

CENTRAL OTAGO DISTRICT COUNCIL

Omakau and Ophir Reserves Management Plan 2023



Omakau and Ophir Reserve management Plan process under the Reserves Act 1977, Section 41:

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| First public notification to prepare draft plan | June 2022 |
| Draft plan released for public submissions | June 2023 |
| Hearing of submissions | October 2023 |
| Plan recommended to Council for adoption by Vincent Community Board | October 2023 |
| Plan adopted by Council | November 2023 |

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2 Preface to Reserve Management Plan

A Reserve Management Plan provides the community with certainty about the function, future management, and development of a reserve. It is developed by listening to community preferences for the reserve and documenting the best way to provide for them. A Reserve Management plan is not a detailed operational plan, instead it provides a framework that guides management decisions.

Local authorities are required to develop Reserve Management Plans for most reserves that are administered under the Reserves Act 1977 and the act sets out a formal public consultation process to engage the community (refer to Appendix 1). Plans must also be reviewed regularly so they remain up to date.

This draft plan is being released for public comment, so the community has the opportunity to provide Council with their feedback on the draft plan. The Vincent Community Board will consider submissions received and prepare a final plan for approval. When the Reserve Management Plan is approved by Council it will guide future management and development decisions for the domain.

A timeline has been included below as Figure 1.

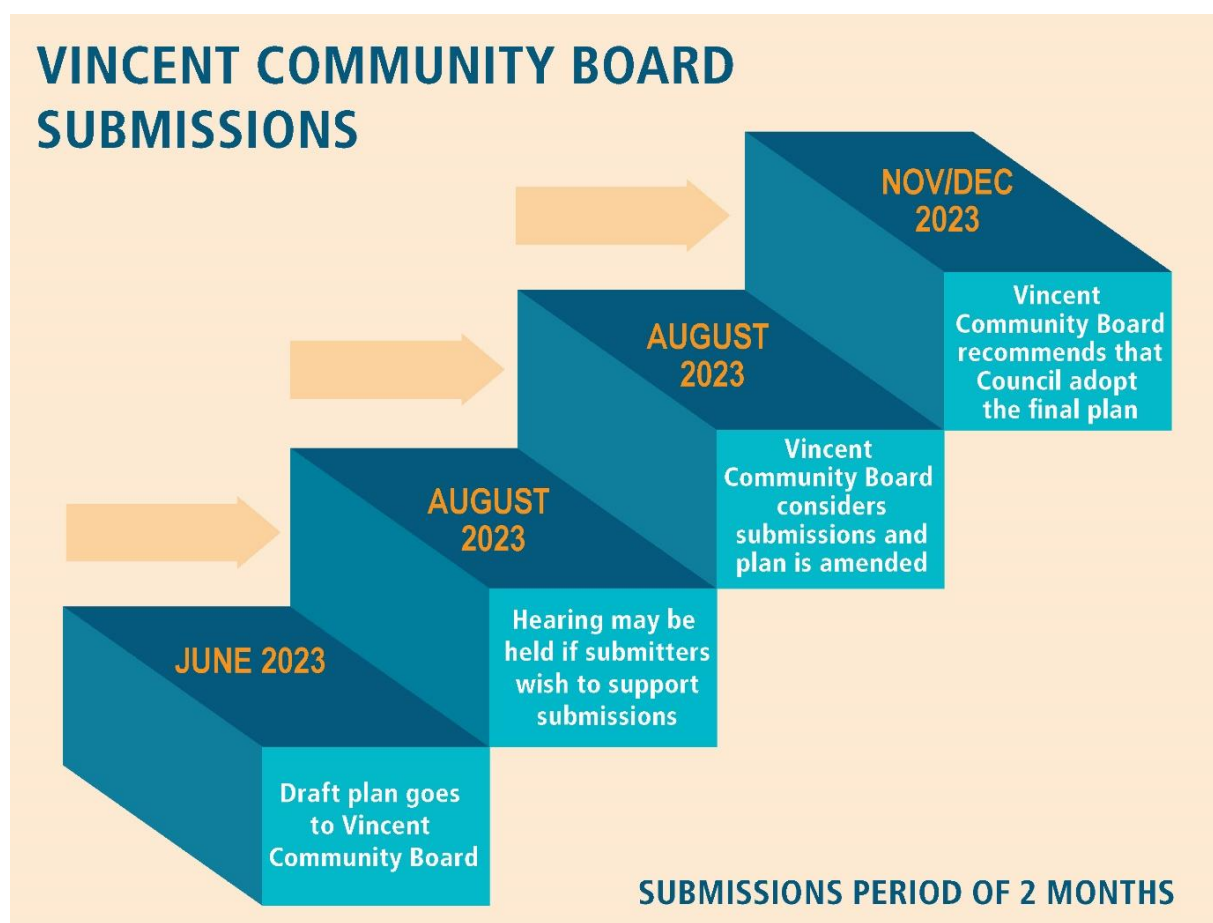


Figure 1: Process to renew the Omakau and Ophir Reserve Management Plan (Source: Council).

3 Introduction

The parks and reserves of the Omakau and Ophir areas are distributed around both towns, providing a range of outdoor recreation settings for residents and visitors to these communities. These parks cater for a wide range of recreational needs, including active sports, amenity and local community recreation areas. Considerable resources from both Council and the community have been contributed over time to the development of these spaces.

The aim of the Vincent Community Board, in providing overall governance for the Omakau and Ophir parks network, is to ensure that there is no duplication of effort and resources in these important recreation areas, and to encourage a collaborative relationship between all stakeholders. The use of the term parks/reserves/domain is often interchangeable dependent upon how an area of public open space has been named and is known to the public.

The Council is authorised in terms of section 54 (1A) of the Reserves Act 1977 to issue leases in accordance with the proposed Management Plan without reference to the Minister of Conservation.

