

SILVERPEAKS COUNTY COUNCIL

ISLAND PARK RECREATION RESERVE MANAGEMENT PLAN

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1. INTRODUCTION

In accordance with the provisions of Section 41 of the Reserves Act 1977 the Silverpeaks County Council has undertaken the first Management Plan Review in respect of this Reserve. As part of this process, meetings of the Island Park Management Committee were held and submissions called from the public. The general thrust of the public submission showed that the active recreational potential of the Island Park Reserve needs to be better recognised.

To this end, it is planned to provide for the better use, enjoyment, maintenance, protection and preservation as the case may require, by and for the public and to the extent that the Administering Body's resources permit, the development of the Reserve for the purpose for which it was classified.

The Reviewed Management Plan will then be the controlling authority's terms of reference for the on-going management and development of the Reserve. It is intended that the plan be kept abreast of changing needs by periodic review.

2. THE RESERVE

2.1 Location

The reserve is located in the Waldronville area of Silverpeaks County Council on the Dunedin to Brighton Road, about ten kilometres from the Dunedin Chief Post Office. The Kaikorai Stream Estuary is situated at the southern end and the northern boundary terminates near the Black Head Quarry.

2.2 Access

The existing internal access consists of a metal track of a reasonable standard but the increased development of the southern portion of the Reserve (i.e. Beachlands Speedway) has highlighted the inadequacy of the present access to cope with demands at pressure times such as when a Beachlands Speedway race meeting is held. Of particular concern is the difficulty of access for emergency vehicles during peak traffic loads. The present access to the southern portion of the reserve from Brighton Road is within the safety zone of the Gun Club closed when shoots. are. taking place. Alternative access is desirable to allow the public freedom of access at all times.

2.3 Tenure Area Control and Name of Reserve

The land was originally reserved as a recreation reserve by notice in the Otago Provincial Gazette 1870, page 361. By NZ Gazette 1887 page 1443 the reserve was declared to be a domain and the Green Island Borough Council was appointed as Domain Board by Gazette 1888, page 707. It was united with the Miller Park Domain by Gazette 1837, page 2269 and became a separate domain again on 14 October 1977 (Gazette 1977, page 2750) at which time the Green Island Borough Council had resolved to relinquish control.

The reserve was then controlled by the Commissioner of Crown Lands, Department of Lands & Survey Dunedin. The coming into effect in 1978 of the Reserves Act 1977, brought about the abolition of domains and the land is now being administered as a Recreation Reserve by the Silverpeaks County Council which the reserve was vested by Gazette 1980, page 3082.

Since original reservation, there have been numerous minor additions and partial revocations. Today the total area of the reserve is 162.230 hectares.

2.4 Physical Features

Four distinct physical areas may be recognised:

- a) The raised foredune along the entire ocean frontage and up to the estuary. It provides shelter from the open sea and is subject to erosion by wind and sea.
- b) The higher sandhills rising at the northern end of the reserve to the Blackhead Road. These are visible from a wider area than the reserve and although not a highly scenic feature they are of interest and provide a dimension of size in the landscape particularly for those who wander through them.
- c) The inner area behind the foredune consisting of rolling sand dunes mostly lower than the foredunes with some near level areas and extending to the Waldronville housing area on the inland side. Well sheltered.

(Most development has taken place on this area).

- d) The area north of Blackhead comprising sandhills backing onto farm land. (It is seen only from the road and is away from the shoreline).

The sand dunes have been formed by the normal coastal process of wind and wave action and this is commented upon in Appendix A. The Geography Department, University of Otago, is at present undertaking a survey of the beaches from Green Island to Sandfly Bay for the Dunedin Metropolitan Regional Planning Authority and this report, when available, will increase the present limited knowledge about these processes and how the policies in this plan could affect the sand dunes. Any further research into the natural processes involved in sand deposition is to be encouraged.

2.5 Vegetation and Soil

The area comprises sand and the soil horizons are mostly poorly developed. There is an absence of organic matter or plant remains in the sand.

An early departmental report dated 6 May 1907 states that the whole of the reserve was comprised of sandhills which were continually drifting during high winds. To minimise this drift, the Domain Board of the day undertook some planting, chiefly marram grass and lupins, with very fair success. Further planting was later carried out with Government grants, to stabilise the sand.

Examination of successive air photographs taken over the last twenty years shows an increase in the vegetative cover of the land and conversely the exposed sand areas are diminishing.

Today the cover of the undeveloped areas is predominantly lupin and marram grass with a few ngaio at the northern end and occasional cabbage trees and flax. Some pine trees have been planted for shelter, mainly at the southern end.

These facts led to the conclusion that the vegetation cover has been of great consequence in stabilising sand movement.

Parts of the reserve have been levelled and grassed.

A copy of Botanical notes on the reserve by the Botany Division, Department of Scientific and Industrial Research appear as Appendix B.

2.6 Present Uses

2.6.1 Introduction

The reserve is used for both passive and active recreation.

Passive Recreation is mainly concentrated into the northern portion of the reserve and pursuits include bathing, horse riding and walking.

Active Recreation in the southern developed portion includes shooting, stock car racing and equestrian activities.

Because of the extensive area of the reserve, conflict between passive and active users has been absent. However, access is restricted when Gun Club "shoots" are being held.

Bathing is mainly restricted to the northern end of the beach because of the raw untreated sewage which at times discharges into the sea and is carried along the beach for some distance (a new treatment scheme is proposed). However with the advent of the new outfall and the yet to be constructed sewerage plant by the Green Island Borough Council, this problem should be somewhat diminished.

Sand removal operations have also been permitted on the southern part of the reserve.

2.6.2 Existing Leases

a) Dunedin Gun Club

Area	28 hectares
Term	21 years from 1 April 1986
Annual Rent	\$200 reviewed every 3 years
Purpose	Shooting range
Right of renewal for further term of 21 years	

The Club has a substantial club house and concrete structure for trap and skeet shooting. The Police Regulations require a 274 metre safety zone which extends across the public vehicle track to the reserve and part of the land leased to Mrs Kingi. The Club intends to level the safety area within its lease with as natural a contour as possible on the seaward side. A post and rail fence is to be erected along the boundary of the safety area and notices displayed on it warning the public of the danger when shooting is carried out.

b) Otago Pistol Club

Area	1.283 hectares
Term	21 years from 1 April 1986
Annual Rent	\$100 reviewed every 3 years
Purpose	Pistol Shooting Facility
Right of renewal for further term of 21 years	

The Club has two 25 metre, and one 50 metre ranges with covered firing points, an administration area and has carried out sand stabilisation work along with some car parking and roading development.

The following developments are proposed:

Construction of 100 metre range Construction of airpistol (indoor) facility Construction of third 25 metre range

Construction of outdoor barbecue social area

Construction of toilet facilities as part of b) above Beautification works of whole area and further sand stabilisation

Afforestation of one boundary Realignment of internal roading.

c) Beachlands 4ZB Speedway

Area	6.339 hectares
Term	21 years from 1 April 1986
Annual Rent	\$400 reviewed every 3 years
Purpose	Motorsport

The club has constructed a 400 metre racing circuit with a 1.05 metre safety wall and 2.60 metre safety fence. In addition to this, toilets, a control tower and a shelter fence around the full facility have been built. Extensive landscaping and development of a car parking area has also been carried out.

The following developments are proposed:

Construction of clubroom facility

Construction of further toilet blocks

Develop north end of facility as a car park

Construction of spectator seating

d) Jean Isobel Kingi

Area	2.85 hectares
Term	5 years from 1 April 1986
Annual Rent	\$150
Purpose	Equestrian Activities

2.6.3 Sand Removal

Sand has been removed from the reserve for many years from pits between the Gun Club and the foredunes, from a pit near the entrance to the stock car club grounds and from a pit located off Blackhead Road. The pits apart from the one labelled A on the map at page 19 have been closed as the mining operations were modifying the existing landscape and they are within the area proposed to be retained in its present state as a passive recreation area. The sand from these pits was being used for general purposes and there are other sources of supply in the greater Dunedin area.

The sand from Pit A and the surrounding area is of economic importance being one of the few sources of sand suitable for the iron foundry industry. It has diverse mineral composition, consisting predominantly of quartz and feldspar with minor galvconite and rock fragments and trace amounts of garnet, epidote and spinel.

The higher dunes, some of which are being mined, are no longer actively forming, modern sand deposition is mostly restricted to the marram grass covered small dunes at the immediate back of the head. Only at the extreme northern end, adjacent to Blackhead, is there any apparent significant movement of sand inland from the beach area (see Appendix A).

A chemical analysis of the sand and sand in other areas to enable assessment of its suitability for the iron foundry industry has been completed by DSIR, but no alternative suitable source has been found in reasonable proximity to Dunedin. This pit is within the area proposed to be developed for active recreation and is between the area which has been developed by the Gun Club and an area which has been extensively

mined in the past. The Minister of Mines has recently consented to a mining licence being granted under the Mining Act 1971 to the Otago-Southland Manufacturers Association over the area shown on the map on page 44. The conditions of consent contain provisions to ensure that the pit is satisfactorily worked and the area restored on completion of sand removal operations.

The following is a list of the conditions in the licence:

Conditions

1. The licensee shall not carry on mining operation by other than the following method. Excavation of sand by mechanical means.
2. Before starting work and at intervals not exceeding 12 months thereafter, or where a variation is required by the licensee it shall submit to the Inspector of Mines for his approval in consultation with the County Engineer, a work programme and plan in triplicate detailing proposed operations for the subsequent twelve months. No approval shall extend for a period longer than twelve months. Except for the purposes of restoring the land surface and preventing damage to the environment, no work shall be carried out on the licence site unless approval has been obtained. Each work programme and plan submitted shall give details of the area to be mined, equipment to be used, provisions for access, power and water supply, stockpiling, area to be restored and methods of restoration, and any other significant matters. Before giving approval, the Inspector may require further information to be supplied and may require alterations to the programme or plan, and may consult other parties. If approved, the Inspector shall so endorse one copy of the programme and plan and return it to the licensee.
3. Production must be limited to maximum of 10,000 cubic metres of sand per annum.

General

4. Sand unsuitable for the foundry industry is to be stored on site for use in rehabilitation of mined Out areas. Any surplus sand which is not suitable for the iron foundry industry and which is not required for restoration work is to be used for fill on the reserve in locations approved by the administering body of the reserve.
5. The pit is to be worked from the present face away from the sea and then towards the Kaikorai Estuary and in such a manner that slopes are battered to avoid hazard to the public. Excavations are not to exceed a depth of 2 metres below the level of the adjacent gun club area without the prior written authority of the administering body of the reserve.
6. The foredunes are not to be mined or disturbed and final surface profile should form an even slope from the present toe of the pit to the mining licence/Gun Club boundary.
7. Notwithstanding the provisions of the Mining Act 1977, the provisions of the Quarries and Tunnels Act 1982 and the Quarries Regulations 1983 shall apply to the working of this licence. Quarrying operations shall be carried out in such a manner as to ensure that the surface of the land suffers as little permanent damage as possible. Worked out areas are to be progressively rehabilitated by planting in grass or trees where practicable or otherwise rehabilitated to the satisfaction of the Inspector of Mines and quarries and the administering body of the Reserve. The quarry area is to be left in a clean and tidy condition after quarrying has ceased and the quarry face is to be left in a stable and safe condition.

8. Spoil shall be stockpiled in such a manner as to prevent movement into watercourses. On the completion of operations any fine spoil shall be spread over disturbed areas which shall be leveled off, oversown and topdressed.
9. The gate across the access road is to be kept locked when the pit is not in use and the operator is to be responsible for the safety of people using the reserve while the gate is unlocked. .
10. If required by the administering body for the reserve the working area is to be fenced.
11. The pit is not to be operated when the adjacent area is being used by the Dunedin Gun Club or the Otago Pistol Club, who shall not, however, unreasonably interfere with the operations of the licensee.
12. The maximum area requiring restoration through the term of this licence at any one time must not exceed a total of 2 hectares.
13. Any excavations, blasting or other works are to be undertaken in such a manner as to prevent any danger to either the public or livestock. The use of explosives is not permitted unless approved by the Inspector of Mines and Quarries.
14. At all times mining shall be carried out in a manner which will ensure that environmental disturbance is kept to a minimum. All necessary steps shall be taken by the licensee to prevent unnecessary destruction or damage to vegetation or property and to ensure the safety of the public and livestock.
15. No further mining is to take place on any area which has been restored by the administering body.

Roading Conditions

16. Before the construction or maintenance of any access tracks requiring the use of earthmoving machinery is commenced, the licensee shall submit to the Inspector of Mines and Quarries a plan, showing the location of the proposed access together with other relevant details for the Inspector's written approval after consultation with the administering body of the Reserve, and Catchment Board.

Protection Conditions

17. The damming of any river or stream, the taking, diversion or use of natural water, the discharge of natural water or waste into natural water and the discharge of natural water containing waste on to the land or into the ground shall not occur except in terms of a right or authorisation granted by the Catchment Board if such authorisation would normally be required.
18. The discharge of any toxic or noxious substance into any watercourse is prohibited.

Fishery Conditions

19. The licensee shall take any precautions which may be required by the Inspector of Mines and Quarries to prevent damage to any fishery and the licensee shall not interfere with the rights of the public to take stocks of fish.

Ministers Consent

20. The licensee shall comply with all the terms and conditions imposed by the Minister of Lands consent dated 21 March 1985 pursuant to Section 26 (6) of the Mining Act 1971.

21. The licensee shall take any precaution which may be required by the Inspector of Mines to ensure that no fire hazard arises from his mining operation. The licensee shall take out a public liability insurance for a sum not less than \$50,000.00.
22. The ridge of sand between the Gun Club and the operations is to be eliminated at the earliest opportunity.

Coal Conditions

23. Mining operations under this licence shall not in any way interfere with the prospecting or mining operations for coal by any other party or in any way inhibit the process of any application for coal prospecting or mining rights in the area.
24. The location of all or any coal or lignite seams and deposits found during the course of mining operations shall be promptly reported to mines division and all relevant details shall be made available to the Secretary of Energy.

2.6.4 New Sewerage Scheme for Kaikorai Estuary

The Green Island Borough Council is in the process of constructing a new sewerage scheme for the Kaikorai Estuary area consisting of a new ocean outfall (now completed) and treatment of plant, which the sewerage pump and comminutor station forms an integral part. With the advent of the new outfall, the sewage problem on the Waldronville Beach has been somewhat reduced and with the completion of the new treatment plant this situation should be greatly improved.

