events




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## Table 6.2.4: Opportunities identified for Balclutha Bridge Playground

Opportunities	Timeframe	Indicative Cost
<p>Remove or repair old playground on south side of park</p> 	M	\$5,000 - \$50,000
<p>Enable park furniture to be all inclusive and accessible for all of the community</p> 	M	\$10,000 - \$15,000
<p>Install new playground equipment to complement new structure already constructed</p> 	M	\$5,000 - \$50,000
<p>Allow use of carpark and open space for a coffee cart or food truck to attract visitors</p> 	S	\$5,000

KEY	
SHORT	<3 YEARS
MEDIUM	3-5 YEARS
LONG	5-10 YEARS

**Table 6.2.4: Opportunities identified for Balclutha Bridge Playground**

Opportunities	Timeframe	Indicative Cost
Create a gateway to the park that will enforce the destination qualities 	S	\$5k - \$10k
Refresh perimeter planting and integrate more native planted areas in the site 	Ongoing	\$2k - \$5k PA
Upgrade the footpath and cycleway connections to the park 	S	\$20k - \$30k
Improve connections within the park and planting for safety around the perimeter 	M	\$10k - \$20k
Integrate cycle parking into the park 	S	\$2K

Opportunities	Timeframe	Indicative Cost
Enhance lighting 	S	\$20k - \$30k
Public BBQ facilities 	S	\$10k - \$20k
Update surfaces under existing playground equipment for younger children 	S	\$20k - \$40k
Kids bike track with traffic signs and road rule elements 	S	\$10k - \$20k
Promote park as a destination for temporary events and installations 	S	No direct cost

KEY	
SHORT	<3 YEARS
MEDIUM	3-5 YEARS
LONG	5-10 YEARS

# DESTINATION PARKS

## 6.3 BALCLUTHA SHOWGROUNDS AND RIVERSIDE RESERVE

### 6.3.1 GENERAL DESCRIPTION

The Riverside Reserve is located generally to the north east of the developed commercial centre of Balclutha at the point where the Matau and Koau branches of the Clutha River diverge. The area is also known as the Balclutha Sports Grounds and is the major recreational facility serving Balclutha and the surrounding areas within the Clutha District.

The sports grounds have a frontage to Glasgow Street and adjoin the eastern and southern boundaries of the South Otago Agricultural and Pastoral Society Showgrounds. The rest of the Reserve is surrounded by the waters of the Clutha River and its south branch, the Koau, and includes the Balclutha Aerodrome.

The Balclutha Showgrounds are owned by the South Otago A&P Society and the area is governed and managed via a joint agreement between the Society and Council. The Reserve also borders residential and industrial properties in the vicinity



of Glasgow Street. The South Island Main Trunk railway bisects the Reserve. It is proposed that the Riverside Reserve Management Committee be re-designated as a user consultation group with management oversight being undertaken by Clutha District Council's Service Delivery Committee. This will formalise current practice.

The newest addition to the reserve is the Cross Recreational Centre which provides an internal sports arena, the Tyrone Mcelrea lounge and Pro-Fit Fitness Centre for the residents of Balclutha. Throughout the week there are a number of sports which are organised in the arena and a school holiday programme also operates from the facility.

The Reserve is a large, relatively flat plain which has either been developed for sports fields or is left in pasture for the grazing of sheep in the vicinity of the aerodrome. As a consequence of the reserve being on a large relatively flat plain, the area is susceptible to flooding and a stop bank has been erected through the area (running from north to south) to protect the sports grounds/show grounds area and the town beyond. The sports fields to the east of the stop bank are susceptible to flooding.

The area inside the stop bank is developed for sports grounds and the aerodrome, while the grounds to the west of the stop bank are used as a ponding area during periods of flood to reduce pressure on the floodbank.

The area adjacent to the railway line and flood bank adjoining the residential properties on Glasgow Street was originally a landfill which has now been levelled and one area converted into a car park, while the remaining area has been grassed and is available for some productive use.

### 6.3.2 CHALLENGES

There are a number of challenges associated with the management and development of Riverside Reserve. These challenges should be considered and mitigated (when considered to be appropriate) in the development and management of the reserve.

The challenges are:

- The area is flood prone due to the close proximity to the Clutha River.
- The reserve is utilised for a number of different activities. The areas where these activities occur could be better demarcated, signposted and safe pedestrian access could be improved.
- The provision of toilet facilities could be improved but requires someone to manage new facilities.





### 6.3.3 Balclutha Showground and Riverside Reserve Concept Plan






#### OPPORTUNITIES

1. Walking & Cycling route along river's edge incorporating a fitness circuit
2. Children's bike skills park
3. Multi use of facilities across the seasons
4. New boundary fence and consistent treatment to Glasgow Street
5. Demarcate entrances to Reserve
6. Way finding
7. Upgrade toilet facility
8. Planting along river's edge
9. New tree planting throughout the park
10. Safety beneath bridge on water's edge
11. Community sports days continued
12. Potential fenced dog park area  
Athletics Club to use some areas of existing fields within this reserve. (Not identified on map)
13. Public barbeque facilities
14. Temporary events and installations





**Table 6.3.4: Opportunities identified for Riverside Reserve**




Opportunities	Timeframe	Indicative Cost
Walking, cycling and other recreational opportunities along the water's edge 	S	\$7500 - \$15,000
Create children's bike skills park 	S	\$10,000 - \$15,000
Use the facilities for events across all seasons 	M	\$10,000 - \$15,000
New consistent boundary treatment along Glasgow Street 	S	\$9000 - \$15,000

Opportunities	Timeframe	Indicative Cost
Demarcate and create feature entrance ways to the reserve 	M	\$30,000 - \$50,000
Signage to be introduced for wayfinding to the reserves activities and along the river corridor 	S	\$20,000 - \$30,000 (wider pathway network)
Options: 1. Make improvements to the existing toilet block within the reserve including availability to users 2. Demolish the toilet block 	M	\$100,000