4 Purpose of reserve management plans

The purpose of management plans is to:

provide for and ensure the use, enjoyment, maintenance, protection and preservation, as the case may require, and, to the extent that the administering body's resources permit, the development as appropriate, of the park for the purposes for which it is classified and shall incorporate and ensure compliance with the principles set out in section 17 of this Act for a recreation reserve.
section 41 (3).

Under section 41 of the Reserves Act 1977 every recreation reserve shall have an operative management plan. The purpose of a management plan is to ensure that the development and implementation of objectives and policies for reserves enhances the long-term use of reserves without compromising their existing use. A management plan is a document that consists of some reserve history and current information with a list of management statements to guide consistent decision-making regarding the future development, and management of a reserve.

In addition, the plan shall be continuously reviewed "so that the plan is adapted to changing circumstances or in accordance with increased knowledge".

The purpose of this management plan is to provide Central Otago District Council with an effective guide for managing the Omakau and Ophir reserves.

5 Outline of plan

This plan is split into three parts:

- Introduction – contents, introduction, purpose and outline of plan and introduction to Omakau and Ophir’s reserves.
- Individual Omakau and Ophir reserves – with specific policies relating to each reserve.
- Goals, objectives and policies – covering activities on all reserves.

This plan covers the following reserves in the Omakau and Ophir areas:

- Omakau Recreation Reserve
- Wilson Street Reserve, Omakau
- Ophir Recreation Reserve
- Ophir Ice Rink Reserve

6 Omakau Recreation Reserve

The Omakau Recreation Reserve is situated on Leask Street (State Highway 85) and Alton Street in Omakau and provides the Omakau community with a venue for various recreational activities, including camping. The Council is the administering authority for the reserve in terms of section 40 of the Reserves Act 1977 (the Act).

The Omakau Recreation Reserve is also locally known as the domain. The use of the term parks/reserves/domain is often interchangeable dependent upon how an area of public open space has been named and is known to the public, the term “reserve” will be used in this document.

The Central Otago District Council is the administering body for the Omakau Recreation Reserve in terms of Section 40 of the Reserves Act 1977. The responsibility for administering and managing the Omakau Recreation Reserve has been delegated to the Vincent Community Board. The Vincent Community Board have delegated the Omakau Recreation Reserve Committee as an advisory group for the Omakau Recreation Reserve.

The Omakau Recreation Reserve is Crown derived and is classified recreation reserve. It is vested in the Council pursuant to Section 26A of the Act and pursuant to Gazette 2013, page 2478, Gazette 2007 pages 2829 and 854, and Gazette 1952-page 1087.

Photos of the Omakau Recreation Reserve are included as Figure 2, Figure 3, Figure 4 and Figure 5 below.



Figure 2: Photo of the Omakau Recreation Reserve sign with Hockey Turf in background, taken from corner of Leask St and Alton St (Source: Council).



Figure 3: Photo of the Rugby Fields, Omakau Recreation Reserve (Source: Council).



Figure 4: Photo of Hockey Turf and Tennis Court, Omakau Recreation Reserve (Source: Council).



Figure 5: Photo of Playground and Camping ground, Omakau Recreation Reserve (Source: Council).

7 Land status – District Plan provision

Omakau Recreation Reserve is Crown-derived land held under the Reserves Act. The total area is just over 71 hectares. The reserve is made up of three land parcels, which are outlined in Figure 6 below.



Figure 6: Aerial photo of Omakau Recreation Reserve with three separate land parcels outlined (Source: Council).

Information related to the land status of the reserve is set out in Table 1 below.

Table 1: Land status information for Omakau Recreation Reserve (Refer to Figure 6 above).

| Plan key | Legal description | Land status and classification | CODC Designations, leases, other restrictions | Principal use | Area (hectares) |
|--|--|---------------------------------------|--|---|-------------------------|
| A | Part Section 44 Block VIII Town of Manuherikia SO 423705 | Recreation Reserve, Crown derived | D126 'Recreation Purposes', lease for Omakau Golf Club Incorporated. | Omakau Golf Club | 27.0596 |
| B | Section 2 SO 462989 | Recreation Reserve, Crown-derived | D126 'Recreation Purposes', leases for Matakanui Rugby Club and Fire and Emergency NZ. | camping ground, playground and sports and community facilities. More information below. | 14.4433 |
| C | Section 45 Block VIII Town of Manuherikia SO 21299 | Recreation Reserve, Crown-derived | D126 'Recreation Purposes' | Northern portion of land parcel leased to Golf Club. Other than that, the rest of this piece of land is unused, other than occasionally being grazed. | 29.8070 |
| Total area of reserve (approx.) | | | | | 71.3099 hectares |

7.1 Leases and other occupations

There are several leases and other occupations that are currently in place for the Omakau Recreation Reserve.

The leases and occupations that are currently in place for the Reserve are described in Table 2 below.

While reading the information in the table below, refer to the annotated aerial photo below (attached as Figure 7) for an approximate indication of which parts of the Reserve these leases and occupations cover.

Table 2: Leases and occupations over Omakau Recreation Reserve

| Plan key | Facility | Organisation | Agreement | Details of Agreement |
|-----------------|---|---|----------------------------------|---|
| A | Golf Club | Omakau Golf Club Incorporated | Lease | Deed of Lease established 2011. Expiry date 1/11/2044. Note that the Omakau Golf Club lease extends beyond the land parcel outlined in yellow and referred to as 'A' in Figure 6 above. More information is provided below. Refer to Figure 7 (below) for a visual representation of the land over which the Golf Club has a lease to use. |
| B | | | | |
| 1 | Omakau Fire Station | Fire and Emergency NZ (FENZ) | Lease | Deed of Lease established 2021. Expiry date 30/06/2051. |
| 2 | Squash Club | Omakau Districts Squash Racquets Club Inc | Approval. Need to arrange lease. | The land is owned by Council, but the building is owned by the squash club. This arrangement needs to be formalised with a lease. |
| 3 | Camping ground Reception and Ablution Block | Council | | Council manage and maintain the Camping Ground, and any buildings located on it. |
| 5 | Playground | Council | | Council manage and maintain the Playground. |