2.6.5 Sewerage Pump and Comminutor Station

The Minister of Lands on 12.8.75 approved the laying by the Green Island Borough Council of a sewerage pipe and electricity supply across part of the reserve. This included the construction of a pump and comminutor station. The approval was subject to the following conditions:

The building housing the comminutor is sited and constructed as harmoniously as possible with the surrounds. The Commissioner of Crown Lands has approved the final siting of the buildings before construction commenced.

The building is screened from the access track in an acceptable way, by the planting of suitable plants and trees and are as close as practical to the boundary.

Electricity supplied to the station is reticulated underground as are all sewer pipes.

Any ground including sand dunes disturbed by the installation of the comminutor or pump or by repair to the outlet pipe has been restored, replanted and protected from wind erosion. This also applied to the installation of the electricity supply and new sewer pipes.

2.7 Adjoining Land Uses

Apart from the urban area at Waldronville, and the quarry at Blackhead most of the adjoining land is farmed. A sewerage plant belonging to the Silverpeaks County Council adjoins the reserve. The land was purchased by the Council from the crown for this purpose. Due to the advent of the new Green Island Sewerage Scheme, the present plant has been closed down and is no longer used. It is now proposed to

establish on this site a nursery and a Council storage and works yard. This should bring some benefit to the reserve in that there will be a nursery close at hand for planting programmes.

Materials which could be utilised for development will be stored close to the reserve and this area will also be a secure area for equipment storage close to the reserve.

The Waldronville Recreation Reserve of 0.4 hectares in Delta Drive is administered by the Silverpeaks County Council and is used as a children's playground. The Kaikorai estuary is a valuable wildlife habitat and proposals to declare this area as a wildlife management reserve are being investigated by the Conservation Department. It supports a variety of wildlife and is frequented by game birds. During the season the area provides positions for about 30 game shooters.

2.8 Other Suggested Future Uses

2.8.1 Tree Planting and Walking Tracks

The Waldronville Community Council would like to see trees planted for shelter and aesthetic purposes and walking tracks established from Waldronville to the Stock Car Club area and from there to Blackhead Road.

2.9 Analysis of Reserve in Region

Traditionally this reserve has catered for uses which could not be tolerated on recreation reserve closer to built up areas and for casual use by residents of the Waldronville-Green Island area. There are reserves closer to Dunedin which provide playing fields, good swimming areas and cater for most active recreational needs. It has not been widely used for organised or casual picnics by weekend motorists. However, with the increasing cost of motoring, the reserve may become more popular for such uses in the future.

3. MANAGEMENT OBJECTIVES

3.1 Statutory Uses

The Reserves Act 1977 (Section 17(1)) provides that recreation reserves shall be for 'the purpose of providing areas for the recreation and sporting activities and the physical welfare and enjoyment of the public, and for the protection of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and on outdoor recreational activities, including recreational tracks in the countryside'.

The reserves are to be administered and maintained so that:

The public have freedom of entry and access to the reserve, subject to such conditions and restrictions as the administering body considers to be necessary for the protection and general well being of the reserve and for the protection and control of the public using it.

Where scenic, historic, archaeological, biological, geological, or other scientific features of indigenous flora or fauna or wildlife are present on the reserve, those *features of that flora or fauna or wildlife shall be managed. and protected to the extent compatible with the principal or primary purpose of the reserve.

Those qualities of the reserve which contribute to the pleasantness, harmony, cohesion of the natural environment and to the better use and enjoyment of the reserve shall be conserved.

To the extent compatible with the principal or primary purpose of the reserve, its values as a soil, water and forest conservation area shall be maintained.

i) Dominant Uses

The Act provides for sports, games, other recreation, stands, pavilions, gymnasiums, and other buildings associated with and necessary for the use of a reserve for outdoor recreation and for gardens, open spaces, footpaths, driveways, picnic grounds or other like facilities for public recreation.

ii) Secondary Uses

The Act provides for buildings for public recreation or enjoyment not directly associated with outdoor recreation, baths, camping grounds, parking spaces for vehicles, or mooring places for boats necessary for the convenience of persons using the reserve.

Secondary uses are those which may be authorised by an administering body only after obtaining the consent of the Minister of Conservation (except where the administering body is a local authority when consent is not necessary).

3.2 Objectives for Island Park Recreation Reserve

The Island Park Recreation Reserve is an inseparable part of the local environment with its large area of undeveloped sand dunes which have been consolidated by planting with marram grass and lupins.

The primary planning objectives are:

- a) To promote the protection of the physical features of the reserve and to encourage such development as is necessary for the benefit and enjoyment of the public for both passive and active recreation without interfering with the physical well-being of the reserve.
- b) The retention of about 2/3 of the reserve, including the seaward foredunes, in its present state for passive recreation. However, the proportion of passive and active recreation zones of the reserve may need to be changed to suit the public need.
- c) Subject to the imposition of any restrictions necessary for the preservation of the reserve and to achieve objective b), to provide open space and facilities for the development of outdoor recreational activities to enable the public to enhance their enjoyment and recreation.
- d) That subject to the conditions of the permits in existence at the time of preparation of this management plan any future use of the reserve either by agreement or lease be only where this does not interfere with the enjoyment of the reserve by the general public.
- e) That because of the existing permitted use of parts of the reserve, development of further public amenities take particular account of safety of users.
- f) To promote the establishment of an alternative access to assist the development of the reserve north of Beachlands.

4. POLICIES

4.1 Classification and Control

TO CLASSIFY THE RESERVE FOR RECREATION PURPOSES WITH ZONES FOR PASSIVE AND ACTIVE RECREATION.

Explanation

Classification

The Reserves Act 1977 came into effect on 1 April 1978. This Act provides for all reserves to be classified by the Minister of Lands according to their principal or primary purpose. Pending classification each reserve is held and administered for its existing purpose. The Act abolished domains which are to be controlled and managed as recreation reserves pending formal classification.

There are seven classifications:

- 1 Recreation Reserves
- 2 Historic Reserves
- 3 Scenic Reserves
- 4 Nature Reserves
- 5 Scientific Reserves
- 6 Government Purpose Reserves
- 7 Local Purpose Reserves

While this reserve has some scenic interest and appeal, it is not required for this specific purpose only. Rather, the reserve should be available for the enjoyment of people, their relaxation and recreation,

It is intended therefore that the reserve be classified for Recreation purposes.

In accordance with the prime management objectives (see page 20) and to ensure an adequate balance between the retention of open space in its present state, beauty of the countryside and the provision of areas for active recreation, the reserve has been divided into two distinct zones, one for development (active recreation) and one for preservation (passive recreation).

The passive recreation zone will be retained in its present state apart from the formation of walking tracks and the planting of trees to enhance the present environment and access will be by foot only with development only being permitted if the public need for a larger area for active recreation can be shown. The present use by horses will be permitted as long as no permanent damage occurs.

Control

The Silverpeaks County Council was appointed as administering body for this reserve by Gazette 1980 Page 3082, and now controls the reserve in every respect except mining.

4.2 Landscape

TO KEEP ALL MODIFICATIONS TO THE LANDSCAPE TO A MINIMUM WITHIN THE PASSIVE RECREATION ZONE.

ANY APPROVED DEVELOPMENT OUTSIDE THIS ZONE TO BE BASED ON AN EVALUATION OF BOTH THE NATURAL AND THE MAN MADE PATTERN SO THAT THE VISUAL, CULTURAL AND RESOURCE VALUES OF THE AREA ARE FULLY CONSIDERED IN ANY PROPOSAL.

Explanation

1. All development should be carried out so as to be in harmony with the surrounding area and have a low visual impact, as much as is possible.
2. The existing sand hills are a diminishing land form in the greater Dunedin area and a representative example must be retained because of the protection they give from the sea, their scenic qualities and opportunities for passive recreation. Because of their fragile nature any modification could lead to erosion (see page 5).

4.3 Parking

TO PROVIDE AND MAINTAIN WITHIN THE ACTIVE RECREATION ZONE VEHICLE PARKING TO A LEVEL COMPATIBLE WITH THE CAPACITY OF THE RESERVE.

TO SITE AND DESIGN SUCH PARKING AREAS SO AS THEY ARE COMPATIBLE WITH THE RESERVE AND AN ADJUNCT TO THE RECREATIONAL USE OF THE RESERVE.

Explanation

In accordance with the basic objective of preserving the character of the area the extent of parking facilities can be used as a factor in limiting use, and can be related to the assessment of recreational and environmental capacity. Uncontrolled parking over the whole reserve would be incompatible with the management objectives.

The following criteria will provide a guide to decisions:

1. Sites should not create a need for extensive internal roading.
2. Sites should not include any area of high recreational or natural quality.
3. Sites should be chosen to avoid construction problems.
4. Design should be chosen to minimise visual impact by use of suitable landscape forms, planting and materials.
5. In the interests of public safety sites should be away from the area occupied by the Gun and Pistol Clubs.

The need for additional parking areas should take into account areas available when the car racing circuit is not in use.

4.4 Internal Roding

TO PROVIDE AND MAINTAIN WITHIN THE ACTIVE RECREATION ZONE VEHICLE ACCESS ROADS TO A LEVEL COMPATIBLE WITH THE CAPACITY OF THE RESERVE IN AN AREA AND STYLE THAT WILL NOT DETRACT FROM ITS NATURAL AND SCENIC QUALITIES OR ITS POTENTIAL FOR RECREATIONAL USE. IN PARTICULAR, A FULL PUBLIC ACCESS ROAD SHOULD BE CONSTRUCTED OFF BRIGHTON ROAD AT THE BOTTOM OF THE DIP NORTH OF WALDRONVILLE. THIS WILL BECOME THE MAIN PUBLIC VEHICLE ACCESS TO THE RESERVE IN THE FUTURE.

Explanation

In accordance with the basic objective of preserving the character of the area internal roading should be kept to a minimum.

The following criteria will provide a guide for decisions:

1. The road should provide an acceptable pattern of visitor circulation.
2. The road should be in the interests of public safety direct people away from areas occupied by the Gun and Pistol Clubs.
3. Where roads are necessary they should be consistent with the preservation of the landscape features of the area.
4. The roads should be of sufficient capacity to allow adequate and free traffic flow.
5. Beachlands 4ZB speedway should be required to upgrade the existing access track to meet the requirements of the Silverpeaks County Council to provide adequate and safe access for competitors, officials and emergency vehicles. This has been done to a large extent by the recent construction of improvements in this area.

4.5 Buildings

TO PERMIT ONLY THE ERECTION OF BUILDINGS ASSOCIATED WITH OUTDOOR RECREATION AND TOILETS.

Explanation

The reserve is handy to established urban areas which provide adequate motel, hotels, and camping grounds and its primary purpose is for public recreation.

The following criteria will provide a guide for decisions:

1. Any buildings should be necessary for the enjoyment of outdoor recreation.
2. Any buildings should be sited so that they interfere as little as possible with outdoor recreation, e.g. playing fields.
3. Any buildings should be readily accessible to the users.
4. Any buildings should blend in with the landscape.
5. Any buildings must meet the health and design requirements of the local authority.

Any approvals granted shall be subject to buildings being of a suitable design and any necessary landscaping being carried out.

4.6 Picnic Areas

TO ENCOURAGE THE ESTABLISHMENT OF PICNIC AREAS IN THE ACTIVE RECREATION ZONE WITH SUITABLE TABLES, SEATS AND RUBBISH BINS SITED WITH DUE REGARD TO TRAFFIC HAZARDS, EASY ACCESS AND PROTECTION OF NATURAL FEATURES.

Explanation

While the reserve is not used for picnicking at present the area being used by the Beachlands 4ZB speedway has been developed as an attractive sheltered picnic area when not in use for racing. IN the latter event amenities such as a shelter, water and toilets have been provided.

Other areas may be suitable for the development of informal picnic areas in future.

4.7 Telephone and Electric Supply Lines

TO ENCOURAGE THE EVENTUAL, REPLACEMENT OF ALL EXISTING ABOVE GROUND LINES AND TO REQUIRE THAT ALL NEW TELEPHONE AND ELECTRIC SUPPLY CABLES BE PLACED UNDERGROUND.

4.8 Public Safety

TO IMPLEMENT AT ALL TIMES ALL PRACTICAL MEASURES FOR PUBLIC SAFETY IN THE RESERVE.

Explanation

The main factors affecting public safety are the mining of the sand pits and the activities permitted under permit. While it is the responsibility of the permit and licence holders to ensure the safety of the public, the controlling authority will do all within its power to see that conditions laid down are complied with.

4.9 Rubbish Disposal

TO PROVIDE ADEQUATE RECEPTACLES FOR RUBBISH AND EMPTY SAME AND ENFORCE THE PROVISIONS OF THE LITTER ACT 1968.

4.10 Signs

TO KEEP THE NUMBER OF SIGNS TO A MINIMUM ALL SIGNS MUST WHICH HARMONISE WITH THE LANDSCAPE.

Explanation

There appears to be a need for directional, descriptive or informative signs apart from those for public toilets, and indicating the locality of activities, picnic areas, car parks and similar facilities.

4.11 Advertising

TO PROHIBIT THE ERECTION OF ADVERTISING HOARDINGS EXCEPT MINIMAL AVERTISING BY PERMIT HOLDERS OR LESSEES.

Explanation

Hoardings would conflict with the landscape qualities of the area, but temporary hoardings advertising sponsors of events could be allowed for the duration of the event concerned with the prior permission of the controlling authority.

4.12 Mining

TO RECOMMEND THAT APPLICATIONS TO MINE IN THE PASSIVE RECREATION ZONE BE DECLINED.

TO RECOMMEND THAT THE REMOVAL OF SAND WITHIN THE ACTIVE RECREATION ZONE BY LICENCE UNDER THE MINING ACT BE APPROVED ONLY AS A PART OF APPROVED DEVELOPMENT TO MEET THE REQUIREMENTS OF AN ESSENTIAL INDUSTRY.