KEY	
SHORT	<3 YEARS
MEDIUM	3-5 YEARS
LONG	5-10 YEARS

**Table 6.3.4: Opportunities identified for Riverside Reserve**

Opportunities	Timeframe	Indicative Cost
Planting along river's edge 	S	\$10,000 - \$15,000
Tree planting throughout the reserve to provide shelter, areas of retreat for users 		\$7500 - \$15,000
Establish safe pathway beneath bridge for access around riverside reserve for walkers and cyclists 	S	\$10,000 - \$15,000
Continue to hold sports days/ events for the community 	S	\$10,000 - \$15,000

Opportunities	Timeframe	Indicative Cost
Potential dog park area 		
Public BBQ facilities 	S	\$10,000 - \$20,000
Promote Park as a destination for temporary events and installations 	S	No direct cost

KEY	
SHORT	<3 YEARS
MEDIUM	3-5 YEARS
LONG	5-10 YEARS





# POCKET PARKS

## 7.1 CHERRY LANE PLAYGROUND

### 7.1.1 GENERAL DESCRIPTION

Cherry Lane Playground is located at the end of the Cherry Lane and is accessed through a high wooden fence. The playground consists of a large old slide and a timber swing set. The area is grassed and well maintained. An exotic coniferous hedge shelters the playground from Cherry Lane.

To the south east of the playground are expansive grassed fields that are grazed. These cannot be accessed from the playground as the area is enclosed by a high wire deer fence.

In the District Plan the playground does not have a separate Title and appears to be part of a large section that is part of the Transitional Resource Area. The land does not have reserve status and has been identified for sale following procedures relevant under the Local Government Act 2002.



Cherry Lane Playground entrance



Existing playground structures

### 7.1.2 Cherry Lane Playground



### 7.1.3 FUTURE USE

Cherry Lane Pocket Park is not needed as a Pocket Park as there is sufficient reserve area accessible to people who live in this neighbourhood. See section 5.2.1 for analysis about the number of Pocket Parks on the northern side of the Clutha River. Council therefore intends to dispose of the Cherry Lane playground land.

## 7.2 MOIR STREET PLAYGROUND

### 7.2.1 GENERAL DESCRIPTION

This reserve is located on a small flat site that is sheltered by trees and hedges to the north and south. A slightly raised playground takes up the majority of the site. There is one playground with a range of equipment that caters for a wide range of ages. The ground below the playgrounds are pebbles and although the playgrounds are well maintained they appear to be quite old.

There is a canopy seating structure on the east of the reserve. The reserve is accessible from Moir Street (as there are gaps in the planting) and McNeil Street as there is no planting on this boundary.



Moir Street playground



Covered seating area

### 7.2.2 Moir Street Playground



### 7.2.3 FUTURE USE

Due its location in the network of parks in Balclutha, it is intended that this Pocket Park retains its playground equipment.

This land does not have reserve status. However, Council wishes to retain this area for playground use.

## 7.3 GORMACK STREET PLAYGROUND

### 7.3.1 GENERAL DESCRIPTION

This reserve provides a walking and cycling linkage between Totara Avenue and Gormack Street. Totara Avenue is a cul-de-sac so the reserve is a well utilised link to walk south. The residential properties on the east and west side of the reserve provide passive surveillance of the space. A small fence demarcates the reserve on Totara Avenue and Gormack Street from the footpath and road. There is a mix of hedging and fencing bordering the site on the east and west sides.



The playground is situated on the north end of the site and consists of a double set of swings and a slide. The playground is slightly raised on a bed of pebbles. Around the playground there is lots of open grassed space and three exotic deciduous large trees. An existing live cable box on Gormack Street does not detract from the overall amenity of the reserve.



Gormack Street Playground



Existing playground structures

Opportunities	Timeframe	Indicative Cost
Public BBQ facilities	S	\$10,000 - \$20, 000
 <p>1.</p>		
Promote park as a destination for temporary events and installations	S	No direct cost
 <p>2.</p>		

### 7.3.2 Gormack Street Playground



### 7.3.3 FUTURE USE

This Pocket Park will retain its playground equipment due its location in the network of parks in Balclutha.

The Totara Avenue section will have its reserve status revoked and the land may be offered for sale for residential development. A section of it will retain its reserve status to ensure an access way remained.

Revocation of gazetted reserves need to follow a statutory process that requires the Minister of Conservations involvement and, potentially, approval.

## 7.4 WATER TOWER PLAYGROUND

### 7.4.1 GENERAL DESCRIPTION

Water Tower Playground is located on the corner of Cromer Street, Lowestoft Street and Yarmouth Street. It is a long and skinny site with a playground on the northern end (on the corner of Yarmouth and Cromer Street) which consists of a metal double swing set and seesaw. The ground beneath the playground is pebbled. Small bollards line the perimeter of the site and there are number of picnic benches on the open grassed area.

There are deciduous exotic trees throughout the site which line a metal path from the footpath on State Highway 1 to the footpath on Cromer Street. The site slopes slightly to the south.





### 7.4.2 Water Tower Playground



*Example of how contemporary sculpture could be integrated into the park - a landmark for Balclutha*

### 7.4.3 POTENTIAL FUTURE USE

The Water Tower Playground is potentially not needed as a playground. The reserve has limited accessibility due to being surrounded by roads and isn't well connected to the community. The Balclutha Bridge Playground is a more attractive playground to attract passers-by on State Highway 1. The site has a high profile on the highway and would provide a great location for a sculptural feature that could become a landmark for Balclutha.