| | | | | |
|-----------|---------------------------|--|----------|---|
| 6 | Camping ground cabins | Council | Council | Council manage and maintain the Camping Ground, and any buildings located on it. |
| 7 | Hockey turf/tennis courts | Omakau Hockey Club/Omakau Tennis Club | Approval | <p>The turf is shared by both the Omakau Hockey Club and the Omakau Tennis Club.</p> <p>The Omakau Hockey Club manage bookings for/the use of the hockey half turf and liaise with Council as required. Council maintains the turf.</p> |
| 8 | Rugby field | Matakanui Combined Rugby Football Club | Approval | <p>The Matakanui Combined Rugby Football Club manage bookings for the use of the fields and liaise with Council as required.</p> <p>Council maintains the field.</p> |
| 9 | Cricket field | Omakau Valley Cricket Club | Approval | <p>The Omakau Cricket Club manage bookings for the use of the cricket grounds and liaise with Council as required.</p> <p>Council maintains the field.</p> |
| 10 | Camping ground kitchen | Council | | Council manage and maintain the camping ground and any buildings located on it. |
| 11 | Rugby Clubrooms | Matakanui Combined Rugby Football Club | Leased | Deed of Lease established 2016. Expiry date 31/03/2046. |
| C | | Council | | Unused part of Reserve. Sometimes leased for grazing. |

The aerial photo attached as Figure 7 below provides an approximate location of leases and other occupations described in Table 2 above.

It is noted that A, B and C are not indicative of land parcel boundaries in Figure 7 below – they indicate the leases and occupations over the land. Figure 6 (above) is indicative of legal land parcels only.

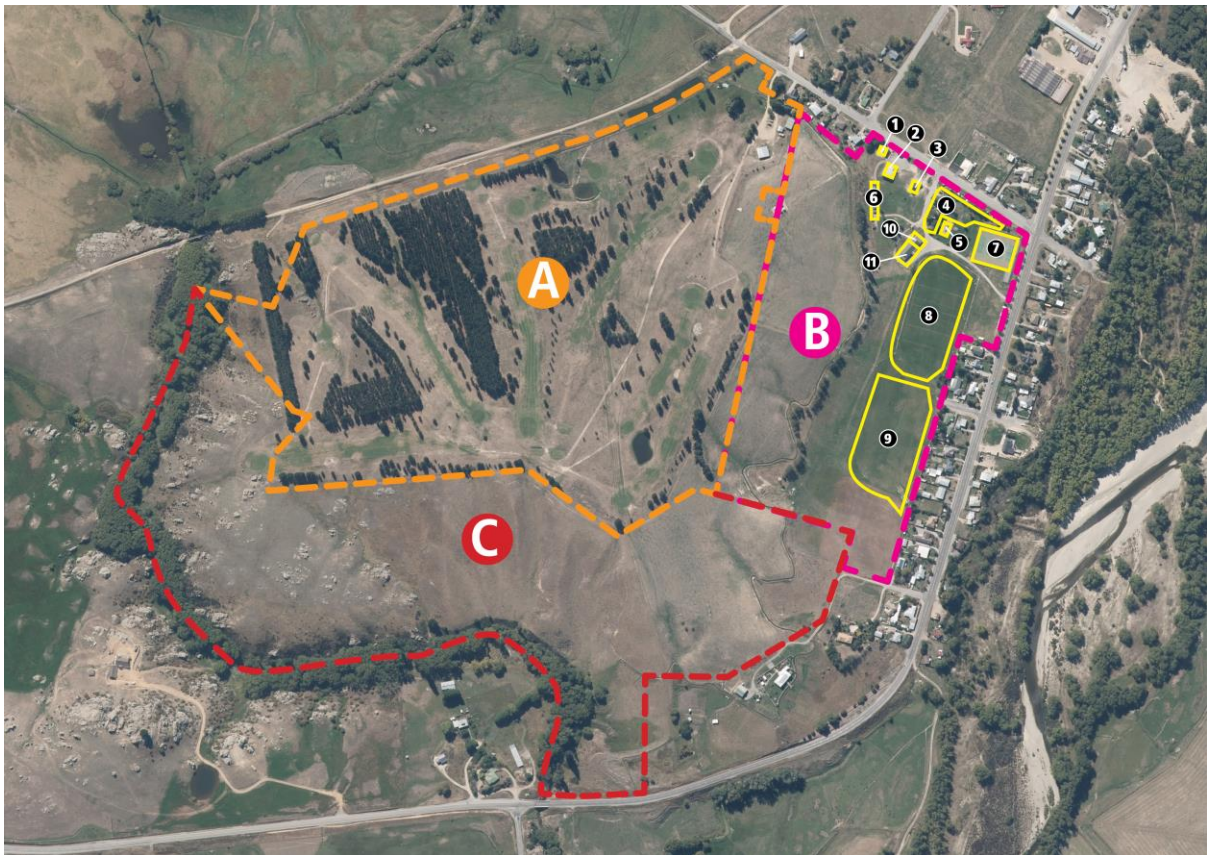


Figure 7: Site plan of Omakau Recreation Reserve, existing facilities. Refer to Table 2 above (Source: Council).

7.2 Location and context

The Omakau Recreation Reserve is located in Omakau, on the south end of the township. The Central Otago Touring Route travels directly past the southern boundary of the Reserve.

The Reserve is bordered by the Rail Trail to the north, Alton Street to the north-east and Leask Street (State Highway 85) and many private residential properties to the east, and privately-owned properties to the south and west.

The reserve has two waterways running through it. The western boundary of the reserve follows one of these waterways.

The reserve is not flat. The reserve consists of varying topography, with the Golf Club at a high point and the sports facilities, playground and camping ground located in the lower part of the reserve.

The reserve is the primary recreation area for the neighbouring town of Ophir and caters to residents living rurally around these two towns. The reserve is also well-used over the summer holiday period, particularly by families with children.