Explanation

1. Mining in a public reserve is permitted only by licence under the Mining Act 1971 and the consent of the Minister of Lands is required.
2. Conditions are imposed to protect the environment, intended future use of the land and in the interests of public safety.
3. Royalties are paid to the administering body for use in developing the reserve.
4. The remaining pit in the Island Park Recreation Reserve is used to supply the iron foundry industry and contains sand of a type which is not available elsewhere within reasonable distance of Dunedin - it is essential that this sand is retained solely for use by this industry. At the present rate of extraction there is sufficient sand available to meet the needs of the industry for the next ten years. Once this pit is exhausted the industry will need to find an alternative source of supply outside the reserve.
5. The final decision on any application for a Mining Licence rests with the Minister of Energy.

4.13 Planting

TO PERMIT THE PLANTING OF TREES FOR SHELTER AND FOR AESTHETIC PURPOSES IN ACCORDANCE WITH A PLAN PREPARED BY A SUITABLY QUALIFIED PERSON, AS APPROVED BY THE COUNCIL.

TO REQUIRE, AS A CONDITION OF APPROVAL TO ANY DEVELOPMENT IN THAT PART OF THE ACTIVE RECREATION ZONE SITUATED IMMEDIATELY BEHIND THE FOREDUNE AREA, SUCH PLANTING AS MAY BE NECESSARY TO PREVENT DAMAGE TO THE FOREDUNE BY WIND AND SEA. (SUCH PLANTING TO BE IN ACCORDANCE WITH A PLAN PREPARED BY A SUITABLY QUALIFIED PERSON), AS APPROVED BY THE COUNCIL.

Explanation

Properly planned planting of suitable species, preferably in accordance with a plan approved by the Council would provide shelter and also enhance the environment and establishment of good walking tracks would be permissible under the passive zoning.

4.14 Grazing

TO PERMIT GRAZING WITHIN THE ACTIVE RECREATION ZONE WHERE IT IS DESIRABLE FOR PROPER MANAGEMENT AND DOES NOT CONFLICT WITH PRIMARY USES.

THE GRAZING RIGHTS SHOULD BE FORMALISED BY THE GRANTING OF LICENCES TO OCCUPY UNDER S.74 RESERVES AT 1977 WHICH SPECIFIES A MAXIMUM TERM OF 5 YEARS THUS ENABLING THEIR CONTINUATION TO BE REGULARLY REVIEWED.

Explanation

Grazing is a useful management tool to control noxious weeds and prevent the growth of long grass which can become a fire hazard. Licences to Occupy can be issued under S.74 Reserves Act 1977 for a maximum term of 5 years.

4.15 Leases and Other Rights of Occupation

TO GRANT LEASES TO SPORTS CLUBS AND OTHER ORGANISATIONS OVER AREAS SURROUNDING CLUB HOUSES AND OTHER SUBSTANTIAL IMPROVEMENTS WHERE IT IS IN THE PUBLIC INTEREST AND THE ERECTION OF THE BUILDINGS HAS BEEN APPROVED UNDER POLICY 4.5.

TO ENTER INTO AGREEMENTS FOR THE USE OF AREAS AS WELL AS FACILITIES PROVIDED AND MAINTAINED BY THE ADMINISTERING BODY.

Explanation

Leases over reserves should be granted only where necessary to give clubs security of tenure to raise finance or in the interests of public safety. The Reserves Act 1977 (S.54 (1)(b) and the First Schedule) contains adequate provisions for the review of any leases granted.

The publication "Guides and Policies in the exercise of the Reserves Act 1977 - No.2 Leasing of Reserves and other rights of Occupation" obtainable from the Department of Conservation details policy to be followed but the following criteria will provide a summarised guide to decisions:

1. The granting of leases must be in the public interest and must ensure that the total exclusion of the public from the reserve does not take place.
2. The public's right to join clubs must be protected.
3. The club facility when not required by the Club is to be made available for hire.
4. At the discretion of the administering body, toilet facilities are to be located and designed to cater for the public as well as players, however these facilities may be locked if it is considered appropriate.
5. Leases are to cover building sites and other areas where substantial improvements have been erected and immediate surrounds excluding car parks unless adequate arrangements are made for other reserve users. Use of other areas will be covered by agreement under S.53 Reserves Act 1977.
6. In the case of facilities for competition between individuals - tennis, bowls, golf and squash for example, when the facility is open for play it must be available to outsiders. Club members are not to be given preference but the lessee may collect a fee from outsiders using the facility. On days when spectators are charged admission, public play may be prohibited but remember this is restricted to 40 days a year and not more than 6 days consecutively.
7. The lessee may make rules to regulate the use of the facility but such rules are to be consistent with this policy.
8. It is accepted that social functions can be part of the recreational experience associated with sport. It is however important that the social side remain ancillary to the sporting side and not become the

predominant reserve use. Many clubs are moving away from the original basic pavilion of a voluntary organisation to substantial club rooms that are close to commercial undertakings. The sale of liquor must be in terms of the Sale of Liquor Act.

9. Leases for uses not specifically for outdoor recreation, e.g. squash and badminton meet the above criteria and in addition it must be shown that the granting of such a lease is in the public interest.

At some stage in the future, public demand for facilities could be greater than the capacity of the reserve and danger to the general public could arise, consideration may then have to be given to terminating the rights of the existing lessees. At present no objection can be seen to the granting of 21 year leases at more realistic rents to give the Clubs security of tenure as the standard provisions laid down in the Reserves Act 1977 give the opportunity for the Minister of Conservation to review the position before granting a renewal of any lease (S.54(1)(b) and First Schedule of the Reserves Act 1977).

4.16 Boundary Adjustments

TO ADJUST THE BOUNDARIES OF THE RESERVE AS OPPORTUNITY OFFERS TO INCLUDE ENCLAVES AND ADD ADJOINING LAND USED FOR THE SAME PURPOSES.

Explanation

1. The Sewage Treatment Station owned by the Silverpeaks County Council should, when the land is no longer required for this purpose, be developed as a plant nursery and works depot area to aid the development of the reserve.
2. A recreation reserve off Viscount Road, Waldronville should be added to the reserve to provide pedestrian access from Waldronville.

4.17 Closure to Public

TO KEEP THE RESERVE OPEN TO THE PUBLIC AT ALL TIMES EXCEPT WHERE CLOSURE IS NECESSARY FOR PUBLIC SAFETY OR WHERE APPROVAL HAS BEEN GRANTED TO A CHARGE BEING MADE FOR ENTRY.

Explanation

1. The closure of parts of the reserve to the public would be provided for in the leases to the Gun Club, Pistol Club and Beachlands Speedway when shoots or motor car races are being held.
2. Section 53 (1)(d) and (e) Reserves Act 1977 sets out the legal requirements for charging for admission to a reserve.

5. PLAN AMENDMENT AND REVIEW

5.1 Period of Review

Section 41(4) Reserves Act 1977 require that this management plan be kept under continuous review so that the plan is adapted to changing circumstances or in accordance with increased knowledge.

Although this plan needs to be kept under continuous review which implies the need for minor amendments from time to time, it is intended to undertake a comprehensive review every five years.

APPENDIX A

UNIVERSITY OF OTAGO GEOLOGY DEPARTMENT

Sand Removal from Green Island Domain

C.A. LANDIS

INTRODUCTION

The sand which is being quarried is of medium grain size (average diameter, approximately 0.3mm) and is well sorted. It is of diverse mineral composition, consisting predominately of quartz and feldspar with minor glauconite and rock fragments and trace amounts of garnet, epidote, and spinel. The higher dunes, where quarrying is proceeding, are no longer actively forming; modern sand deposition is mostly restricted to the marram grass covered small dunes at the immediate back of the beach. Only at the extreme eastern end of the area (adjacent to Blackhead) does there appear to be significant movement of sand inland from the beach area.

Environmental Significance of Sand Removal

This topic can best be considered under four separate headings:

1. Visual pollution
2. Interference of industrial activities with domain activities
3. Depletion of scientific and education value of dunes.
4. Acceleration of erosion due to human interference.

1. Visual Pollution

The area, an attractive coastal landscape, is marred by at least four conspicuous sand pits plus the unplanned roads leading to them. This situation will continue to worsen unless cartage and quarrying is restricted to one inconspicuous area.

2. Interference of Industrial Activities With Domain Activities

The problems created by trucking and loading in a public domain are self evident.

3. Depletion of Scientific and Education Value of Dunes

The Green Island Domain area, like many areas along the Otago Coast, is of value for understanding coastal processes of wind and wave erosion and deposition. Knowledge of dune and beach development is also of value in understanding the climatic history of the area and the changes of sea level during the last 5000-10000 years. With increasing sand removal, the educational and scientific value will diminish. (Institute of Nuclear Sciences, DSIR, has agreed to attempt to date a peat sample from the inner dunes in order to gain some knowledge of rates of sand accumulation).

4. Acceleration of Erosion to Human Interference

In many areas of the world, interference with naturally occurring coastal processes has resulted in increased rates of erosion, and in other cases increased sedimentation. The sand removal in question is for the most

part occurring in areas where natural processes are presently operating extremely slowly. Thus apart from the eastern-most sand pit, sand is being removed from areas where both deposition and erosion appear to be very low. In contrast, the beach area and first line of dunes are in a dynamic, changing condition. Studies of aerial photographs taken over the past 30 years reveal (a) slight seaward growth of both beach and dune areas and (b) extensive spread of vegetation cover. In 1942 vegetation was established only along the landward and seaward fringe of the domain area, at present vegetation has spread throughout most of the area.

The recent spread in vegetation probably reflects a decrease in amount of sand supplied to the beach by normal coastal processes. Once established, vegetation cover has two main effects. One is to trap blowing sand thus beach sand blown inland tends to accumulate immediately behind the beach. The other effect of the dune surface and thereby inhibit air photo and field observations it seems unlikely that sand removal from the vegetation covered back dunes will cause any serious increase in rates of erosion. In a similar way, however, it is not likely that these excavated dunes will be rebuilt by natural processes.

RECOMMENDATIONS

The solution to points 1 and 2 are best left to the Department of Conservation. It would seem to me that if sand removal is to continue, then these operations would best be restricted to one pit, sited in an inconspicuous area and with its own access road.

With regard to point 3, preservation of a large portion of the area in its natural state seems desirable. Areas of active wind erosion and wind deposition would be especially worth preserving. With this in mind, I would especially suggest that the sand pit at the eastern end of the area be closed. An attractive and instructive viewpoint could be constructed in that area.

Erosion of the area caused by constitute a serious threat at advisable that future sand removal from the beach and seaward dune periodically to ensure that erosion

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Member: Geological Society of New Zealand (Committee)
Geological Society of America
International Association of Sedimentologists

APPENDIX B

GREEN ISLAND RECREATION RESERVE - BOTANICAL NOTES

P.N. Johnson

Botany Division, DSIR, Box 5306, Dunedin

8 November, 1979

INTRODUCTION

Parts of this reserve were examined briefly on 8 November 1979 with and at request of Mr P Dale, Reserves Ranger. In particular an opinion was sought on the value of forest remnants at the eastern end, with a view to assisting Department of Conservation Dunedin in their preparation of a management plan.

Vegetation Pattern

In general, the plant cover from the foredunes inland is:

1. Marram grass on unstable raw sand, with some purple flowered *Senecio elgans*.
2. Low scrub of lupin, some toetoe, a few flax.
3. Elderberry scrub, still with lupins
4. Mahoe-elderberry, mostly covered with the creeper *Muehlenbeckia australis*. Young ngaio trees are common, and seem less liable to be smothered by *Muehlenbeckia*.
5. Coastal forest as described below.

These plant communities represent a continuing stability of the sand.

Some gorse is present along the north side of the reserve. It may succeed to lupin, mahoe or ngaio without the need for any control measures.

Wetland vegetation surrounding ponds near the middle of the reserve may be of some botanical interest. Opinion on its value should be sought in the event of any proposed change to the passive recreation status of this area.

FOREST REMNANT AT EAST END

This patch of bush, located on the accompanying sketch map, forms a narrow fringe, 10-30 metres wide, between lupin scrub downslope and farmland above. Ngaio is dominant, growing as quite upright trees to 10 to 12 metres in height. Mahoe is also common, with a few trees of narrow-leaved lacebark, kowhai, Hall's totora, kohuhu, lancewood, broadleaf and miro (one tree).

Understorey shrubs are *Melicope simplex*, *Coprosma crassifolia*, *G. Propinqua*, *C. Areolata*, *Lophomyrtus obcordate*, *Corokia cotoneaster*, elderberry and hawthorn. The creeper *Muehlenbeckia australis* is common, but does not smother the trees here, as it does the scrub downslope. Only three ferns were seen (*Pyrrhosia*, *Pellaea rotundifolia*, *Asplenium bulbiferum* - all rare), the ground being largely bare, obviously used by cattle which have severely browsed all regenerating trees

In itself the botanical value of this pocket of bush is low. Coastal forest of similar composition, although now rare in Otago, does survive in larger stands at Goodwood and Heyward Point (both Scenic Reserves) and at Taiaroa Bush and Saddle Hill (not reserved, severely grazed). What this bit of forest does offer though, is a seed source (the only one) for reforestation of the lupin and elderberry scrub that covers much of the reserve.

RECOMMENDATION

That this forest be fenced off from adjoining farmland, and that grazing be not allowed within this forest or any adjoining scrub where native trees are regenerating. Given time, this should result in a more substantial plant cover (forest) on what is an inherently unstable substrate (sand), and one which would have greater biological diversity and scenic appeal

Provided these values are recognised, classification as Recreational Reserve with a zoning as passive recreation area is not inappropriate.

APPENDIX C

Extracts from letters from the Nature Conservation Council

29 May 1973

SAND REMOVAL : GREEN ISLAND DOMAIN

I confirm my telephone conversation with Mr R.J. Hughes that this Council views with concern any form of destruction to the natural state of the coastal sand-dune portion of the Green Island Domain. Council wishes to point out that in many parts of New Zealand similar areas are being acquired at considerable expense for coastal reserves. Any authorised act resulting in the destruction of areas such as the one under consideration is therefore, contrary to the very concepts of the Coastal Reserves survey under which these areas are being preserved. Furthermore, the Council is of the opinion that in the future such places will be in demand in and around Dunedin and that as this is the closest to the city it should be preserved at all costs.

A copy of this letter has been set to the Director-General of Lands expressing Council's concern about the situation which has arisen together with a recommendation that control of the portion of the Green Island Domain which is in natural sand dunes be assumed in full by the Department, and the domain designation over the area be reviewed, in terms of the Coastal Reserves Survey, and changed to scenic reserve, if considered appropriate, and retained in its natural state.