Opportunities	Timeframe	Indicative Cost
<p>Sculpture or feature that could become a landmark for Balclutha</p> 	M	\$50,000 - \$100,000
<p>Planting</p> 	S	\$10,000 - \$20,000
<p>Public BBQ facilities</p> 	S	\$10,000 - \$20,000
<p>Promote park as a destination for temporary events and installations</p> 	S	No direct cost

KEY	
SHORT	<3 YEARS
MEDIUM	3-5 YEARS
LONG	5-10 YEARS

## 7.5 YARMOUTH STREET PLAYGROUND

### 7.5.1 GENERAL DESCRIPTION

The playground is located opposite Breadalbine Street on the south side of Yarmouth Street. The site is positioned slightly below the road and is a relatively flat site despite the drop down from the road. This playground comprises three playground structures, being seesaws, a climbing frame and tyre swings, which are surrounded by pebbles.

The site is fenced, and the Balclutha Playcentre is located to the south of the site. There is a gate between the playcentre and the playground which is likely to facilitate use of the space by the playcentre. An air quality monitoring site is well signposted and fenced on the south side of the site near to the playcentre. Part of this area is a remediated former landfill.

There are a couple of large deciduous trees on the north side of the site and a large shrub on the western boundary.



Yarmouth Street Playground



Existing playground structures



Existing playground structures



Existing playground structures

### 7.5.2 Yarmouth Street Playground



### 7.5.3 POTENTIAL FUTURE USE

It is intended that Yarmouth Street Pocket Park is kept as a reserve space with planting and opportunities for additional furniture.

Opportunities	Timeframe	Indicative Cost
Planting 	S	\$10,000 - \$20,000

1.

Seating 	S	\$5,000 - \$10,000
--	---	--------------------

2.

#### KEY

SHORT	<3 YEARS
MEDIUM	3-5 YEARS
LONG	5-10 YEARS

## 7.7 LINCOLN TERRACE PLAYGROUND

### 7.7.1 GENERAL DESCRIPTION

This small playground has a swing set and tall slide structure surrounded by pebbles. The playground is at the top of the hill on Lincoln Terrace and has views over Balclutha. The site is surrounded by large trees and hedges. All adjacent sites are residential properties.

### 7.7.2 Lincoln Terrace Playground



### 7.7.3 FUTURE USE

Council supports the revocation of reserve status and potential sale of this reserve for residential development.

Revocation of gazetted reserves need to follow a statutory process that requires the Minister of Conservations involvement and, potentially, approval.

## 7.8 CHRISTIE STREET PLAYGROUND

### 7.8.1 GENERAL DESCRIPTION

Christie Street Playground has two main structures, (a playground and a swing set) which share a common pebbled surface. Further to the south is an older set of seesaws and swings which are also on a pebbled surface. The rest of the site is grassed with large deciduous trees on the perimeters.

A variety of fences and hedges line the perimeter of the reserve. Apart from the entrance on Christie Street, all of the adjacent sites are residential properties which provide passive surveillance of the reserve.

### 7.8.2 Christie Street Playground




Existing playground structures



Open space

### 7.8.3 POTENTIAL FUTURE USE

It is intended that this Pocket Park retains its playground equipment due its location in the network of parks in Balclutha.

Opportunities	Timeframe	Indicative Cost
Provide new planting areas	M	\$10,000 - \$20,000
		
Integrate new furniture for passive recreation	S	\$5,000 - \$10,000
		

#### KEY

SHORT	<3 YEARS
MEDIUM	3-5 YEARS
LONG	5-10 YEARS



## 7.9 CLYDE STREET RESERVE

### 7.9.1 GENERAL DESCRIPTION

This reserve is located on the corner of Clyde Street (State Highway 1) and James Street. This corner site contains a number of large exotic trees that provide shade to a large portion of the site. The site is grassed and on the northern end of the site there are a few park benches. The motel on the eastern boundary provides passive surveillance over the reserve space.

### 7.9.2 Clyde Street Reserve



View from State Highway 1



View from James Street

### 7.9.3 POTENTIAL FUTURE USE

This reserve may be retained as a Pocket Park as it provides passive recreational opportunities and enhances the amenity of the street.

Opportunities	Timeframe	Indicative Cost
Sculpture or landmark feature that could become a landmark for Balclutha	M	\$50,000 - \$100,000



Redevelopment/improvements	S	\$40,000 - \$60,000
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Install bollards	S	\$5,000
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Promote park as a destination for temporary events and installations	S	No direct cost
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KEY	
SHORT	<3 YEARS
MEDIUM	3-5 YEARS
LONG	5-10 YEARS

# CEMETERIES

## 8.1 BALCLUTHA LAWN CEMETERY

### 8.1.1 HISTORY

In 1944 the Medical Officer of Health was invited to Balclutha to inspect ground for a new lawn cemetery. The Council subsequently resolved to take the land under the Public Works Act for the cemetery. A Memorial Beam was installed in 2001 for people whose loved ones may have been laid to rest elsewhere in the centre of the cemetery.

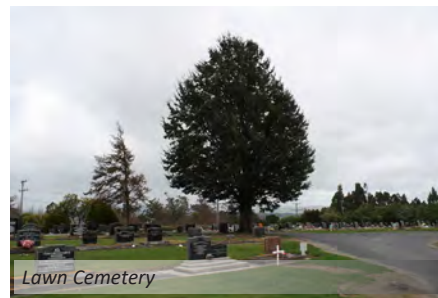
### 8.1.2 GENERAL DESCRIPTION

There are six main blocks in the cemetery that are clearly marked on entrance signage off Milton Highway. In the centre of the blocks are the Memorial Beams. Benches are provided in most sections of the cemetery so that people are able to sit down during their visit to the cemetery.

The blocks are neatly laid out with paths between each of the blocks. The cemetery slopes slightly to the south west towards Milton Highway and is surrounded by well-maintained hedges on every side. Throughout the reserve there is a mixture of exotic and native trees, shrub planting, as well as a small amount of seasonal planting.