7.3 Features

The Omakau Recreation Reserve is used for a number of recreational activities. The Reserve contains a camping ground, a playground, a half-sized hockey turf which is also used for tennis, a Squash Club, a rugby field and rugby clubrooms, a cricket field, a golf course, and the Omakau Rural Fire Station.

7.4 Access

7.4.1 Vehicular access

The Reserve has several access points. The main entrance of the Reserve is off Alton Street. This is where the Camping Ground Reception is located. There is a gravel road through the Reserve which links to the second most commonly used access from Leask Street (State Highway 85).

Hindon Street and Wilton Street provide less formal access to the Reserve.

Parking spaces in this area are limited and future provisions for increased parking needs to be considered as part of an overall development plan for the Reserve.

The Squash Club, Omakau Fire Station and Golf Club each have separate accesses from Alton Street.

7.5 Pedestrian and cycle access

The Leask Street (State Highway 85) entrance has both a foot path and a cycleway in the roading corridor. The other access points do not provide formal access for pedestrians or cyclists.

7.6 Existing facilities

Existing facilities for the Reserve, including buildings and other features, are briefly described below.

A site plan of the Reserve has been included as Figure 7 above. The site plan provides an approximate location of existing facilities.

7.6.1 Omakau Camping Ground

The Omakau Recreation Reserve Camping Ground provides 54 caravan points and nine cabins. The Camping Ground has an ablution block by the main Alton Street entrance. A camping ground kitchen was built on to the north end of the Rugby Clubrooms.

The Camping Ground does not require a lease, as it is operated by Council. Historically the Omakau Recreation Reserve Committee have managed the reserve and camping ground and maintained the grounds on a voluntary basis. In recent years Council has assumed the principal management and maintenance responsibilities for the Camping Ground. The Omakau Recreation Reserve Committee acts as a voluntary advisory group to the Council for this operation.

7.6.2 Playground

There is a Playground located near the Leask Street entrance of the Reserve. This was first constructed in 2000 and is due for an upgrade.

7.6.3 Multi-use AstroTurf

The Reserve has a Multiuse AstroTurf on the northeast side of the Reserve which is used for hockey and tennis. It was initially constructed in 2000 and was renewed in April 2023. It is big enough for a Hockey Half Turf and is also able to be used for tennis as all nets are portable.

7.6.4 Squash Club

There is a Squash Club on the north side of the reserve which can be accessed off Alton Street. The Club was established in 1983. The Omakau Districts Squash Racquets Club Inc own the building which houses their clubrooms and a two-court complex; however the land is owned by the Council and is leased to the Club. Council is currently working with the Club to formalise this agreement.

The clubrooms are used for local and national squash events. The building is occasionally used for community meetings and for the A&P show. The walls were recladded in 2021.

7.6.5 Rugby Clubrooms

The Matakanui Combined Rugby Football Clubrooms are located next to the Rugby Field. The Clubrooms are in an old single-storey building, which also houses a storage shed to the south of the Clubrooms and the Camping Ground Kitchen to the north of the Clubrooms. The building is due for an upgrade.

The Clubrooms are primarily used by the Matakanui Rugby Football Club (who hold a lease for the use of this building). They are also used by other sports groups for occasional events such as meetings, funerals, and the A&P Show.

7.6.6 Golf course

This is a nine-hole golf course with a membership of 119 playing members in 2022. The Golf Club was established in 1930 and moved onto the reserve in 1946. The clubroom building was built in 1951 and an extension was added to the building in 1963. It is envisaged that golf will continue to occupy this section of the reserve.

Photos of the Omakau Golf Club are included as Figure 8 and Figure 9 below:



Figure 8: Photo of entrance of Omakau Golf Club (Source Council).



Figure 9: Photo of the Omakau Golf Course (Source: Council)

7.6.7 Sports Fields

A large open space area extends along the east end of the reserve. This open space area is maintained as sports fields which are primarily used for rugby and cricket, with the rugby field being the one located on the North end of the grounds.

The fields are used to accommodate the A&P show and other outdoor events. They are also used from time to time for camping overflow in the busy summer months. Photos of the sports fields are included as Figure 10 below.



Figure 10: Photo of the Omakau sports field, taken from Hindon Street access (Source: Council).

7.7 Proposed facilities

Proposed facilities for the Omakau Recreation Reserve, including buildings and other features, are briefly described in Table 3 below.

Table 3: Proposed facilities at Omakau Recreation Reserve (refer to Figure 11 below).

| Plan key | Facility | Proposed Changes | Details |
|----------|---|------------------|--|
| A | Omakau Golf Club | Yes | See below for more details. |
| B | | | |
| 1 | Omakau Fire Station | No | |
| 2 | Omakau Districts Squash Racquets Club | No | |
| 3 | Camping Ground Reception and Ablution Block | No | |
| 4 | Camping Ground Boundary | Yes | Proposed to review Camping Ground layout. See below for more information. |
| 5 | Playground | Yes | Proposed that the Playground should eventually be upgraded and possibly relocated to a site that |

| | | | |
|-----------|---|-----|---|
| | | | enables better flow of the Reserve. See below for more details. |
| 6 | Camping Ground Cabins | No | More Camping Ground Cabins may be considered should there be demand. |
| 7 | Multi-use Astro Turf (half hockey turf/tennis courts) | No | |
| 8 | Rugby Field | No | |
| 9 | Cricket Field | Yes | Use of the cricket field for football during winter is permitted depending on demand. |
| 10 | Camping Ground Kitchen | Yes | <p>The building containing the Camping Ground Kitchen/Rugby Clubrooms and storage shed is to be demolished.</p> <p>A new Camping Ground Kitchen will need to be constructed near the existing ablution block. See below for more details.</p> |
| 11 | Matakanui Rugby Football Clubrooms | Yes | <p>Proposed to incorporate the Clubrooms into the new Community Hub.</p> <p>The building containing the Rugby Clubrooms, Camping Ground Kitchen and Storage Area will be decommissioned. See below for more details.</p> |
| 12 | New Community Hub | Yes | Proposed to construct new community hub. |
| 13 | Parking | No | Proposed to identify this space as a formalised parking area for the community hub and rest of reserve. |
| C | Unused part of reserve | Yes | Proposed that Council facilitate a community-run project to develop a walking track along the river if community indicate desire to |

pursue this further and appropriate funding is secured.