N.J. Robinson Secretary.

SAND REMOVAL : GREEN ISLAND DOMAIN

18 November 1974

A further on-the-site inspection by the Chairman and Executive Officer of council, together with Messrs A.R. Mutch (DSIR) and R.J. Hughes (Lands), was undertaken on 1 October 1974. As a result this Council is still opposed in principle to sand removal from the Green Island Domain.

The reasons for this are that the removal of the top cover for sand extraction can produce erosion and instability factors and the fact that the vegetative cover has increased in the past could alter with changing weather patterns at any time.

**N.J. Robinson
Secretary**

APPENDIX D

**Ministry of Works and Development
District Office
P.O. Box 451
DUNEDIN**

18 August 1978

The Commissioner of Crown
Lands and Survey Department
P.O. Box 896,
DUNEDIN

GREEN ISLAND RECREATION RESERVE : RESOURCE STATEMENT

The Resource Statement gives a good description of the reserve, present usage and development proposals. The following comments relate to soil and water aspects.

THE SAND RESOURCE

Sand is a limited resource and is renewable along the Otago Coast only to the extent that the rivers continue to discharge sediment. The Roxburgh dam which traps much of the sediment brought down by the Clutha River must have a marked effect on the supply of sand available for deposition on Otago beaches.

Although erosion of foredunes and beaches and subsequent deposition is a seasonable process the former may now be the dominant factor and erosion such as has been experienced this winter may result in continuing retreat of the beach margin. Moderate erosion of the foredunes in the reserve has occurred in places and much of the sand has been removed from the beach between Blackhead and the Dunedin Stock Car Club area.

THE FOREDUNE AREA

The foredune area acts as a buffer zone protecting the lower land behind from encroachment by the sea. It is important that this buffer area be preserved by prohibiting any use which will interfere with the dune system. Access to the beach should be confined to limited pedestrian traffic only. Most of the foredunes are well vegetated but stabilisation with marram grass lupins may be necessary in places.

SAND EXTRACTION

Removal of sand for industrial use could in future conflict with other uses and perhaps part of the reserve could be zoned for this purpose if there is going to be a continuing demand by the iron foundry industry. Planning for future extraction could then be done on a long term basis with annual quotas being set based on the extent of the resource.

All disturbed ground should be revegetated as extraction proceeds. Some mined areas could be suitable for playing fields after levelling, topsoiling and grassing.

BEACHLANDS 4ZB SPEEDWAY

Formation of the racing circuit and surrounds has involved considerable shifting of sand. Grassing of flat areas should be completed and disturbed sand dunes stabilised with marram grass or lupins to prevent further erosion.

BEACH POLLUTION

The otherwise attractive stretch of beach in the vicinity of the Green Island sewerage outlet is obviously polluted and it is hoped that the new treatment scheme when completed, will rectify this situation.

R.D. Grant District Commissioner of Works per (G.W. Goodyear)

APPENDIX E

ADVERTISING OF PLAN AND-SUBMISSIONS RECEIVED

Following change of control to the Commissioner"of Crown Lands, Dunedin on 14 October 1977 and in accordance with the provisions of the Reserves Act 1977 a draft Management Plan was prepared by the Lands and Survey Department and advertised for public comment in the Otago Daily Times on 8 March 1979 with the closing date for submissions being 27 March 1979. Copies of the Plan were circulated to a wide variety of organisations with a known interest including the following:

Silverpeaks County Council
Green Island Borough Council
Otago Pistol Club
Dunedin Gun Club
Dunedin Stock Car Club
Waldronville Community Council
Otago-Southland Manufacturers Association Inc
Otago Rugby Football Union on behalf of the Dunedin Metropolitan Sports Organisations
Otago Catchment Board
Otago Regional Development Council
NZ Police Dunedin District
Fairfield Community Council
George Ellis and Co

Ten Submissions were received from:

Otago Branch NZ Institute of Surveyors
Silverpeaks County Council
Ministry of Works and Development Dunedin
Mr A. Shooter - Waldronville,
Waldronville Community Council
Dunedin Gun Club
Otago Pistol Club
George Ellis Transport
Otago Rugby Footaball Union on behalf of Dunedin Metropolitan Sports Organisations.
Green Island Rugby Football Club

Representatives of five organisations were heard in support of their submissions.

Management Plan Review

In January 1987 a major review of the plan was commenced and in accordance with the provisions of the Reserves Act 1977 the review was advertised in the Otago Daily Times on 29 January 1987 with the closing date for submissions being Friday 27 March 1987.

Eight submissions were received from: The Otago Acclimatisation Society; Green Island Borough Council; Beachlands 4ZB Speedway Inc; The Otago Area of the NZ Horse Society; The Dunedin City Council; The Otago Harbour Board; Mr Alan Shooter; The Silverpeaks Combined District Noxious Plants Authority. Representatives of five organisations were heard in support of their submissions.

APPENDIX F

SUMMARY OF SUBMISSIONS RECEIVED AND COMMENT THEREON

ACCESS AND INTERNAL ROADING (2.2 and 4.4)

1.1 Otago Branch New Zealand Institute of Surveyors

In view of the apparent conflict of interest between the Gun Club lease and the access road to the Stock Car race track, the Institute has suggested an alternative access road to the Active Recreation Zone from Blackhead Road along the western boundary of the proposed passive area which will also do away with any proposal to pass through Waldronville. There is also a conflict between casual picnicking and the Stock Car Club and a defined pedestrian access from the Race Track to the beach is needed to also minimise erosion of the sand dunes.

1.2 Dunedin Gun Club

The Club would not like to see access through Waldronville and prefer the Silverpeaks County Council's proposal for access from the north except from Blackhead Road.

1.3 Dunedin Sporting Codes

Accept that public access to be built into proposed leases.

1.4 Ministry of Works and Development

Point out the need for care in designing internal roads and the need to consult the local body about proposed alternative vehicle access.

1.5 Silverpeaks County Council

The Council is very much aware that the present access is congested during times of peak traffic, being within the safety zone and therefore closed when the Gun Club is operating. As it stands Council considers that the Stock Car Club should meet the cost of suitable roading and parking to their track. As an alternative it suggests that access to future playing fields and parking areas be provided from the existing Brighton Road through Thompson's land or from Blackhead Road with new lessees meeting road costs to their areas from there. It does not want access from Waldronville. It accepts the need for two-way traffic flow for access routes only with passing bays on the one-way internal roading.

1.6 Mr A. Shooter and Waldronville Community Council

Do not want road access from their Waldronville Community to the Reserve.

1.7 Comment

It is agreed that the alternative access should not be through Waldronville and that the Silverpeaks County Council's proposal i.e. the Blackhead Road proposal should provide a satisfactory solution. The proposed access from Blackhead Road would be steep, less convenient and contrary to the zoning in this plan (see also Section 9.5 of this Appendix).

1.8 Amendments to Plan

Section 2.2 amended by deleting reference to access from Waldronville.

Paragraphs 5 of Policy 4.4 amended to state that the stock car club should provide adequate access to the stock car circuit.

2. TENURE, AREA, CONTROL AND NAME OF RESERVE (2.3)

2.1 Ministry of Works and Development, Dunedin

Pointed out the need for a clear statement in the Plan to identify the present administering authority which is the Commissioner of Crown Lands, Dunedin.

2.2 Dunedin Gun Club

The Club would prefer Lands and Survey to retain management of the Reserve.

2.3 Silverpeaks County Council

The Council is willing to take over control of Reserve after the Management Plan is approved. Thereafter it will consider its financial responsibility in terms of the plan. Although the Waldronville Community Council has suggested that the Reserve be named Island Park, Council has yet to consider this formally.

Comment

Council has since considered the renaming of the reserve further and supports its name being formally changed to Island Park.

2.4 Amendment to Plan

Section 2.3 has been amended by adding details of the present control.

PHYSICAL FEATURES (2.4) TREE PLANTING AND WALKIN TRACKS (2.8,1) AND PLANTING (4.13)

3.1 Otago Branch New Zealand-Institute of Surveyors

The Institute is concerned at the danger of erosion of the foredune area by wind and see if vegetation cover is not established by early planting of trees and shrubs to create a suitable buffer from Active Recreation Area.

3.2 Dunedin Metropolitan Sports Organisations

Consider that foredune area should be planted before playing fields are developed.

3.3 The Silverpeaks County Council

Council appreciates distinctive landscape feature of sandhills and considers that any extension of the active recreation area would only marginally interfere and provide better access to the sandhills from the lower northern area. They also commented that a person other than a Landscape Architect would be qualified to advise on landscaping.

3.4 The Waldronville Community Council

The Council would like a green belt of trees planted between the County Town and any proposed playing fields.

3.5 Comment

The submissions generally support the statements and policies in the draft Management Plan except that not enough emphasis may not have been given to the need for planting before any development takes place. This would be dealt with by administering body in considering development proposals.

3.6 Amendment to Plan

An amendment has been made to Policy 4.12 - covering planting required as part of any development proposal.

4. PRESENT USES – SEWERAGE TREATMENT (2.6.1 AND 2.6.5) AND BOUNDARY ADJUSTMENT (4.16)

4.1 The Silverpeaks County Council

Council wishes to retain the sewage treatment plant land as a local purpose reserve when it is no longer required for its present purpose and opposes the inclusion of the Recreation Reserve off Viscount Street, in the reserve as this could lead to it being used for vehicle access.

4.2 Ministry of Works and Development Dunedin

Plan should indicate when the present sewage outfall on the beach is likely to be "relieved" by the installation of a treatment scheme. Should be discussed further with local body.

4.3 Comment

The boundary adjustment proposed in the plan are considered desirable to provide uniform administration of this unit. However the sewerage treatment station is on freehold land and its future use will be a matter for the owner to decide when it is no longer required for its present purpose. The local bodies concerned are at present unable to give any firm indication of when the proposed treatment scheme-is likely to be operational.

4.4 Amendment to Plan

The explanation to policy 4.16 has been amended as it has been agreed that vehicle access from Waldronville is not desirable.

5. EXISTING LEASES 2.6.2

5.1 George Ellis Transport Ltd

The company is concerned that Gun Club have been given permission to level the safety area within its lease which will involve the removing of large quantities of sand. Claim that its original application for a licence to remove sand could have achieved both objectives. Pointed out that present licence arrangement was not covered in the plan.

5.2 Dunedin Gun Club

Maintain that they should be regarded as a legitimate use and would like a 33 year lease and if possible some right of renewal to secure continued expense on new facilities. Would also like secured organisations to develop an Olympic trench after lease is secured. Are open to use of their grounds by other organisations

5.3 Silverpeaks County Council

Council supports existing leases and their being secured by 33 year terms with. right to apply for renewal. Rent to cover normal running costs only and to be reviewed. 'Council to recommend-new leases. based on Management Plan principles.

5.4 Ministry of Works and Development Dunedin

Suggest a shorter term than 33 years from the proposed lease as future trends like the energy crisis may put greater pressure on this land.

5.5 Otago Pistol Club

Boundary between them and Gun Club should be the continuation of line of three as shown on map on page 19. Also would like an additional area towards Kaikorai Estuary to provide for additional 25 metre range. range also currently used by Otago Outdoor Small Bore Club Police Force and Black Power Shooters.

5.6 Otago Branch New Zealand Institute of Surveyors

Sees conflict between Stock Car Club and casual picnickers during summer.

5.7 Comment

There are conflicting views of the terms of the leases to be granted to the sporting organisations and a 33 year term without a right of renewal would give reasonable security to the organisation for their investment in the area. An additional area for the Pistol Club should be considered when the additional land is required; the additional area is included with the active recreation area permitting its use for this purpose.

5.8 Amendments to Plan

The plan of proposed leases and permits etc has been amended by altering the boundary between the pistol and gun clubs to the traditional line.

6. GRAZING LICENCES (2.6.3.)

6.1 The Dunedin Metropolitan Sports Organisations states that no indication given as to the importance of this in relationship to other holdings. questions the proposal to take between 1.5 and 2.8 hectares out of the reserve and formalise the grazing rights. Would prefer lease to run on until such time as the area is required for development - similar procedure to other Council leases on recreation land.

6.2 Silverpeaks Country Council - Mosgiel

See no objection to existing arrangements being formalised subject to lessees undergoing temporary fencing and making contribution towards permanent fencing.

6.3 Waldronville Community Council

Council requests that grazing arrangements to be made for Pony Club.

6.4 Dunedin Metropolitan Sports Organisations

Support proposal to only issue Grazing Licences for maximum of 5 years.

6.5 Comment

The tenure provided for grazing licences under the Reserves Act 1977 is a licence to occupy for up to 5 years. The standard licence provides for termination on one month's notice if the land is required for other purposes. The grazing licence to Mr B M Campbell has since been cancelled.

6.6 Amendment to Plan

Plan has been amended as necessary.

7. SAND REMOVAL (2.6.4)

7.1 George Ellis Transport Ltd

Point out that the area shown on page 44 as proposed Licence to Remove Sand is not in accordance with Mining Application No. 32698 made by Otago-Southland Manufacturers Association and that there is no mention of plan of relationship between sand extraction and reshaping of 'area for recreational purpose. Consider that these two could go hand in hand. Also see need to minimise removal of vegetation cover in mining operations. Trust that Minister's condition of Mining Licence will ensure area is levelled and grassed no lower than Gun Club at present. Understand that new licence will be as a quarry in terms of Quarries Act.

7.2 Otago Branch NZ Institute of Surveyors

Is concerned that Minister of Conservation consent to Otago-Southland Manufacturers Association does not contain details of the volume of sand to be removed, maximum depth and size of any pit at any given time and where the fill material will come to back-fill the pits. Also sees need in plan to make clear that no mining is intended in passive recreational area.

7.3 Silverpeaks County Council

The bold print statement on page 43, i.e. "NO MINING TO BE PERMITTED EXCEPT WITHIN THE ACTIVE RECREATION ZONE WHERE THE MINING IS PART OF THE DEVELOPMENT OR IT IS REQUIRED FOR AN ESSENTIAL INDUSTRY" appears to be ambiguous as it implies that sand required for an industry could be extracted anywhere in the Reserve. suggest amending wording that mining permitted within active recreation zone under licence for essential industry and subject to conditions ensuring public safety and that sand removal consistent with recreational development consent to Town and Country Planning Act 1977 to any fresh application and any extensions outside present boundaries.