Adjacent land use is primarily large rural lots that are utilised for pasture. To accommodate the future needs to the community there is sufficient space for burial in existing lots. There is also land reserved to the north of block 6 which is currently grazed but could be used for burial plots in the future. Throughout the reserve there are specific areas of commemoration such as the Clutha District RSA Women's Section and the Balclutha Services Cemetery.




### 8.1.3 Balclutha Lawn Cemetery



## 8.1.4 Balclutha Lawn Cemetery Concept



## 8.1.5: Opportunities identified for Cemeteries

Opportunities	Timeframe	Indicative Cost
<p>Incorporate contemplative seating areas for reflection</p> 	M	\$10,000
<p>Maintenance strategy for the preservation and repair of older gravestones/ tombstones or sculptures</p> 	S	\$5,000
<p>Introducing spaces to cater for changing burial methods and requirements for our diversifying community.</p> 	M	\$10,000 - \$20,000

### KEY

SHORT	<3 YEARS
MEDIUM	3-5 YEARS
LONG	5-10 YEARS

## 8.2 BALCLUTHA CEMETERY

### 8.2.1 HISTORY

The Balclutha Cemetery was established in 1868 when it was resolved at a town meeting that the need for a cemetery was a matter of “undoubted precedence”, particularly due to the significant number of people who had died from whooping cough. Fire destroyed all early cemetery records and so many plot details remain unavailable for those interred pre-1912. Similar to the Balclutha Lawn Cemetery, in 2008 a Memorial Beam and garden was installed at the free ground area at the cemetery. The Balclutha Cemetery is the final resting place of two of the most important figures in Balclutha’s history, John McNeil (who was the founding citizen in 1852) and his son John who became the first Mayor in 1870.

### 8.2.2 GENERAL DESCRIPTION

The cemetery is primarily comprised of older tombstones which are uniformly organised in straight lines with a central pebbled path running through the middle from Norfolk Street and Totara Avenue. Deciduous trees formally line the perimeter on both Norfolk Street and Totara Avenue. The site is grassed and pebbled in between the graves. A central destination space is created within the cemetery by a circle of exotic trees. The trees are large and create a concealed space in the middle of the mostly open site.

The site overlooks expansive rolling hills to the north which are utilised for pasture. The rest of the site is surrounded by residential homes.

### 8.2.3 Balclutha Cemetery



Balclutha Cemetery



Balclutha Cemetery

# OTHER RESERVES

## 9.1 CORNER OF MOIR STREET AND GORMACK STREET

### 9.1.1 GENERAL DESCRIPTION

This low lying site is not currently utilised for any particular purpose. The area is grassed and is prone to flooding. Small bollards line the perimeter on Moir and Gormack Streets. Residential properties overlook the reserve on the western and northern boundaries providing passive surveillance of the site.

### 9.1.2 Corner of Moir and Gormack Street





View from Gormack Street



View along Gormack Street

### 9.1.3 POTENTIAL FUTURE USE

This reserve has the potential to be modified to transform it into a stormwater planted area. The area would be planted with native planting and a pathway through the site would allow the community to interact with wetland. This site provides a connection into the wider Balclutha pocket park accessibility and network plan - see section 5.1.1.

Opportunities	Timeframe	Indicative Cost
Make area available for community native planting initiative 	M	\$5,000 - \$10,000
Integrate new pathway and seating for passive recreation 	M	\$5,000

KEY	
SHORT	<3 YEARS
MEDIUM	3-5 YEARS
LONG	5-10 YEARS

## 9.2 1-3 CHARLES STREET

### 9.2.1 General Description

This small grassed area is located to the west of the Clutha i-Site Visitor and Information Centre. To the north of the reserve is the stop bank / Clutha River and to the south is Charles Street and commercial properties. The land to the west forms part of the stop bank.

A small wooden fence and exotic trees line the perimeter on the southern side. The Community Probation Services – Balclutha Service Centre is housed on the south west corner of the site.



### 9.2.2 Charles Street Reserve



### 9.2.3 POTENTIAL FUTURE USE

This reserve will be retained and integrated with the War Memorial Hall and Information Centre and any future developments on these sites. These developments may include car parking, a continuation of the Streetscape theme with plaza, event and market areas, lighting, low, medium and high level plantings and enhanced connection with the Clutha River and other reserves. An area for public sculpture display, wayfinding information and history signage, public toilets and a site for possible Cenotaph relocation.

## 9.3 CENTENNIAL PARK (Known as Old Boys)

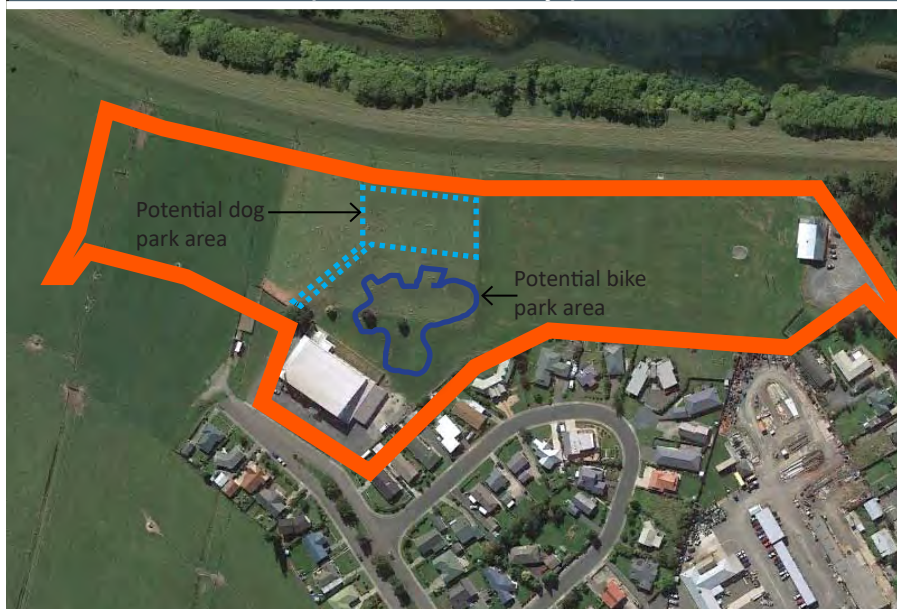
### 9.3.1 General Description

Centennial Swimming Pool is located on the southern portion of the reserve and is accessed from Centennial Avenue. There is car parking for swimming pool users. This indoor facility is fenced in and there is a grassed area with picnic tables in front of the pool to the north. Between the pool and the stop bank/Clutha River there is a large grassed field which is grazed.