A site plan of the Omakau Recreation Reserve has been included as Figure 11 below. The site plan provides an approximate location of proposed facilities.

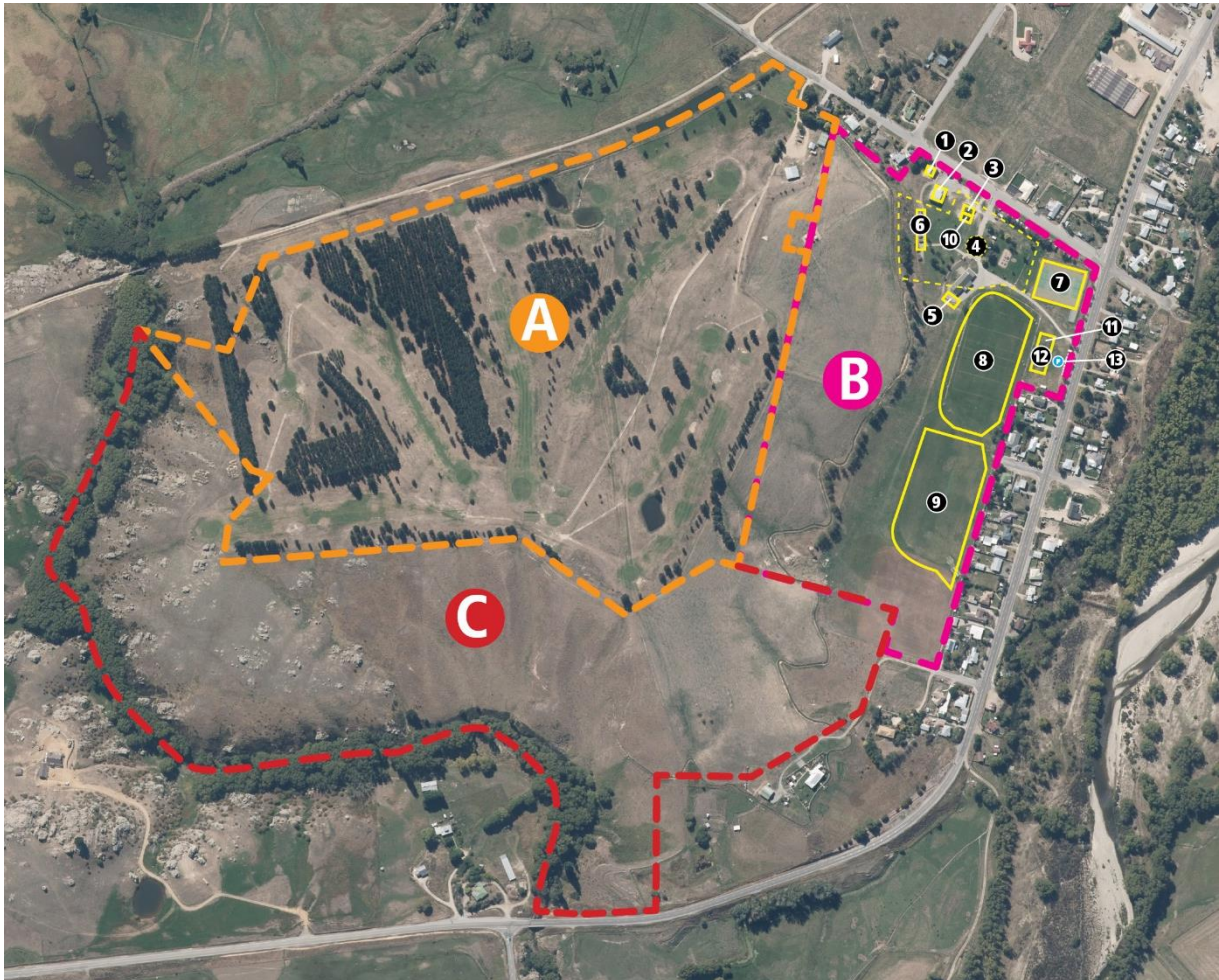


Figure 11: Site plan of Omakau Recreation Reserve, proposed facilities (Reference: Council). Refer to Table 3 above).

7.7.1 Building upgrades and improvements

It is proposed to construct a new Community Hub building on the Reserve. This Community Hub will include the Rugby Clubrooms.

The building which contains the Rugby Clubrooms, Camping Ground Kitchen and a Storage Area will be demolished. Camping Ground kitchen facilities will need to be constructed, possibly next to the existing ablution block. If needed, a storage area will be included elsewhere in the reserve.

7.7.2 Omakau Camping Ground

The current layout of the Omakau Camping Ground is somewhat informal. Camp sites are based on existing power point locations. The Camping Ground has no defined boundary, and the Camping Ground facilities and sport facilities are intermingled.

A Camp Plan will be developed that will set out the Camping Ground boundary, making it clear which parts of the reserve are associated with the Camping Ground. Consideration will be given to where the camping area could expand to if required and where additional cabins and campervan park areas could be located if considered necessary. The suitable location for the Camping Ground Kitchen will be adjacent to the existing Ablution Block. If a storage area is required, this will also be considered at this time.

7.7.3 Playground

The playground is due for an upgrade and its location will be confirmed once the Community Hub is developed. The playground will be relocated to allow improved Camping Ground layout and play space development. The proposed location for the Playground is indicated in Figure 11. It is proposed to be developed on the site of the Rugby Clubrooms once they are demolished.