7.4 Ministry of Works and Development Dunedin

Sees a need for some indication in plan as to what restoration techniques will be required of present day sandpit operators.

7.5 Are concerned about present and future conflict between their leased area and Mining Licence. Suggest a condition of eventual Mining Licence that there be no mining at weekends and during special shoots. Will need to liaise with sandpit operator as to creation of back boundary barriers.

7.6 Comment

The issue of a licence to remove sand comes within the jurisdiction of the Minister of Energy with the consent of the Minister of Conservation. Until the terms of the licence have been fixed by the Minister of Energy they cannot be included in the plan; it is agreed that this information would have been desirable.

It is up to the applicant to obtain any approvals which may be covered in comment 2.

7.7 Amendment to Plan

Policy 4.12 has been amended to clarify its meaning.

8. OTHER SUGGESTED USES (2.8, 2.8.1 and 2.8.2)

8.1 Otago Branch New Zealand Institute of Surveyors

Considers that land in active area will have to be levelled off and modified for sports grounds warns that massive wind and sea erosion could occur unless earthworks are provided.

8.2 Dunedin Metropolitan Sports Organisation

The over-use of winter grounds is affecting summer codes and pressure would be considerably reduced if more grounds are created. Ideally 162 winter games should take place any one time but there are 63 grounds with a 1.5% annual growth in the number of players, there is a shortfall of approximately 50 playing fields in the local sporting area. At present 23 grounds are classified as marginal for use. All this totals up to a lack of recreational space in Metropolitan area which this reserve could go a long way in meeting with its ideal surface and good drainage.

Apart from City Council survey no one has conducted an Outdoor recreation Survey and DMPRA should be approached to do one in an endeavour to rationalise land use and reduce duplication of facilities.

8.3 Dunedin Gun Club

Are surprised at interest of sporting code in Reserve and see considerable cost in developing new facilities. Point out that Reserve is some distance from urban population and with rising costs of motoring, contend that grounds in the around Dunedin should be developed before new outlying playing fields are brought into use. Question the local sporting code's contention that pressure on available grounds will increase. contend that establishment of playing fields will attract more people who will conflict with Gun Club shoot fixtures.

8.4 Silverpeaks County Council

Are not convinced that area available for active recreation in Management Plan will meet total demand of 60-100 playing fields called for.

8.5 Green Island Rugby Football Club

Catered for 21 concerned that sufficient winter fields are poorly have missed games missed games

teams including schoolboys last season. Are Dunedin Metropolitan area does not have fields to cater for demand as many existing drained. Some Green Island junior teams for 5 weeks on end and schoolboy teams on 9 consecutive weeks in 1978.

Contend Reserve is suited to development 'of 'large scale playing fields in that it has ideal drainage and well sheltered outer perimeter of sand dunes which could become natural grandstands for spectators. consider present area set aside for large scale sporting field complex should be enlarged.

8.6 Ministry of Works and Development - Dunedin

Sees a need for Reserve to be developed to at least satisfy part of metropolitan need for additional winter sports fields. Land here is a significant recreational regional resource and Management Plan should reflect objectives as developed by Dunedin Metropolitan Regional Planning Authority.

8.7 Comment

Any development proposal would need to be approved by the Administering Body and the conditions laid down would have to be in accordance with the policies set out in this plan. Development would need to be carried out in stages to minimise adverse effects on the passive recreation zone and a concept plan will be desirable (see para. 9.5).

The amendment made to policy 4.13 covers some of the submissions.

It is agreed that ideally an Outdoor recreation Survey should be completed to determine the best use of the active recreation zone. However it is not the function of this plan to stimulate the type of development which will take place; it will be up to the administering authority to consider any applications received, decide their merit and if it approves then lay down conditions in accordance with the policies set out.

8.8 Amendment to Plan

Section has been amended to include a brief statement on scenic values.

9. OBJECTIVES FOR GREEN ISLAND RECREATION RESERVE (3.2) AND CLASSIFICATION AND CONTROL (4.1)

9.1 The Dunedin Metropolitan Sports Organisation

Questions the proposal to leave two-thirds of Reserve as passive and consider there should be an examination of short term needs as development takes place and various demands become apparent. Considers the passive zone would have very little use and should be only confined to foredune and beach area.

Support multi use of area such as Gun Club land and allocating practice areas for various sporting codes in these areas without jeopardising their requirements. Are unsure as to what the scenic qualities being preserved actually are. consider that additional land should be earmarked for future active recreational use. see need for definition of foredune area. consider "Active" area could be extended northwards and that department is taking the cautious view.

9.2 Green Island Rugby Club

The Club objects to the small area set aside for active recreation

9.3 Silverpeaks County Council

Point out that no concept plan has been provided for the possible or likely development of the Active area and recommend proposed northern boundary be extended towards Blackhead Road as marked on attached plan. Maintain there should be flexibility of northern boundary line between passive and active area. See need for general Statement on need to comply with provisions of Town and Country Planning Act 1977.

9.4 Ministry of Works and Development - Dunedin

Supports inclusion of foredunes in passive recreation zone and sees need to control relationship between existing and potential activities to reduce conflict. Also would like to see roading links developed with regard to physical and aesthetic properties of this area in consultation with Silverpeaks County.

9.5 Waldronville Community Council

Passive land should be retained and not encroached on.

9.6 Comment

There is obvious conflict among the submissions made as to the area which should be developed for active recreation and what should be retained as passive recreation area. The zones are defined on map at page 25. foredunes and the land rises from the eastern end of the active recreation to Blackhead Road. It is considered more detailed study is required before any extension of development into this area is permitted.

Minor adjustments to the boundaries can be made as the line on the map is intended as an indication of the boundary.

Any major extension of the active recreation zone should not take place until it is proved that there is a demand for more land for this purpose and further research has been undertaken. This would then be dealt with by way of amendment to the plan which would enable further submissions to be considered.

Development proposals have been commented upon in Section 8.7 of this appendix but the provisions of a concept plan is beyond the scope of the management plan. Once the management plan has been approved the administering body could prepare such a plan as part of its consideration of any development proposals.

10. PARKING (4.3)

10.1 Dunedin Metropolitan Sports Organisations

Contend that recreational and/or environment capacity is determined by the ability of the resource to sustain itself under a given level of use and NOT by the number of people or vehicles that can be accommodated.

10.2 Comment

This comment appears to be based on a misinterpretation of the comments in the draft plan. what is intended is that the parking provided should not be for more vehicles than the capacity of the reserve i.e. the number of vehicles should not provide for more people than a level of use under which the resource can sustain.

10.3 Amendment to Plan

The wording has been amended to clarify what is intended.

11. SIGNS (4.10) AND ADVERTISING (4.11)

11.1 Silverpeaks County Council

Oppose the erection of any advertising even by existing permit holders or lessees. Council's previous opposition to advertising not included in Draft Management Plan. Advertising to cover temporary signs only.

11.2 Otago Pistol Club

Presumes advertising policy will not include temporary canvas signs of shoot sponsors.

11.3 Ministry of Works and Development - Dunedin

Plan should ensure reasonable place for signs. Uniform signs advertising future facilities will enhance the Reserve and assist general public.

11.4 Comment

The submissions are supported.

11.5 Amendment

Policies 4.10 and 4.11 have been reworded.

12. LEASES AND OTHER RIGHTS OF-OCCUPATION (4.15)

12.1 The Dunedin Metropolitan Sports Organisation

Consider proposal to grant leases only where Club Houses have been erected and to existing occupiers an unnecessary demarcation. Believe policy should apply to existing occupiers as a whole. Clubs only need leases on existing building and permanent installations. Oppose the issuing of leases (and renewals) which could commit the development to a plan which is neither flexible nor progressive leases should not retard progress.

12.2 Otago Pistol Club

Minor variation with Policy regulations in lease policy.

(1) Under Policy Registration person may shoot at the Club twice before they are required to make an application for membership.

(2) Public cannot buy pistols unless they are a member of the Club. Applications for membership are vetted by Police.

12.3 Ministry of Works and Development - Dunedin

Management Plan needs to contain guidelines for the use of facilities for groups other than original leaseholder to ensure all activities are in accordance with management objectives of the administering authority.

12.4 Comment

The variations requested by the Otago Pistol Club can be accommodated within the policy.

The length of the proposed leases has been commented upon earlier in this appendix (para 5.7)

It is agreed that there is conflict between the proposed policy for existing users and future occupiers and policy 4.15.

12.5 Amendment to Plan

The explanation has been amended with a consequent amendment to the policy.

The plan has been amended

SILVERPEAKS COUNTY COUNCIL

ISLAND PARK RECREATION RESERVE - REVIEW OF MANAGEMENT PLAN

1. Introduction

Council resolved at its September 1985 meeting to review the current management plan for Island Park, which is now seven years old, and needs to be updated to accommodate present recreational needs. The intention to review the plan was then publicly advertised with a closing date for Submissions set at 22 November 1985.

Four Submissions were received and advertised plus two late submissions.

- i) Otago Harbour Board - Development of a feedlot for live sheep trading.
- ii) New Zealand Horse Society (Otago Area) - Development of a regional Equestrian Centre.
- iii) I F Tetlow - Development of a Boating Marine - Kaikorai Estuary.
- iv) Mr A Shooter - Development of an alternative access, and plantation.
- v) Green Island Bborough Council - General Submission
- vi) Silverpeaks County Council - Establishment of Works Depot and Nursery Waldronville Sewerage Treatment Site.

Submissions 1-4 were then advertised for -public comment, and/or objection with the closing date set at 27 March 1987. Six objections comments were received from:

- i) The Otago Acclimatisation Society - objecting to Mr Tetlow's and The Otago Harbour Board proposals.
- ii) Mr Mark Ensor - objecting to the Otago Harbour Board's proposal
- iii) Waldronville Community Council - Supporting the Otago Harbour Board's proposal , but with a reduction in area.
- iv) Green Island Borough Council - objecting to the Otago Harbour Board's proposal, supporting the New Zealand Horse Society's proposal and recommending that Mr Tetlow's proposal be left in abeyance.
- v) Beachlands Speedway Incorporated - Objecting to the New Zealand Horse Society's proposal.
- vi) Dunedin Gun Club Incorporated - Objecting to the New Zealand Horse Society's proposal.

The reserves existing utilisation when compared with its size (approximately 157 hectares) is relatively low, however, the reserve has two major recreational functions, ie passive and active recreation.

Passive recreation is mainly concentrated into the Northern portion beyond the stockcar track and pursuits Include bathing, horse riding and walking. Active recreation is confined to the Southern portion with the Beachlands Speedway, the Gun and Pistol Cubs and the Waldronville Horse owners areas, forming the main pursuits. Because of the extensive nature of the reserve conflict between passive and active uses have been absent.

The only exception to this being that access is restricted when the Gun Club is hosting a shoot.

Sand removal operations have also been permitted on the Southern part of the reserve, but is confined to a relatively small area. A plan showing existing utilisation is attached. (Appendix A).

The stage has now been reached where Council must consider the submissions, objections and statements of support received, and decide whether to adopt or reject the submissions received as part of the Management Plan Review. In order to do this, a hearing has been arranged where all those who have submitted submissions/objections will be given the opportunity to state their case. The purpose of this report is to discuss this submissions and objections received and endeavour to give Council some lead, in making its decision. It is also intended that this report comment on the submissions and objections received and to discuss what affect they will have on the reserve. It is proposed to follow the format as descried below:

- (a) Details of Submissions received.
- (b) Details of objections - Statements of support received.
- (c) Comments on Submissions received and how they will affect the reserve.

CONCLUSION Comments on those which it is seen to have the greatest benefit in the utilisation of this reserve.

2 Details of Submissions Received

2.1 Development of a feedlot facility - Otago Harbour Board

The Board has requested an area of 50 hectares to be developed as a feedlot facility for live sheep trading, situated at the Blackhead end of the reserve. and will cover a major part of the undeveloped area of the reserve.

It is intended that the area will be stripped of its present vegetation, graded to an extent required for efficient Stock Management, and subdivided into 36 paddocks of approximately 1.2 hectares in size. The Board requires an additional area of 10 hectares for service areas, i.e. unloading area for fodder, loading area for stock, accessways, truck bay area and the like.

A summary of the Board's proposed development ios as follows:

- (a) The establishment of holding paddocks for livestock to be conditioned over a 7-10 day period, which will not be vegetated since the prime purpose of this is to wean the stock off grass and onto feed pellets that they will be fed on board the ship.
- (b) Development of accessways to and from all holding paddocks for the stock, and machinery to transport fodder on a daily basis.
- (c) Development of an area for receival of stock to the feedlot and loading onto trucks prior to shipment. this area would consist of yards loading/unloading docks and a truck layby.
- (d) An area for the transfer of stock fodder from road transport onto an appropriate food distribution machinery (i.e. tractor, hopper or truck).
- (e) Amenities and office space will be served by a relocatable building or on-site caravans.
- (f) Construction of an alternative access route off Blackhead Road.

The Board has stated that there would be approximately three shipments per year involving some sixty to eighty thousand sheep. There will be approximately 180 trucks for each shipment using Blackhead Road, whilst transporting stock. It is not expected that the stock will be in the area for more than 3 weeks at a time. The Board have advised the following requirements for Council.

- i) Water reticulation for the Waldronville Supply to maintain the water troughs in the holding paddocks
- ii) Satisfactory lease arrangement for the use of the land. The suggested period is ten years.

2.2 *Development of a regional equestrian centre - Otago & New Zealand Horse Society*

The Horse Society also intend to develop the area between the stockcar track and Blackhead Road in stages, its ultimate development is as follows:

- a) Develop a flat grassed area of about 1 hectare for three dressage arenas and a sand based training area.
- b) A flat to undulating grassed area of about 1.5 hectares for a show jumping area.
- c) An undulating area of at least 15 hectares for cross country course of up to 25 jumps.
- d) A parking area for at least 100 cars and horse floats

The major development of this facility is to be done in two stages as follows:

STAGE 1

Levelling and oversowing of two areas each approximately 2 hectares north of the stockcar track. Development of a 3-4 metre wide track over about 15 hectares north of the levelled areas as a cross country course. Extension of existing roadway to service the two level areas.

STAGE 2

Construction of two buildings, one to hold equipment, the second as amenities building containing kitchen facilities, toilets, a working room for officials, such as judges and scorers. Extension of cross country course area to allow alternative tracks.