The eastern corner of the site houses the Balclutha Athletics Clubrooms. The clubrooms, discus-throw-circle-facility and running track are the main features of this part of the reserve. The running track is not demarcated which means that the large grassed area can also be used for other sports. Access to this part of the reserve is from Pearson Lane which is to the west of Naish Park.

Residential houses on Crossleigh Crescent look over the reserve and each of the properties either have fencing or hedges to demarcate the start of private properties. There are small number of exotic trees at the swimming pool end of the reserve.

### 9.3.2 Centennial Park (Known as Old Boys)




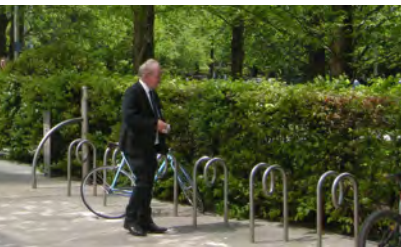


### 9.3.3 POTENTIAL FUTURE USE

Sporting facilities may potentially be relocated to a more central location. The park also forms part of the overall network of parks in Balclutha. Revocation of gazetted reserves need to follow a statutory process that requires the Minister of Conservations involvement and, potentially, approval.

Opportunities	Timeframe	Indicative Cost
Potential dog park area 	S	\$10,000 - \$15,000
Potential revocation of part of reserve for residential development 		Costs dependent on scope of work.
Planting 	M-L	\$30,000 - \$50,000
Seating 	M	\$5,000 - \$10,000



Opportunities	Timeframe	Indicative Cost
Potential connections to Naish Park 	S	\$10,000 - \$15,000
Promote park as a destination for temporary events and installations 	S	No direct cost
Public BBQ facilities 	S	\$10,000 - \$20,000
Potential bike park site 	M	\$5,000 - \$10,000

KEY	
SHORT	<3 YEARS
MEDIUM	3-5 YEARS
LONG	5-10 YEARS

## 9.4 Arthur Strang Reserve

### 9.4.1 History

The reserve is a memorial to Arthur Thomas Strang who was the managing editor of South Otago Newspapers from 1944-1974. The South Otago Newspapers (Clutha Leader) donated money for the reserve to be established and a committee was formed called the Balclutha and Environs Beautification Society who established the area and bought the native plants and trees. Nancy Nicolas Strang is also honoured on the commemorative stone in the reserve for her long service and contributions she made to the Balclutha community.

There have been a number of recent projects which include the development of the car park, the installation of public toilet facilities and in the summer of 2007/08, boat users upgraded the boat ramp.

### 9.4.2 Arthur Strang Reserve



### 9.4.3 General Description

Arthur Strang Reserve is located on the northern section of Balclutha on the bank of the Clutha River. To the north the site is bounded by Hasborough Place and residential properties, to the south is the Clutha River, to the west is the Clutha River Bridge/State Highway 1 and to the east is the old Otago Regional Council Area Office. The area, although identified as a recreation area, is owned by the Commissioner of Crown lands and the land is subject to the Land Act 1948.

The site is primarily accessed via vehicle from Hasborough Place. There is a footpath on the opposite side of the road to the reserve from the bridge and northern suburbs of Balclutha. There is a pedestrian walkway through the trees on the western side of the reserve which connects to the bridge and heritage trail which continues on under the bridge.

The majority of the reserve is a car park with toilet facilities on the northern boundary. Along edge of the river are grassed spaces lined with wooden bollards. Benches along the river provide for the passive enjoyment of the river. A boat ramp provides access to the river for boats on the eastern side of the reserve. There does not appear to be walking connection along the river from the eastern side of the reserve.

Most of the planting is native with some exotic trees dispersed throughout the site. These trees shelter the reserve from the road and encourage visitors to explore and discover views of the bridge and the river further. Most of the native planting is well established and provides a rare habitat patch in the urban environment.



### 9.4.4 POTENTIAL FUTURE USE

Arthur Strang Reserve may retain its existing uses with improvements to the:

- Accessibility to the river for boaters and other users
- Toilet facilities
- Parking and manoeuvring areas so they are better defined
- Existing walking tracks along the river
- Furniture and public BBQ area
- Area under and north of the bridge
- Native planting.

### 9.4.5 Arthur Strang Reserve Concept Plan



Opportunities	Timeframe	Indicative Cost
Improved accessibility to river for boaters 	S	\$10,000 - \$15,000
Defined parking area 	S	\$5,000 - \$10,000

Extension and maintenance of existing walking track S \$5,000 - \$10,000



Upgrade of toilet facilities \$10,000 - \$40,000



Public BBQ facilities S \$10,000 - \$20,000



Promote Park as a destination for temporary events and installations S No direct cost



KEY	
SHORT	<3 YEARS
MEDIUM	3-5 YEARS
LONG	5-10 YEARS

## 9.5 MALCOLM TERRACE RESERVE

### 9.5.1 General Description

Despite its name, Malcom Terrace Playground does not contain a playground and instead is a triangular shaped grassed area down a driveway to the south west of Rosebank Primary School. The site is accessible from Malcom Terrace via a driveway which is fenced by neighbouring residential properties on both sides.