7.7.4 Parking and access

When the new Community Hub is constructed, a parking area will be designated on the Leask Street (SH) side of the reserve. Access to the reserve will be assessed as a part of the Omakau Community Hub development. One possibility is that the existing Alton Street access may become the primary entrance to the reserve with a car park next to the Community Hub. The existing Alton Street access can then be used for the Camping Ground only, creating some separation between these activities. If decided that it is not essential, the driveway which connects these two entrances may be removed, allowing for the Camping Ground (or other recreation activities) to expand onto this space and be used for efficiently. This will be assessed further as a part of development of plans for the Community Hub.

7.7.5 Sports Fields

It has also been proposed that the Reserve accommodates football on the sports fields. Traditionally one field is used for rugby and the other for cricket. It is proposed that the cricket field could also be utilised for football.

7.7.6 Walking Track

It has been proposed that the community might develop a walking track next to the river along the western boundary of the reserve, making use of the large part of the reserve (Section 'C' in Figure 11) which is mostly unused. There may be an option to link this walking track to the Rail Trail.

7.7.7 Multi-use AstroTurf

At this stage the multi-use AstroTurf is adequate for the foreseeable future. The artificial grass surface was renewed in April 2023.

7.7.8 Golf Club

The Golf Club may require more storage in the future, including storage for golf carts. They are currently investigating the possibility of putting rabbit proof fencing around the perimeter of the course. The Golf Club may investigate a replacement clubhouse in the future.

7.7.9 Irrigation

The Matakanui Combined Rugby Football Club and Omakau Cricket Club have asked Council to consider upgrading the irrigation system for the sports ground area. Any upgrade will be subject to securing a suitable water allocation and budget allocation through Council's Long Term Plan.

Irrigation for the Omakau Golf Club comes from a dam located on DOC-owned land. The Golf Club have a lease with DOC to use this water. Should this dam no longer be accessible for any reason, the club may need to establish a new irrigation dam on the reserve.

7.7.10 Other

Provisions for a new war memorial on the reserve have been suggested by the Community. The RSA would like to have a schist memorial (3m long x 1.5 high) outside of the new community hub, with the two plaques from the old Omakau Memorial Hall and a bronze plaque, along with a flagpole.

7.8 Specific policies

7.8.1 Dogs and other animals

| POLICIES | |
|----------|---|
| 1 | Grazing of animals is permitted on the reserve, with Council approval. |
| 2 | From time to time, horses are permitted to graze temporarily on the reserve, for up to a maximum of three nights. |
| 3 | Other farm animals are permitted onto Omakau Recreation Reserve for the A&P show. |

7.8.2 Overnight camping

| POLICIES | |
|----------|--|
| 1 | Grazing of animals is permitted on the reserve, with Council approval. |

7.8.3 Leases

| POLICIES | |
|----------|--|
|----------|--|

- 1 An agreement will be put in place with the Omakau Squash Club to formalise a lease with Council for the land their facility occupies.

8 Wilson Street Reserve

Photos of the Wilson Street Reserve have been included below. Figure 12 shows the picnic tables, public toilets and bus shelter. Figure 13 pictures the building located on the Reserve which currently houses the Omakau Toy Library.



Figure 12: Building which currently houses Omakau Toy Library, Wilson Street Reserve (Source: Council).



Figure 13: Picnic tables, public toilets and bus shelter, Wilson Street Reserve (Source Council).

8.1 Land Status – District Plan Provision

Table 4: Land status information for Wilson Street Reserve

| Legal description | Land status and classification | CODC designations, leases, other restrictions | Area (hectares) |
|-------------------|-----------------------------------|---|-----------------|
| Lot 1 DP 467929 | Local Purpose (Community) Reserve | B 'Business Resource Area', leases Omakau Toy Library | 0.0413 |

The reserve was vested in the Council by notice in the New Zealand Gazette in two parts:

- Declaring Land to be Reserve – Leask Street, Omakau, Central Otago District Council. Otago Land District – Central Otago District Schedule Area m2 Description 443, Section 20, Town of Omakau (all Computer Freehold Register OT13D/632). New Zealand Gazette 2006 p 206.
- Revocation of the Reservation Over a Reserve Specifying the Manner of Disposal. Otago Land District – Central Otago District Schedule Area ha Description 0.0830 Lot 2 DP 467929 (Part Computer Freehold Register OT13D/632). New Zealand 2014 p 2529.

The Reserve’s land parcel is demonstrated in an aerial photo (outlined in yellow and black-dashed lined) in Figure 14 below.

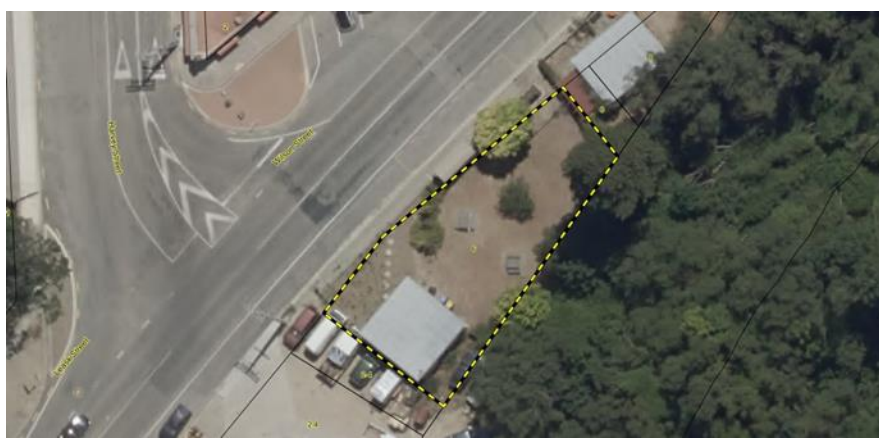


Figure 14: Wilson Street Reserve land parcel (Source: Council GIS Maps).

8.1 Leases and other occupations

The leases and occupations which are currently in place for Wilson Street Reserve are outlined in Table 5 below.