2.3 *Development of a boating marina (Kalkorai Estuary) - Mr I F Fetlow*

Although this area of the Kaikural Estuary is outside the reserve, it adjoins it, and it was originally thought that this Submission should be included, as the use of this facility may have a minimal carry over effect on utilisation of the reserve.

Mr Tetlow has suggested two options which are as follows (both of which it is believed to be funded by the County)

PROPOSAL 1

Dredge out the shaded area on the attached plan to a depth of 1.5 metres, build a breakwater, a carpark and boat launching ramp to allow small pleasure craft the chance of fishing at sea. The management of the area

could be arranged by persons purchasing from the Silverpeaks County on an annual basis a plastic card that must be inserted into a machine which automatically opens a gate to the area.

PROPOSAL 2

Dredge shaded area to approximately 2 metres in depth. Build a breakwater as shown. Develop and build a boating marina as shown in the diagram. A card operated gate could be installed at the launching ramp and wharfage spaces could be let out annually with fees being collected. (Similar to the present system of collecting boat shed rental s) .

2.4 Development of alternative access & plantation - Mr A Shooter.

This Submission proposes to establish a mixed pine/native plantation on an unused part of the reserve to generate funds for the development and improvement of it. It is suggested that a scheme arranged by the Labour Department would provide the labour content of this proposal, at a subsidised cost. Tied in with this is the suggestion of an alternative reserve access road from the Blackhead Road end of the reserve, to ease congestion on the existing access which is further restricted when the Gun Club is hosting a shoot.

2.5 General submissions - Green Island Borough Council

The Borough Council has submitted the following as a general submission in respect of the Island Park Management Plan Review.

- i) The formation of all-weather sports ground to be administered on a regional basis.
- ii) That an area of ten metres each side of the Trunk sewer and ocean outfall be excluded for any development which would restrict access to the pipeline or outfall for maintenance or repairs.
- iii) That there be a minimum cover of at least 1 metre of fill over the trunk sewer for the total length.
- iv) The Borough Council reserves the right to comment further on the draft review.

3. Details of Objections/Support Received

3.1 The Otago Acclimatisation Society

The Society has objected to the boating marina proposal on the grounds that the Kalkoral Estuary is a valuable estuarine habitat for many species of wildlife and fish. It is believed that this proposal will create a lake type habitat which would destroy the estuarine ecosystem and further it cannot imagine that people will want to go boating in the polluted waters of the Estuary.

It has further objected to the Otago Harbour Board proposal on the grounds that the Society understands that there are likely to be substantial effluent problems associated with the establishment of a feedlot. As a general principle the Society believes that our coasts wherever possible should remain public lands and not be alienated to private or commercial uses.

3.2 Mark Ensor - Westwood

Mr Ensor has objected to the Feedlot proposal as submitted by the Otago Harbour Board as the reserve provides an important mutual link for the Wildfowl and fisheries which has become increasingly unique in view of the drastic reduction of wetland areas.

He also believes that if the feedlot proposal goes ahead restrictions to the public in utilising the reserve will occur. and the opportunity to enjoy this recreational area will be increasingly minimised. This would be contrary to the policies of the utilisation of recreation areas by the public.

3.3 Beachlands Speedway Incorporated

This Society has objected to the Horse Society's proposal on the grounds that the. Horse Society will be utilising the present access road to the Stockcar track facility. It is believed that if the Horse Society is to fully utilise their area they will need unlimited access to it, and if they are using the present areas on this basis the vandalism problem in respect of Beachlands would substantially increase. Beachlands speedway also consider that there would be major problems with horses in close proximity to the Stockcar track whilst a meeting is in progress, and further that the increased traffic flow would be intolerable to the spectators and members.

In short, they believe that any access rights through the Stockcar track area would be of very great detriment to their activities and would seriously jeopardise their ability to conduct their sport in a proper efficient and safe manner.

3.4 Dunedin Gun Club Incorporated

The Gun Club have also objected to the Horse Society's proposal on the ground of utilisation of the existing access road, but more particularly to the fact that the Horse Society has intimated that informal discussions had taken place with the Gun Club when they had not.

3.5 Green Island Borough Council

The Council has objected to the Otago Harbour Board's proposal. on the grounds that the proposal is against the principles of using the area as a recreational reserve, and that it felt that the feedlot facility would create an environmental nuisance for the residents of Waldronville.

4. Statements of Supports

4.1 Waldronville Community Council

The Community Council supported in principle the Otago Harbour Board's proposal, but requested that the following points be noted -

- (a) A reduction in area to allow for the establishment of the equestrian area by the Horse Society. It is considered that it may be possible that the Harbour Board and the Horse Society could both utilise the area in conjunction with one another.
- (b) That the Harbour Board and the Horse Society meet and come to agreement on each of their requirements. The Community Council believes that by doing this and allowing the Horse Society to utilise the area between the Stockcar track and the proposed feedlot as well as part of the feedlot area would minimise the "nuisance" created by the feedlot proposal and therefore make it more acceptable to the public.
- (c) That the foredunes are not to be disturbed in any way and that shelter belts be planted to prevent wind and sea erosion.

- (d) That an alternative access road be constructed * from Slackhead Road to the Stockcar track, to alleviate present pressure on the existing access to the reserve, the cost of which could be apportioned between all users of the reserve.
- (e) That should the area be no longer required by the Otago Harbour Board as a feedlot, that all fencing and buildings are to be removed and the land be sown down in grass and brought up to a condition suitable for recreational utilisation. e.g. sports fields.
- (f) That the term of the Otago Harbour Board's proposal not exceed five years.

4.2 *Green Island Borough Council*

The Council has given its support to the following proposal:

- (a) The Equestrian Centre and Cross Country Course as proposed by the Horse Society provided that this could be used as a passive recreation area when not in use by the Society.
- (b) Proposed Plantation- A Shooter

The Borough Council supported Mr Shooter's proposal in respect of a plantation as it believed that it would be a worthwhile exercise.

SUMMARY

Council has now been informed of the Submissions, Objections, and Statements of Support in respect of the Management Plan Review, and these will be further elaborated by the various parties at the Hearing. It is now proposed to outline the effects of each Submission on the reserve in order that Council will be in a position to decide those which it thinks best to incorporate into the existing Management Plan.

5. Effects of Submissions on the Reserve

5.1 Feedlot facility for live sheep trading - Otago Harbour Board.

This proposal is the one that perhaps will have the most effect on the reserve in terms of its appearance and future utilisation and would require a substantial alteration on the existing Management Plan, reserve utilisation policy.

The site of the Feedlot facility would cover a major proportion of the area of reserve which is at present zoned for passive recreation. The present policies for such areas as quoted from the Management Plan is as follows:

- i) The passive recreation zone will be retained in its present stage apart from the formation of walking tracks and the planting of trees to enhance the present environment and access will be by foot only with no development permitted. The present use by horses will be permitted as long as no permanent damage occurs.
- ii) Keep all modification of the landscape to a minimum within the passive recreation zone.
- iii) All development should be carried out so as to be in harmony with the surrounding area and have a low visual impact.

- iv) The existing sandhills are a diminishing land form in the Dunedin area and a representative example must be retained because of their scenic qualities and opportunities of passive recreation.

The very nature of this proposal and the development it requires as described earlier in this report, cuts across every one of the above described policies, which will have to be largely amended to accommodate such a proposal if it is agreed to by the Council.

The question Council needs to answer is "Does the long term benefit arising from such a proposal outweigh the disadvantages of losing the large passive recreation area within the reserve~' it also needs to consider whether it sees the development of sportfields as being the reserve's ultimate and most beneficial development, and what benefits the Harbour Board's proposal is going to provide in this regard.

In order to answer this, Council will need to consider the following:

The benefits from allowing the use of land as a feedlot facility are as follows:

- (a) The area will be developed and graded to a stage required for efficient stock management and the ease of developing the reserve for recreational use is solely dependent on the Board's initial level of development.
- (b) A reticulated water supply will have been installed as part of the feedlot facility..
- (c) limited vehicle access will have been constructed to service the livestock pens, and allow the undertaking of feeding operations. (This could be later used to facilitate alternative access to the reserve, which will relieve pressure on the existing access road.)
- (d) The Board have stated that the soil fertility and stability will be increased by the very nature of this proposal. To determine the level of this benefit, Council will need further evidence from the Board, and it will only occur if there is no subsequent ground clearing.
- (e) Council may receive a substantial income from rent revenues, although this will be dependent upon the commercial success of this proposal.

In view of the above there are advantages to Council in accepting this proposal. Council will possibly gain a large area which can be developed for playing fields at a reduced cost, compared with the cost of development of the area in its present form. The establishment of playing fields on Island Park was part of a previous development plan for this reserve promulgated by Council some time ago, but has not gone ahead for various reasons. See Plan attached. (Appendix B)

Whilst the need for additional playing fields is not apparent at present, it is not seen that this is a long term prospect. To add further weight to this, there is evidence *that the existing sportsfield facilities within the Dunedin City area are under pressure already. By virtue of its location, Island Park is a logical extension to the sportsfield network in the Greater Dunedin area, as it is in close proximity to the City. Council's own ratepayers will not be without some benefit and it is seen that the Communities of Fairfield, Waldronville, and Brighton, all of which are close to Island Park will gain some benefit from such a facility if the feedlot in fact will be beneficial to the development of playing fields.

Having said that, however, there are some distinct disadvantages in accepting this proposal.

- a) It will require a complete policy change to the Management Plan to accommodate it.
- (b) There will be the loss of a large passive recreation area within this reserve.

- (c) There Is a potential risk of erosion, due to the land vegetation having been stripped from the land
- (d) The land will be tied up for a considerable time, i.e. ten years and public access will be restricted.
- (e) The Waldronville Water Supply storage will need to be upgraded, due to the increased draw-off due to this propossl, and indeed the Council's engineers have advised that there is not sufficient capacity in the existing Waldronville facility to provide a sufficient supply of water for their proposal.
- (f) The appearance of the reserve will drastically change.
- (g) There is a potential statutory nuisance problem, i.e. odour, flies, noise and from faeces covering the ground.
- (h) Potential high cost of upgrading and maintenance of potential access routes due to the increased load of heavy traffic.
- (i) If the development proposed by the Board does not equate with what is required for playing fields, more work,will require to be done.

This proposal is the one that has drawn the most objection as compared to the others, and is going to create the greatest change in the reserves management policy, its appearance and its future utilisation, but it also has some benefit should Council consider that the development of playing fields is of a priority, and provided that the Board can give evidence to alleviate the above disadvantages.

Council will need to impose stringent conditions and set a definite time limit if it is in agreement and if approval is to be gained from the Minister of Conservation and the public . Council will need to give the objections serious and fair consideration and at least impose the following in an effort to meet the objections.

- a) That prior to commencement the Harbour Board provide Council with a detailed development plan of its operations including proposed reinstatement works the Board intend carrying out when they vacate the area.
- b) That the Harbour Board ensure that stringent controls are implemented to prevent erosion of any kind at all times.
- c) That the Harbour Board submit an annual operations programme to Council for approval prior to comment of any activities.
- d) That the Harbour Board guarantee to comply with any conditions imposed by Council, the Department of Conservation and other appropriate authorities, in respect of its operation.
- e) That the Harbour Board make some commitment to contribute to the increased cost of maintenance of the potential access routes and if necessary the upgrading'of the Waldronville Water Supply should the need arise.
- e) That the term of occupation be for a maximum of ten years.
- f) That adequate controls are exercised by the Board to minimise pollution and offensiveness of any kind, both within and outside the area (i.e. the Beach).

There are two other important points which Council should consider in respect of this proposal, they are the statutory provisions of the Town & Country Planning Act and Reserves Act 1977.

There is provision under the Reserves Act 1977 to allow such a proposal, provided it can be shown as part of the longterm development of the Reserve, and enhance its utilisation. Section 73 (i) of the Reserves Act provides that where any recreation reserve or any part thereof is not for the time-being required for the purpose for which it was classified (in this case Recreation Reserve) or where the Administering Body has decided under Section 53 (i) and (ii) that it is necessary or desirable to farm or graze the reserve or any part thereof, leases of the reserve, or part thereof may be granted by the Administering Body with the prior consent of the Minister of Conservation. In the case of this proposal Section 53 (i) and (ii) of the Reserves Act are particularly relevant and I quote

"The Administering Body of a Recreation Reserve may from time to time enclose the reserve or any part, which it may at any time decide it is necessary or desirable to farm or graze or afforest as a part of a development improvement or management programme."

The question which now arises from this proposal is "can the feedlot proposal be classed as a farming or grazing proposition" - and it is one that should be answered by the Otago Harbour Board. I believe that the onus is on the Board to provide evidence to the Council to its satisfaction that this proposal is a farming or grazing proposition. It is also considered that the onus is on the Board to provide evidence as to what extent it is going to minimise the potential erosion, pollution and odour problems associated with its proposal if it is to gain approval.

However, it is believed that providing that the appropriate precautions are taken this proposal has some benefit in terms of the reserves development. It should also be noted that by making provision in the Management Plan does not mean the proposal has the necessary approvals to allow it to go ahead. The Harbour Board still has to apply for a lease to which the public has the right of objection, and the Minister of Conservation still has to approve. Council in making provision is merely planning for such a proposal as part of the reserves development should it go ahead.

In addition to this the Harbour Board will have to apply to use the area byway of notified planning application, as the area is zoned Coastal and Wildlife protection, and the Board's proposal is not a permitted use within this zone. Again, the public has the right of objection along with the Ministry of Works, whose responsibility is to ensure that other affected government departments are adequately informed and are given the opportunity to set conditions should they deem them appropriate.

This reinforces the view that, even if Council makes provision for this proposal in the Management Plan, it could not be construed that approval to this proposal is a "fait accompli".

5.2 *Establishment of an equestrian centre - New Zealand Horse Society*

This proposal will also require some changes in utilisation policies in respect of this not to the same extent as that required Harbour Board's proposal. The siting of centre is also in the passive recreation zone of the reserve. The major difference between the two is that this proposal will largely utilise the reserve with little development, apart from the development that is seen to be required for the levelling and grassing of an area of approximately one hectare for the dressage arenas, and a flat to undulating area of 1.5 hectares for showjumping, together with the associated buildings for official and social facilities. The proposed Cross Country Course will require the construction of a track 3 to 4 metres wide, which will cover an area of 15 hectares. The Horse Society have stated that the reserves terrain is ideal for a Cross Country Course with little modification.