The northernmost perimeter of the top of triangle part borders Rosebank Primary School and residential properties and is lined with exotic deciduous trees. The reserve is slightly elevated above Rosebank School and slopes to the east. The reserve appears to primarily be utilised as an access to and from Rosebank School from Malcolm Terrace.

Revocation of this reserve was proposed during 2015/16. Objections were made and a decision to reconsider future use was identified as part of this reserve management plan update. Suggestions from submitters have been included in the Opportunities for Malcolm Terrace Reserve.



*View across open space to Rosebank School*








*Existing access way from Malcolm Terrace*

### 9.5.3 POTENTIAL FUTURE USE

It is intended that Malcom Terrace Reserve be retained for its existing purpose. While Council has not committed funding to this reserve, there could be an opportunity for community-driven initiatives including equipment and activities. Revocation of this reserve was proposed during 2015/16. Objections were made and a decision to reconsider future use was identified as part of this reserve management plan update. Suggestions from submitters have been included in the opportunities for Malcolm Terrace Reserve.

### 9.5.2 Malcolm Terrace Reserve



Opportunities	Timeframe	Indicative Cost
Community gardens 	S	\$5,000 - \$10,000
Formalise the pathway and integrate seating for passive recreation 	S	\$5,000 - \$10,000
Drainage 	S	\$10,000 - \$20,000
Native plantings 	M	\$5,000 - \$10,000
Fence improvements 	M	\$10,000 - \$15,000

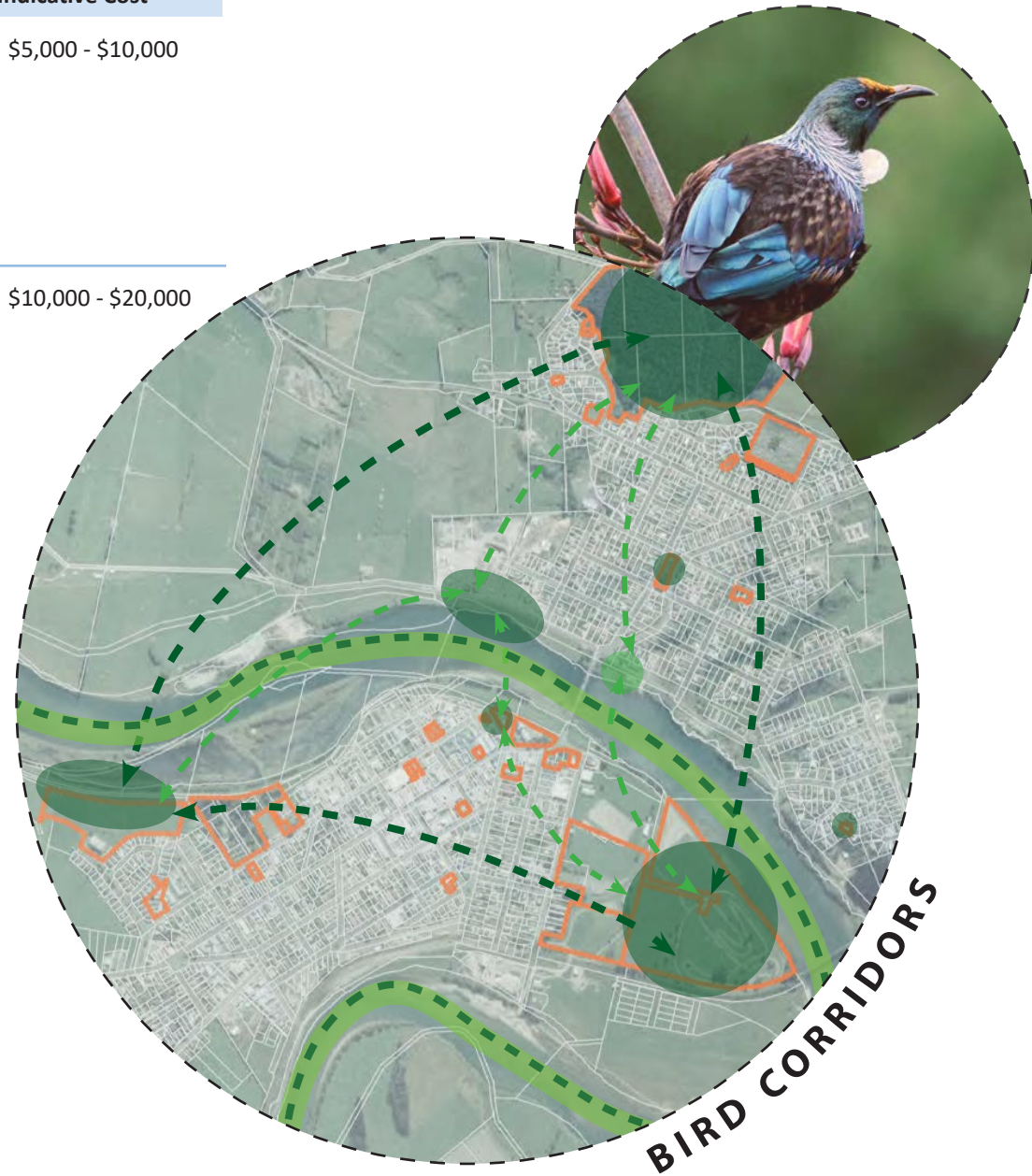
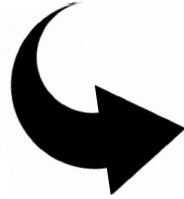
KEY	
SHORT	<3 YEARS
MEDIUM	3-5 YEARS
LONG	5-10 YEARS