Table 5: Leases and other occupations over Wilson Street Reserve (refer to Figure 15 below).

| Plan Key | Organisation | Purpose | Details | Expiry Date |
|----------|--------------------|---------------|--|-------------|
| 1 | Omakau Toy Library | Community use | Toy Library storage and hire activities but excluding any residential use. | 30/06/33. |

The Omakau Toy Library’s lease expires on 30 June 2033. There was a variation to their Lease 12/08/20 and in clause 2.2 in the variation it states *“Both the Lessor and the Lessee have the ability to give six months written notice of termination of this Lease to allow for the Omakau Toy Library to move into the proposed Omakau Community Hub.”*

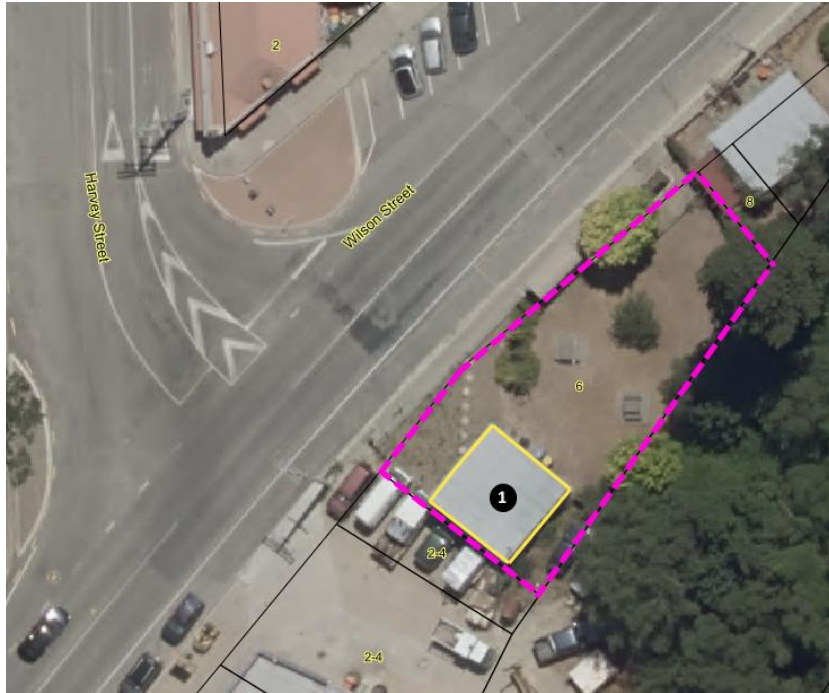


Figure 15: Omakau Toy Library Lease, Wilson Street Reserve (Source: Council GIS Maps). Refer to Table 5 above).

8.2 Location and context

This reserve is located at 6 Wilson Street in Omakau. This reserve is owned and maintained by the Council. This reserve is one of two Council-owned reserve areas within the township of Omakau.

8.3 Access

8.3.1 Vehicular access

There is no vehicle access into the reserve, but public parking is available on the street.

8.3.2 Pedestrian and cycle access

There is no designated pedestrian or cycle access, but there is a footpath on the opposite side of the street. There is an entrance to the Otago Central Rail Trail one block up Harvey St (southeast of the reserve).

8.4 Services and infrastructure

The Toy Library building is connected to the town water supply.

The public toilets are connected to the town water and sewerage systems.

8.7 Existing facilities

This reserve houses the Omakau Toy Library and public toilets. The Toy Library is in a Council-owned facility which will be relocated to the new community hub on the Omakau Recreation Reserve. The public toilets were constructed in 2020.

There are two picnic tables on the reserve.

There is also a bus stop adjacent to the site.

8.5 Proposed facilities

It is proposed that the reserve is developed as a picnic area. Once the Toy Library relocated to the Community Hub on the Omakau Recreation Reserve, the existing building on the Wilson Street Reserve may be demolished unless a good use for the building can be established.

8.6 Specific policies

8.6.1 Dogs and other animals

| POLICIES | |
|----------|---|
| 1 | Grazing of animals is not permitted on the reserve. |

8.6.2 Overnight camping

| POLICIES | |
|----------|---|
| 1 | Overnight camping or self-contained vehicles is not permitted on the reserve. |

9 Ophir Recreation Reserve

Photos of the Ophir Recreation Reserve have been included as Figure 16 and Figure 17 below.



Figure 16: Photo of community swimming pool, Ophir Recreation Reserve (Source: Council).



Figure 17: Photo of Ophir Recreation Reserve (Source: Council).

9.1 History

In 1988, the former Vincent County Council approved the subdivision of the former Blacks School property into 5 allotments. Lot 3 DP 20750 contained the school swimming pool and tennis courts, and was vested in the Council as Recreation Reserve. The adjacent lot (Lot 1 DP 20750) contains the school buildings and was vested in the District Play Centre; it is still used as a playcentre.

The Ophir Welfare Committee was formed in 1957 to deal to public farewells, distress in the community and other matters at the discretion of the committee. In 1988, at the time of subdivision, Land Corporation approached the Committee regarding the future of the tennis courts and swimming pool (Lot 3 DP 20750) and asked for confirmation as to whether the Committee would be willing to undertake this work and if so this would enable the land to be vested in the County as a Recreation Reserve. The Vincent County Council arranged for the Ophir Welfare Committee to manage the recreation reserve for the benefit of the local community. It is noted that at this stage, the Welfare Committee had been managing the facility since the school closed approximately 20 years earlier.

The Welfare Committee receives no funds from the Council for the maintenance of the reserve, nor does the Council do any maintenance itself. The Committee has successfully applied for funding from external sources (for example, the Lotteries Commission) for funds to undergo maintenance, such as repainting the swimming pool.

9.2 Land status – District Plan provision

The Ophir Recreation Reserve is Crown-derived land held under the Reserves Act. The total area is 0.3223 hectares. Information related to the land status of the reserve is set out in Table 6 below.