It is proposed that this equestrian centre will cater for pony clubs over most of Otago with the constituent clubs assisting with finance. In general terms of modification of the reserve's existing state, this proposal is the one that would require the least. As stated earlier, this proposal is to be done in two stages with the Otago Area of the New Zealand Horse Society contributing up to \$10,000 to start it off with the balance of funds being contributed by way of grants and donations from the other clubs.

The advantages in this proposal are:

- (a) The equestrian centre will utilise less land within the reserve.
- (b) It is a recreational activity rather than commercial, as is the Otago Harbour Boards.
- (c) It is not as restrictive in terms of the public utilisation of the reserve for recreational purposes as the Harbour Board's proposal. (Which is what Reserve is classified for)
- (d) It is likely to be more readily accepted by the public
- (e) Most of the present passive recreation zone within this reserve could be retained.

The greatest advantage of this proposal to Council, is that it is more conservative and is likely to be more readily accepted by the public. It is the 'safe' option in terms of public and relevant authority acceptance. This is the one major advantage over the Harbour Board proposal. However, there is also the other side of the coin which should also be considered, i.e. there are disadvantages -

- (a) A lower level of rent revenue collected by Council.
- (b) The Horse Society requests the use of the existing access road, which is already under pressure.
- (c) There have been objections from the existing Clubs, which use the existing access.
- (d) A large area of this reserve will be used for one activity, and will remain in a largely undeveloped state, which may be required in the future for a more intensive form of utilisation.
- (e) This proposal may restrict the ultimate development of playing fields. In view of this Council should consider also setting a maximum time limit of ten years, it is considered that the development of playing fields should go ahead.

Having said that, however, there is a way where both this and the Otago Harbour Board's proposal could be accommodated.

The Harbour Board have stated that they will only need the full utilisation of their facility three times a year for a period from 10 days to three weeks whilst live sheep shipments are in progress. It is anticipated that their facility will be vacant at all other times. Initial discussions with the Board indicate that they will agree to other groups utilising their facility, and in particular the Horse Society, and that they are prepared to work in with them to allow multiple utilisation of the area. As the Horse Society's major development (i.e. Dressage and Show Jumping arenas) cover a relatively small area, these may be able to be sited alongside the feedlot facility.

It is possible by the two associations getting together that the Cross County Course could be sited over the feedlot facility and be utilised by mutual agreement between the Board and Horse Society. Reaction to this suggestion from the Board has been positive, and they quite ready to cooperate in this regard.

The major advantage in this approach is that Council can still achieve development of this reserve whilst still allowing the public to utilise it in some way. It is therefore suggested that if the Council agrees these two proposals could be combined to an extent, and the idea of the Board and the Horse Society getting together in respect of their proposals should be promoted. This would also go some way in satisfying the suggestions made by the Waldronville Community Council.

Putting all this aside for a moment, there is provision in the Reserves Act 1977 to accommodate the Horse Society's proposal without any problems. Again, a lease under the Reserves Act is required to which the public have the right of objection, and the comments in respect of provisions in Management Plan stated earlier for the Harbour Board's proposal are just as relevant.

Finally, the Horse Society's proposal does have merit as it will be providing a facility which will serve a large area and will be utilised all year round and also will be the only one in Otago. Therefore, it warrants serious consideration by Council.

5.3 Establishment of a boating marine - Kaikorai Estuary - Mr I F Tetlow

The siting of this proposal actually falls outside the Island Park Reserve, apart from a small area adjoining the Waldronville Sewerage Treatment Station, which is for the proposed carpark and boat launching ramp, and therefore, should have little effect on the reserve, apart from the development on the Estuary Foreshore.

Most of the proposed development is outside of the Council's jurisdiction, and is more relevant to the Marine Division of the Ministry of Transport. However, as some of the development will occur within the reserve boundary it should receive consideration by Council.

The cost of providing such a facility would be enormous due to its nature, and there is no indication in Mr Tetlow's submission as to the funding of such a proposal other than from the Council.

The benefits to the reserve's utilisation, apart from the foreshore development, by providing such a facility are not readily apparent. Council in approving such a proposal would need evidence that the benefits arising from the marina would be justifiable in terms of its high cost of installation. Mr Tetlow's submission does not have sufficient evidence of any real benefits to the reserve's utilisation arising from his proposal. In view of this I believe that it would be pertinent to leave this proposal in abeyance in the meantime.

5.4 Establishment of a plantation & alternative access road - Mr A Shooter

This proposal was Management of this reserve which were already provided for the Management Plan and did not need to be considered as part of this review. The alternative access as suggested by Mr Shooter is a track from Blackhead Road to the Stockcar track, constructed of Milnes Pit gravel, and is to follow a route to be agreed upon by the Council and existing lessees. The present access road into the reserve is under pressure, and Mr Shooter's suggestions would go a long way to relieve this. It would allow the public free access instead of restricted at times when the Gun Club is holding a shoot.

5.5 Establishment of works depot nursery - Waldronville Treatment Plant Site - Silverpeaks County Council

This proposal has been put forward by the Council's engineering staff to be implemented if and when the Waldronville Sewerage Treatment Plant is closed down. It is intended to utilise this site as a nursery and depot for maintenance of the reserve. The site is considered ideal for the following reasons:

- (a) It is sited within the reserve and has good access off Brighton Road.

- (b) Security is good - it is surrounded by Security F e n c i n 9 .
- (c) The former settling ponds would make ideal seed beds and planting areas.
- (d) It would require little modification to enable it to be utilised.

It is. also proposed to utilise this as a small County Depot to service the Southern Coastal area of the County, as it has proven difficult in the past to obtain a site that is suitable both to the Council and the public generally. The council has been the subject of criticism in the past for using roadside reserves in this area as temporary depots and stockpiling areas.

The major advantage of this site is that it can be modified to suit the Council's requirements at very little cost and will provide an ideal base when the Island Park Reserve is developed. As this site falls within the reserve boundaries it was considered that it be Included in the plans review, as part of the r.eserves development.

This proposal should not present any problems in terms of public acceptance as long as Council ensure that the setting up of a nursery/reserve maintenance depot will be its prime function with the works depot being ancillary. There should also be no difficulty in making provision for it in the Management Plan as it will be making use of an existing site which does not affect any of the other proposals.

**SUBMISSIONS RECEIVED
MANAGEMENT PLAN REVIEW 1987**

THE OTAGO. ACCLIMATISATION SOCIETY
PO. BOX 76
35 HOPE STREET,
DUNEDIN
NEW ZEALAND

TELEPHONE 779-076

27.3.87

Mr G.D. Anderson
County Secretary
Silverpeaks County Council
P.O. Box 5545
Dunedin

Dear Sir

1. Ian F. Tetlow Proposal

The Otago Acclimatisation Society opposes both Mr Tetlows' proposals on the grounds that Kaikorai estuary is a valuable estuarine habitat for many species of wildlife and fish. The creation of a lake type habitat would destroy the estuarine ecosystem. Dunedin city is fortunate to have such a valuable area for wildlife on its doorstep.

It is difficult to imagine that people will want to go boating in the polluted waters of the estuary.

2. Otago Harbour Board- Feed lot proposal

The Society understands that there are likely to be substantial effluent problems associated with the establishment of feedlots. If there is any possibility that this will add to the pollution of the estuary the Society would object.

As a general principal the Society believes that our coasts where ever possible should remain public lands and not be alienated to private or commercial uses. We believe that the coastal environment should be protected as far as possible from unnecessary development.

Thankyou for the opportunity to Comment.

Yours sincerely

Sue Maturin
Field Officer

23 March 1987

GREEN ISLAND BOROUGH COUNCIL
Telephone 882-153, P.O. Box 13003, Green Island, New Zealand

The County Manager
Silverpeaks County Council
PO Box 5545
DUNEDIN

Dear Sir

ISLAND PARK RESERVE

Thank you for your letter and copies of submissions received for the current review of the Management Plant of the Island Park Recreation Reserve.

The Council have discussed the various submissions already made and for your Council's information their comments on the submissions are listed below. 1. Otago Harbour Board - Live Sheep Exporting

1. Otago Harbour Board - Live Sheep Exporting

The Council is opposed to the area being used for live sheep exporting as this is against the principal of using the area as a recreation reserve.

It was also felt that using the area for live sheep exporting would create an environmental nuisance for the residents of Waldronville.

2. Otago Horse Society - Equestrian Centre

The Council supported in principal the provision of 15 hectares to be used by the Otago Horse Society on condition that the Cross Country area could be used as a passive recreation area when not in use by the Horse Society.

3. IF Tetlow

The Council considered that this proposal should be left in abeyance - the area Mr Tetlow is referring to is not in the scope of the Recreation Reserve and this proposal should be considered as part of the development of the estuary.

4. S Shooter

The Council considered that the planting of trees in the area would be a worthwhile exercise, and agreed with Mr Shooter's request that the two playground areas and the track along behind Waldronville remain as pedestrian only areas.

However, the Council also considers that access to the Recreation Reserve should be from both ends, allowing for vehicular traffic. Mr Shooter's proposal to drain and fin the swamp land would attract considerable protest from environmentalists concerned at the plight of the wildlife in the area.

Green Island Borough Council Submissions

The Green Island Borough Council's submission to the Silverpeaks County Council regarding the future of the Island Park Recreation Reserve as follows:

1. Council supports the formation of all weather Sports Grounds to be administered on a regional basis.
2. Council strongly objects to commercial activities being carried out at the Recreational Reserve with the exception of the present mining of special sand.
3. Council requests that an area of 10 metres each side of the Trunk Sewer and Ocean Outfall pipeline be excluded from any development which would restrict access to the pipeline or Outfall for maintenance or repairs.
4. Council requests that there be a minimum cover of at least 1 metre of fill over the trunk sewer for the total length.
5. Council reserves the right to comment further on the draft copy of the Management Plan.

After the closing date for submissions Council would be pleased to meet with representatives of your Council to further discuss the Management Plan if your Council so desires.

May I take this opportunity to thank you for the loan of your Council's copy of the Management Plan - which will be returned shortly.

Yours faithfully

Adrian Blair
TOWN CLERK

PROPOSAL TO DEVELOP PART OF THE ISLAND PARK RECREATION RESERVE FOR AN EQUESTRIAN CENTRE

Introduction

For a number of years the Otago Area of the New Zealand Horse Society has been looking for a block of land to develop for a year-round venue for equestrian activities. In the South Island, the Southland Area has developed an Equestrian Center at Oreti Beach, Invercargill, and the Canterbury Area has developed a similar center at McLeans Island Christchurch. Both of these areas have been developed on free-draining land, an essential requirement if equestrian activities are to be continued during the winter period. The Otago Area represents the largest group of riders in Otago and we have the support of the other major group, the local branches of the New Zealand Pony Club.

Requirements

The major requirements for an equestrian centre are -

1. a flat grassed area of about 1 hectare, for at least three dressage arenas and a sand-based training area.
2. a flat to undulating grassed area of about 1.5 hectares for a show jumping arena.
3. an undulating area of at least 15 hectares for a cross-country course of up to 25 jumps
4. free-draining land to allow use during both summer and winter. At the present time ground conditions during the May-September period effectively rules out any horse activity
5. proximity to Dunedin and Mosgiel
6. easy vehicular access for cars, horse-floats and light trucks.
7. parking for at least 100 cars and horse floats. This is the number we have been attracting to show-jumping competitions and one-day horse trials over the past couple of seasons
8. minimal development costs - like many voluntary organizations, fund raising is carried out by "the faithful few".

The Island Park Reserve

The Island Park Reserve appears to be ideal. It meets our requirements for a free-draining area, and proximity to Dunedin. Access via the present gun club and stock car road is adequate and informal discussions have taken place regarding the use of the road. The terrain is ideal for a cross-country course. Flat dressage, showjumping and parking areas will have to be developed by bull-dozing, grading, and over-sowing; but there are at least two areas which could be developed at minimal cost.

Proposal

We wish to develop the area between the stock car track and Blackhead Road for equestrian activities.

Stage 1.

Levelling and oversowing of two areas, each approximately 2 hectares, north of the stock car track. Development of a 3-4 m wide track over about 15 hectares north of the levelled areas, as a cross-country course. Extension of the existing roadway to service the two level areas.

Stage 2.

Erection of two buildings, one to hold equipment presently housed at Tahuna Park, the second an amenities building containing kitchen facilities, toilets and working room for officials, such as judges and scorers.
Extension of cross country course areato allow alternative tracks.

Timing

We have been in contact with the Southland Area who have developed an equestrian center on sandhills at Oreti Beach. They tell us that it will take at least two years from the first oversowing operation until the first horse event is held. It is essential to allow time for a firm well-bound grass surface to develop. Once there is a good sole of turf, present it affords ideal conditions for horse activities. Ideally, levelling and over-sowing should be done in autumn to allow the grass to become established before the winter.

Costing

This is a very difficult exercise to estimate. The Invercargill centre was developed at practically no cost, primarily because they had ready access to farming and contracting equipment, such as bulldozers, graders, seed drills, etc. The Horse Society is in a healthy financial situation at the moment, and could contribute up to at least \$ 10 000 to get the proposal going, if the submission is accepted. However, we anticipate applying for grants to help in the development.

Once the area is developed, running costs will be met from riders using the centre by means of levies. This system is in use at the present time when we use private farming land for horse events.

15 January 1987

Mr G. D. Anderson
County Secretary
Silverpeaks County Council
P.O. Box 5545
DUNEDIN

Dear Sir

REVIEW OF MANAGEMENT PLAN - ISLAND PARK RECREATION RESERVE

Thank you for your letter of 25 November 1986 in which you seek to ascertain Council's intentions regarding the development of sports fields within the above reserve.

The general policy regarding the upgrading of sports fields which included the consideration of developing the Green Island Reserve to provide additional playing fields was approved in October 1983. The question of upgrading sports grounds in accordance with the suggested programme was deferred until the presentation of the Six Year Budget. However, because of views expressed by the Executive Committee, the recommended upgrading developments were put forward as an alternative to the Island Park (Green Island) Reserve project.

The City Council's Parks and Recreation Department have embarked on upgrading programmes using new techniques, and because of a reduction in the available funding this work is progressing at a slower rate than the Department and sports people would prefer. The Council is therefore committed to upgrading numerous sports fields within the City which will be ongoing for many years and unfortunately it is highly unlikely that any consideration will be given by the Dunedin City Council to developing a sports field complex on the Green Island Reserve within the next 10 years.