## 9.6: Opportunities identified for other reserves

Opportunities	Timeframe	Indicative Cost
Cycle parking facilities at reserves	S	\$5,000 - \$10,000



Encourage native wildlife back into the urban environment through planting along the river's edge and within existing reserve spaces



# APPENDICES

## 10.1 LEGAL DESCRIPTIONS AND EXTENTS OF RESERVES IN BALCLUTHA

### 10.1.1 DESTINATION PARK – CORONATION PARK AND RIVERSIDE RESERVE

RESERVE NAME/ REFERRED TO AS	LEGAL DESCRIPTION	CLASSIFICATION (UNDER THE RESERVES ACT 1977)	AREA (HA)	DISTRICT PLAN ZONE
Coronation Park and Riverside Reserve	PT SEC 2 BLK XXXV CLUTHA SURVEY DISTRICT SO 50, SEC 21 BLK XVI TOWN OF BALCLUTHA SO 19636, PT SEC 2 BLK XXXV CLUTHA SURVEY DISTRICT SO 50, PT SEC 25 BLK XXXV CLUTHA SURVEY DISTRICT (LOT 2) DP 325415, PT LOT A DP 1063, SEC 1 BLK XXVIII TOWN OF BALCLUTHA SO 19185, PT RESERVE NO 4 BLK XV TOWN OF BALCLUTHA SO 14097, LOT 1 DP 9962, CORONATION PARK GAZETTE 1981 p852	Recreation Reserve	Approx 35ha	Rural Resource Area

### 10.1.2 DESTINATION PARK – BALCLUTHA BRIDGE PLAYGROUND

RESERVE NAME/ REFERRED TO AS	LEGAL DESCRIPTION	CLASSIFICATION (UNDER THE RESERVES ACT 1977)	AREA (HA)	DISTRICT PLAN ZONE
Balclutha Bridge Playground	SEC 12 PTS 9/11 BLK 7 Balclutha town PT SEC 10 BLK V11 TOWN OF BALCLUTHA SO 14083 PT D P 3712  Valuation Number: 28702	Not Classified	0.4706	Urban Resource Area



10.1.3 DESTINATION PARK – NAISH PARK						
RESERVE NAME/ REFERRED TO AS	LEGAL DESCRIPTION	CLASSIFICATION (UNDER THE RESERVES ACT 1977)	AREA (HA)	DISTRICT PLAN ZONE	DISTRICT PLAN DESIGNATION NUMBER	HOURS OF OPERATION
Naish Park	Pt Lot 14 DP 488, Pt Lot 6 DP 488, Pt Lot 7 DP 488, Pt Lot 8 DP 488, Pt Lot 9 DP 488. Lot 4 DP 488, Pt Lot 5 DP 488, Pt Lot 5 DP 488, Pt Lot 3 DP 488, Pt Lot 2 DP 488, Pt Lot 1 DP 488, Pt Lot 19 DP 2062. GAZETTE 1979 p3840.	Not classified	3.7481	Urban Resource Area	Flood protection designation Site no: r249	Naish Park is open from 7am – 10pm.

## 10.2 Pocket Parks

10.2.1 POCKET PARK - CHERRY LANE PLAYGROUND				
RESERVE NAME/ REFERRED TO AS	LEGAL DESCRIPTION	CLASSIFICATION (UNDER THE RESERVES ACT 1977)	AREA (HA)	DISTRICT PLAN ZONE
Cherry Lane Playground	Small portion of PT SEC 32 BLK XVII TOWN OF BALCLUTHA SO 14084	Not classified	Not Known	Transitional Resource Area

### 10.2.2 POCKET PARK - MOIR STREET PLAYGROUND

RESERVE NAME/ REFERRED TO AS	LEGAL DESCRIPTION	CLASSIFICATION (UNDER THE RESERVES ACT 1977)	AREA (HA)	DISTRICT PLAN ZONE
Moir Street Playground	LOT 1 DP 16133 Valuation Number: 2870106700	Not classified	0.0575	Urban Resource Area

### 10.2.3 POCKET PARK - GORMACK STREET PLAYGROUND

RESERVE NAME/ REFERRED TO AS	LEGAL DESCRIPTION	CLASSIFICATION (UNDER THE RESERVES ACT 1977)	AREA (HA)	DISTRICT PLAN ZONE
Gormack Street Playground	Valuation Number: 2870110600  Valuation Number: 2870114300  LOTS 25-26 DP 10383-RECREATION + BEAUT LOT 25 DP 10383  GAZ 57-1195 59-79 LOT 3 DP 7127 -RECRE GAZETTE 1979 p3840	Recreational Reserve	0.2648  0.0887	Urban Resource Area

#### 10.2.4 POCKET PARK - LOWSOFT STREET PLAYGROUND

RESERVE NAME/ REFERRED TO AS	LEGAL DESCRIPTION	CLASSIFICATION (UNDER THE RESERVES ACT 1977)	AREA (HA)	DISTRICT PLAN ZONE
Water Tower Playground	Valuation Number: 2870127400  PT SEC 14 BLK XXV TOWN OF BALCLUTHA SO 14087	Municipal Reserve	0.2954	Urban Resource Area

#### 10.2.5 POCKET PARK - YARMOUTH STREET PLAYGROUND

RESERVE NAME/ REFERRED TO AS	LEGAL DESCRIPTION	CLASSIFICATION (UNDER THE RESERVES ACT 1977)	AREA (HA)	DISTRICT PLAN ZONE
Yarmouth Street Playground	Valuation Number: 2870141200  LOT 2 DP 9035 LOT 1 DP 330132	Not classified	0.1677	Urban Resource Area

#### 10.2.6 POCKET PARK - LINCOLN TERRACE PLAYGROUND

RESERVE NAME/ REFERRED TO AS	LEGAL DESCRIPTION	CLASSIFICATION (UNDER THE RESERVES ACT 1977)	AREA (HA)	DISTRICT PLAN ZONE
Lincoln Terrace Playground	Valuation Number: 2870160500 LOT 19 DP 10333	Not classified	0.0658	Urban Resource Area

#### 10.2.7 POCKET PARK - CHRISTIE STREET PLAYGROUND

RESERVE NAME/ REFERRED TO AS	LEGAL DESCRIPTION	CLASSIFICATION (UNDER THE RESERVES ACT 1977)	AREA (HA)	DISTRICT PLAN ZONE
Christie Street Playground	Valuation Number: 2870351200 LOT 29 DP 4791 GAZETTE 1984 p1440	Recreational Reserve	0.1619	Urban Resource Area

#### 10.2.8 POCKET PARK - CLYDE STREET RESERVE

RESERVE NAME/ REFERRED TO AS	LEGAL DESCRIPTION	CLASSIFICATION (UNDER THE RESERVES ACT 1977)	AREA (HA)	DISTRICT PLAN ZONE
Clyde Street Reserve	Valuation Number:	Not classified		Urban Resource Area

## 10.3 Cemeteries

### 10.3.1 CEMETERIES - NORFOLK STREET CEMETERY

RESERVE NAME/ REFERRED TO AS	LEGAL DESCRIPTION	CLASSIFICATION (UNDER THE RESERVES ACT 1977)	AREA (HA)	DISTRICT PLAN ZONE
Norfolk Street Cemetery	Valuation Number: 2870114400 PT CEMETERY RESERVE LAND BLK XVII TOWN OF BALCLUTHA SO 14084	Not classified	2.2159	Urban Resource Area

### 10.3.2 CEMETERIES - BALCLUTHA LAWN CEMETERY

RESERVE NAME/ REFERRED TO AS	LEGAL DESCRIPTION	CLASSIFICATION (UNDER THE RESERVES ACT 1977)	AREA (HA)	DISTRICT PLAN ZONE
Balclutha Lawn Cemetery	Valuation Number: 2804020000 PT SEC 24 BLK XVII TOWN OF BALCLUTHA SO 14084	Not classified	3.6853	Rural Resource Area

## 10.4 Other reserves

10.4.1 ARTHUR STRANG RESERVE					
RESERVE NAME/ REFERRED TO AS	LEGAL DESCRIPTION	CLASSIFICATION (UNDER THE RESERVES ACT 1977)	AREA (HA)	DISTRICT PLAN ZONE	DISTRICT PLAN DESIGNATION NUMBER
Arthur Strang Reserve	CROWN LAND SO 14080 Owned by the Commissioner of Crown Lands and its status is Crown Land subject to the Land Act 1948.	Not classified	0.75	Rural Resource Area	N/A

10.4.2 CORNER OF MOIR AND GORMACK STREET				
RESERVE NAME/ REFERRED TO AS	LEGAL DESCRIPTION	CLASSIFICATION (UNDER THE RESERVES ACT 1977)	AREA (HA)	DISTRICT PLAN ZONE
Corner of Moir and Gormack Street	LOT 22 DP 16133	Not classified	0.2025	Urban Resource Area

10.4.3 CHARLES STREET				
RESERVE NAME/ REFERRED TO AS	LEGAL DESCRIPTION	CLASSIFICATION (UNDER THE RESERVES ACT 1977)	AREA (HA)	DISTRICT PLAN ZONE
1-3 Charles Street	Valuation Number: 2870210500 PT LOT 1 BLK V DP 19	Not classified	0.1973	Urban Resource Area

#### 10.4.4 CENTENNIAL PARK

RESERVE NAME/ REFERRED TO AS	LEGAL DESCRIPTION	CLASSIFICATION (UNDER THE RESERVES ACT 1977)	AREA (HA)	DISTRICT PLAN ZONE
Centennial Park	Valuation Number: 2870252900 LOT 1 DP 12048 GAZETTE 1984 p1440	Recreational Reserve	4.7298	Urban Resource Area

#### 10.4.5 MALCOLM TERRACE PLAYGROUND

RESERVE NAME/ REFERRED TO AS	LEGAL DESCRIPTION	CLASSIFICATION (UNDER THE RESERVES ACT 1977)	AREA (HA)	DISTRICT PLAN ZONE
Malcolm Terrace Playground	Valuation Number: 2870326300 LOT 7 DP 9188	Not classified	0.2274	Urban Resource Area

# APPENDICES

## 11.1 LEASES, LICENCES AND CONCESSIONS

LEASES, LICENCES AND CONCESSIONS				
LOCATION	KNOWN AS	CONCESSION HOLDER	EXPIRY	RATE OF RENEWAL
1 Charles St	Charles St Reserve	Community Probation Service	31/5/2019	
12-18 Glasgow St	Balclutha Showground and Riverside Reserve	Clutha Recreation Centre Inc	30/6/2044	
12 Glasgow St	Balclutha Showground and Riverside Reserve	South Otago A and P Society	31/3/2034	
33 Milton Highway	Balclutha Cemetery	Bottings Butchery Balclutha Ltd	30/6/2017 (Renewal in process)	



## 12.1 RELEVANT DISTRICT PLAN OBJECTIVES AND POLICIES

### 12.1.1 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
- maintaining and where possible enhancing the environmental quality of particular environments within the urban area, and
- avoiding, remedy 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

Policy URB.3

To avoid, remedy or mitigate the adverse effects that non-residential activities can have on residential activities including the adverse effects of:

- noise
- odour
- heavy or intensive traffic generation
- loss of privacy, sun and views
- security provision
- building design.

### 12.1.2 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.

### 12.1.3 Transitional Resource Area

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

Objective TRA.1

To achieve a density of development which avoids or mitigates adverse effects on water quality and network services.

Policy TRA.1

To avoid the adverse effects of development on water quality.