I trust this meets with your satisfaction.

Yours faithfully

DUNCAN FIELD
CITY SECRETARY

per:

OTAGO HARBOUR BOARD

Telephone (024) 740-881
Telex OHBTERM NZ 5250
FAX (024) 771-419
Telegrams and Cables XOPUTAI'
P.O. Box 1
Dunedin, New Zealand

24 November 1986

Mr G D Anderson,
County Secretary,
Silverpeaks County Council,
PO Box 5545,
DUNEDIN.

Dear Sir,

RE FEEDLOT - ISLAND PARK RESERVE

Further to my letter of 20 August 1986 and the request for a submission in the letters of 11 September 1986 and 6 November 1986 from the Silverpeaks County Council I have detailed here the approximate logistics of a feedlot option that I envisage for Island Park.

Purpose

The Otago Harbour Board would intend to use the land incorporated in the Island Park Recreational Reserve, as indicated on the attached map, for a livestock feedlot. The purpose of this feedlot would be to aggregate and condition livestock prior to live export through the Port of Otago.

Duration

Because of the amount of capital to be invested in preparing an adequate site for a feedlot a minimum period of 10 years with a right of renewal would be desirable.

Area

The area involved would be a minimum of 50 ha of usable holding paddocks plus an additional area of approximately 10 ha for service areas of yards, feed transfer areas and truck layby.

Development Work

The feedlot has four functional requirements:

- 1) Hold paddocks for the livestock to be conditioned over a 7-10 day period. These paddocks are normally divided into 1.2 ha (3 acre) blocks for ease of management. They are not to be vegetated since the prime purpose of the aggregation is to wean the stock off grass and onto feed pellets that they will be fed on board the ship.
- 2) Accessways to and from all the holding paddocks for the stock, also machinery to transport fodder on a daily basis.

3) An area for receipt of stock to the feedlot and loading onto trucks prior to shipment. This area would provide yards, loading/ unloading' docks and a truck layby.

4) An area for the transfer of stock fodder from road transport onto an appropriate food distribution machinery (i.e. tractor, hopper or special truck).

For parts 1, 2 and 3 above the development would involve contouring the land and erection of fences. Part 4 would involve only the contouring of an area of land for the trucks. Amenities and office space would be served by a relocatable prefabricated building or onsite caravans.

Operation

Once the sales contract has been arranged, the sheep purchased and the shipment organised the livestock are transported from the farm to the feedlot over a 2 day period. Upon arrival at the feedlot they are inspected by veterinarians from the Ministry of Agriculture and Fisheries and the exporter. At this stage they are either accepted or rejected as suitable for live export. The rejected stock are returned to the farmer and the accepted stock are given the appropriate drenches, inoculations and foot baths and then taken to a hold paddock. The sheep remain there for 7-10 days being fed, watered and checked for adaptability over this period. Those that show a tendency for shy-feeding are singled out for special treatment or rejected at the exporter's cost. On ship day the livestock are inspected once again and the rejects are kept back at the exporter's cost, the remaining are loaded onto trucks for transport to the Port of Otago for shipment. The rejected stock at the end of this procedure are disposed of at the exporter's discretion.

Requirements

For this operation the Otago Harbour Board will require the following from the Silverpeaks County Council:

- 1) Designation of the Management Plan to enable a feedlot operation to be established and run in the area defined as the Island Park Recreational Reserve.
- 2) Water reticulation from the Waldronville supply to maintain water troughs in the holding paddocks.
- 3) Satisfactory lease arrangement for the use of the land.

As a result of making this land available for a feedlot operation the Otago Harbour Board would:

- a) Develop a currently infertile/unused area of land.
- b) Provide a rental income for the land.
- c) Increase the natural fertility of the land over a relatively short period of time.
- d) Provide an economical alternative for the Silverpeaks ratepayers for the sale of their produce.

I would be available to appear in person if you have any further queries on the operational aspect of what we propose. I look forward to the inclusion of a feedlot usage being incorporated in your Management Plan for the area defined as the Island Park Recreational Reserve.

Yours faithfully,

R R Marshall

MARKET SERVICES OFFICER

SILVERPEAKS COMBINED DISTRICT NOXIOUS PLANTS AUTHORITY

TELEPHONE 777-789

P.O. BOX 5545
45 FILLEUL STREET
DUNEDIN

8 May 1989

The Manager, Silverpeaks County Council, P.O. Box 5545, DUNEDIN.

SUBMISSION TO THE MANAGEMENT PLAN FOR THE ISLAND PARK RECREATION RESERVE

This Authority believes that the Island Park Recreation Reserve requires a strong and effective management plan which provides for the protection and preservation of the reserve for the public of the Silverpeaks County area.

Early in 1988 this Authority made a submission regarding noxious plant control within the Island Park Recreation Reserve and after viewing a copy recently we have found that our submission was not successful in any shape or form.

This Authority therefore asks that an amendment to the Management Plan be made recommending the following procedures regarding noxious plant control.

Under Appendix B, Botanical Notes by Mr P. N. Johnson D.S.I. R. Botany Division this Authority strongly objects to the comment made quote "Some gorse is present along the north side of the reserve. It may succeed to lupin, mahoe or ngaio without the need for any control measures."

As most of the gorse is on boundary situations it has the potential to spread onto this clear land rather quickly therefore I do not accept that this Class B noxious will be controlled by the suppression by lupin etc.

CONCLUSION AND RECOMMENDATION

THAT THE COUNCIL SHALL, CO-OPERATE WITH THE SILVERPEAKS COMBINED DISTRICT NOXIOUS PLANTS AUTHORITY OR ITS SUCCESSOR IN THE DRAWING UP OF A PROGRAMME FOR PLANNED CONTROL OF GAZETTED CLASS B NOXIOUS PLANTS.

R. D. Read
SENIOR NOXIOUS PLANTS OFFICER

SUBMISSION FROM THE DUNEDIN GUN CLUB

In 1988 the club will be 111 years of age.

During its lifetime the club has had a number of relocations, from St Kilda, to Pelichet Bay., and then because of growth of industry, and the land being required for rail and building a further shift in approx. 1938 to Sunnyvale. Because of housing development it became necessary in the early 1950s to shift once again - this time further away from the city and development, so a rural area was chosen.

The late 1950s saw the development and naming of Waldronville and In 1960 the area leased by the gun club, was required to build a school. So a further shift had to be planned - this time to the Green Island Domain.

As it was understood that the club had a 30 year lease, with a 30 year right of renewal signed by the Green Island Borough Council, extensive earthworks were undertaken to level the ground and a large pavilion was erected. The grounds were officially opened in 1964.

Since then facilities have been expanded with the most notable addition being the Olympic trap layout. This enables major shoots to be held on the grounds, including National and Island Championships. The grounds and facilities rank fourth in New Zealand and the value of the Dunedin Gun Club facilities and assets now exceed \$400,000 - an admirable effort from the members. Although clay target shooters are not large in numbers (4600) in New Zealand, they are a serious minded body, and have won a gold medal at each of the last two Commonwealth Games.

The pavilion is used by many, including the Waldronville Community Council and local residents for social and private functions. The facilities are used by Antique Arms, Otago Black Powder Club, Venturer Scouts, secondary school pupil training and competition, the Otago/Southland German Short-Haired Pointer Club, Otago German Shepherd Club and a training programme for field shooters each year before the opening of the game season, as well as normal club activities.

In 1968 the then Club Captain, R A Little, a transport operator, requested approval from the Club and the GIBC to put in an access track to the back of the grounds to remove sand.

Because the sand removal would in fact improve the visibility and assist the levelling out to the 294m safety zone where a post and rail fence as per Lands & Survey Specs could be erected approval was given by the club.

When the Dunedin Stock Car Club applied for grounds and work was started it was found that, like any other massive undertaking being funded by a club that finances were a problem and although the lease held by the Stock Car Club had a legal access off Viscount Road there were insufficient funds to develop this access. An approach was made to the Dunedin Gun Club by the then President Mr George Howley about the availability of using the sand track on a temporary basis. In an effort to help another club the Gun Club agreed to this and the clubs prepared their programmes to operate on different days and agreed that when the Gun Club was shooting the track would be closed because of Police safety requirements. At a much later date when the club now known as Beachlands had sufficient funds to develop their own access it was, as Councillors know, opposed by the much larger Waldronville community.

We would like to bring to the attention of Councillors that the access track was on the original lease held by the Gun Club, not outside it. Also, previous to the track being bulldozed, there was no access to the beach at that point. Visitors either walked around the estuary or through the tracks leading off behind Waldronville. We would also like to point out that the sandpit which was started by a Club Captain to benefit our club has

become something of a problem with change of ownership, and a mining licence superimposed over our lease. This was never envisaged by the club.

When the G.I.B.C. erected their pumping station the lease signed by the G.I.B.C. and the club was still current and the G.I.B.C. erected their pumping station on ground that was still being leased by the club. This further increased the traffic on what was in danger of now becoming a road.

With the appearance of Lands and Survey Ranger Paul Dale and fencing materials some concern was expressed by the club. The explanations given by Ranger Dale was that the fence to be erected was not to imply a boundary or division, but in fact to ensure that the electric cables to the G.I.B.C. pumphouse which were directly under the fence would be marked and identified for all time.' Unfortunately this was not the case and at a later date with change of administration has come to be recognised as a boundary.

With the formation of the Otago Pistol Club, agreement was reached with the G.I.B.C., the Otago Pistol Club Inc. and the Dunedin Gun Club Inc. that an area at the south end of the Gun Club lease was surplus to requirements and could be utilised by the Pistol Club and amenities could be shared. This was to encourage the growth of shooting sports in one area and the Pistol Club were given a permit to occupy by the G.I.B.C.

There is much concern felt by the Pistol Club at the application lodged by Mr Tetlow for his marina. The Otago Pistol Club have worked very hard since their formation to build a complex that is ranked second in New Zealand and is now a national ground. Mr Tetlow's application for a proposed marina would in fact be superimposed over part of the Otago Pistol Club lease and no thought has been given by him to safety zones.

A number of years ago the Dunedin Gun Club Committee looked at the area of land leased by the club and found that there were areas much in excess of the 294 metres and safety zones required by law and it was duly arranged with the Department of Lands and Survey to release this surplus area.

Under new administration, which I would remind Councillors that is the third since the Dunedin Gun Club was established on the reserve as the first leasee, we have now had recognition of this road and it has been taken off the gun club lease but still incorporating a safety zone and which is still closed at times of shooting.

There has been considerably more activity on the road since the commencement of work on the G.I.B.C. sewer outfall, and our last club day had to be abandoned because of the number of people walking through to view the pulling of the pipeline. These people, to gain access, were actually climbing over a chain which closed the road and a large sign-written notice pro. claiming - Danger - Live Shoot in Progress - Do not proceed past this point.

These people in many cases were carrying children through without any thought of the danger that they were exposing themselves or the children. The people that were spoken to by club officials informed them in most cases that there were doubts about the club officers parentage and they could not be shifted as they were on a public road.

Manager and Councillors, our objection is not to the development of the reserve but only to the proposed increase of traffic on the accessway which the Dunedin Gun Club is gravely concerned.

The road area is very important to the future of the Dunedin Gun Club, as it was never envisaged that the use would increase from the original operation of R.A. Little & Co., and without the club being able to exercise, some control over this area, many of the facilities would be unable to be utilised.

G.R. ELLIS
FOR THE DUNEDIN GUN CLUB INC.

NZs Oldest Club

The Dunedin Gun Club Inc. is in excess of 110 years old and is in fact the oldest gun club in New Zealand. There are many notable firsts for the Dunedin club including the first skeet field in New Zealand which was constructed in 1927, the first skeet championship, shot in 1929 as well as the first Olympic trench layout in the South Island which was completed in 1979. The trench layout was a major expense for the club and today it would cost at least \$40,000 to install. Much assistance was provided by Dunedin ~ gunsmith, Ello Chiminello, and his friend, World Olympic trap champion, Enio Mattarelli, and the club is grateful to Ello and Enio for their help in procuring the fine Passelli layout from Italy.

The Dunedin Gun Club's joint patrons are His Worship the Mayor of Dunedin, Air Cuff Skelton, and Air Arch Begg. Mr Begg is the longest serving active member of the club and still rarely misses any shooting fixtures. He is also a familiar face at T. L. Begg and Sons, the sporting specialists, where he started work in 1924 and 60 years later is still going strong.

The club has produced many champions in its lifetime, the most notable being the late Mr E. P. Graham, of Abbotsford, who was the winner of an incredible number of championships, including the New Zealand Live Pigeon championship in 1903.

A number of club members have represented New Zealand and won a coveted fern, shooting for the McIntosh Shield which is competed for annually between England, Ireland, Scotland, Canada, Australia, Wales, New Zealand and previously, South Africa. Dunedin Gun Club members who have won a place in this team in latter years are: the late Air Jack Torrance, Richard Fraser, Andy Jamieson, Wally Dalley, Tom Begg, Merv Colson and Kevin Burns, who made the New Zealand Junior team.

Winners of Island championships: the late Mr Jack Torrance, Merv Colson, and George Ellis. The late Mr Jack Torrance represented the Dunedin Gun Club as a New Zealand referee, a New Zealand Clay Target Association councillor and for many years as club coach. It would not be possible now to even estimate the number of new and experienced shooters coached and aided by Jack Torrance who was well known throughout New Zealand as the 'Grand Old Man', of trapshooting.

100 Members

There are currently around 100 members of the Dunedin Gun Club and in New Zealand there are 108 clubs. The local club, with its fine facilities, is ranked fourth with many championships held on the grounds including Otago provincials, South Island standard, skeet, ISU and simulated field, and in February this year it hosted the New Zealand simulated field championships. Its layout ranked first in the country. With a total membership in New Zealand of 3,750 shooters, there has never been an accident at any club involving unsafe gun handling, a truly marvellous record and one that shows that firstly, gun clubs promote and demand safe handling of firearms at all times.

One important facet of the club's activities is the promotion of inter-collegiate shooting, and the Dunedin club was a pioneer in this field. Secondary schools in Otago and Southland participate after pupils receive safety instruction and coaching over some months. They then compete annually in the Otago-Southland inter-collegiate championships and there have at times been in excess of twenty 5-person teams, with a high standard of competition.