Table 6: Land status information for Ophir Recreation Reserve.

| Legal description | Land status and classification | CODC Designations, leases, other restrictions | Area (hectares) |
|-------------------|--------------------------------|---|-----------------|
|-------------------|--------------------------------|---|-----------------|

| | | | |
|----------------|--------------------|--------------------------|--------|
| Lot 3 DP 20750 | Recreation Reserve | D138 Recreation Purposes | 0.3223 |
|----------------|--------------------|--------------------------|--------|

The Reserve's land parcel is shown in the aerial photo (outlined by pink dashed line) in Figure 18 below.

9.3 Leases and other occupations

There are no leases over the Ophir Recreation Reserve.

The occupations which are currently in place for Ophir Recreation Reserve are outlined in Table 7 below (refer to Figure 18 below).

Table 7: Leases and other occupations for Ophir Recreation Reserve.

| Plan Key | Organisation | Agreement | Details |
|----------|-------------------------|--|---|
| 1 | Ophir Welfare Committee | Agreement with 1994 Vincent Community Board/ OWC for OWC to manage Reserve for the benefit of local community. | Swimming Pool – The committee manage and maintain the swimming pool and reserve on a voluntary basis. |
| 2 | Ophir Welfare Committee | None | Old Tennis Court – no longer in the use. |



Figure 18: Ophir Recreation Reserve occupations (Source: Council GIS Maps).

This reserve is located at 21 Swindon St in Ophir. The reserve is Council vested. The Swimming Pool is maintained by the Ophir Welfare Committee.

9.4 Features

The reserve contains the community-run Ophir Community Swimming Pool, which is open during the summer months.

9.5 Access

9.5.1 Vehicular access

There is no vehicle access to this reserve. Vehicles must park on Swindon Street and enter the reserve by foot.

9.5.2 Pedestrian and cycle access

There is no formal pedestrian or cycle access.

9.6 Services and infrastructure

The swimming pool and other facilities are connected to town water supply.

9.7 Existing facilities

9.7.1 Swimming pool

The primary use of the reserve is the swimming pool on site, which is owned by Council and voluntarily managed by the Ophir Welfare Committee. It is believed that the pool was built in the 1940's. There are changing rooms and toilets available for pool users. The changing rooms were first built in 1926 as a storage facility for the school and were renovated in 2020.

9.7.2 Tennis court

The site contains concrete surfacing from an old tennis court. The surface is cracked and largely unusable.

9.7.3 Other

There are three picnic tables located on the reserve.

9.8 Proposed facilities

Should the community wish to upgrade existing facilities, an upgrade will be subject to securing suitable funding.

9.9 Specific policies

9.9.1 Dogs and other animals

| POLICIES | |
|----------|---|
| 1 | Grazing of animals is not permitted on the reserve. |

9.9.2 Overnight camping

| POLICIES | |
|----------|---|
| 1 | Camping and overnight parking of self-contained vehicles is not permitted on the reserve. |

9.9.3 Leases

| POLICIES | |
|----------|--|
|----------|--|

- 1 An agreement should be put in place with the Ophir Welfare Committee to formalise the work that they currently carry out on the reserve and in operating the pool.

10 Ophir Ice Rink Reserve

A photo of the Ophir Recreation Reserve has been included below as Figure 19 below.



Figure 19: Photo of the Ophir Ice Rink Reserve, where the Ophir Ice Rink once laid, now a paddock which is prone to flooding (Source: Council).

10.1 Location and Context

This reserve is located on Ida Valley-Omakau Rd near the corner of Swindon St and opposite Blacks Hotel in Ophir. It is undeveloped and unmanaged. The reserve is occasionally used for grazing.

10.2 Features

The reserve is an undeveloped, grassed paddock which is land is prone to flooding. It was formerly operated as a community ice rink in the past. In 1965, a group of local school students decided to develop a natural ice rink. The ice rink was gifted to Council by the Stafford family, who farmed the land next surrounding the reserve.

The school children raised the funds to cover the costs of hiring a DH bulldozer. The bulldozer was used to undertake the earthworks necessary to extend the space where the

ice rink would eventually be located. Ophir locals indicate that during construction the bulldozer tipped into the pond and was completely submerged, indicating the depth of the pond.

The children also raised funds for floodlights, which still stand today. A local, Murdoch Campbell, was on the power board and arranged for the waiving of connection fees and for there to be no charges for power.

It is believed that the ice rink was last used by the community in 1995. It is now unused, other than occasionally used for grazing on an ad hoc basis. The adjacent land is farmed by the ancestors of the Stafford family who gifted this reserve to Council.

The reserve is not subject to rates as it is deemed an unimproved reserve. The community have indicated that there are frogs inhabiting this reserve.

10.3 Land status – District Plan provision

The Ophir Ice Rink Reserve is fee simple land. It was gifted to Council. The total area is 0.6161 hectares. Information related to the land status of the reserve is set out in Table 8 below.

Table 8: Land status information for Ophir Ice Rink Reserve.

| Plan key | Legal description | Land status and classification | CODC Designations, leases, other restrictions | Area (hectares) |
|----------|--------------------------------|--------------------------------|---|-----------------|
| A | SEC 70 BLK II TIGER HILL SD | Recreation Reserve | RU Rural Resource Area, Flood Prone Hazard | 0.6161 |

The Ophir Ice Rink Reserve's land parcel is outlined in an aerial photo (outlined in yellow and black-dashed lined) and included as Figure 20 below.



Figure 20: Ophir Ice Rink Reserve land parcel (Source: Council GIS Maps).

10.4 Leases and other occupations

There are no leases or occupations over the Ophir Ice Rink Reserve at present.

10.5 Access

10.5.1 Vehicular access

There is an unformed vehicle access off the bend on Ida Valley-Omakau Rd. Formalising this access may be difficult as the reserve is located on a corner with limited visibility.

10.5.2 Pedestrian and cycle access

10.6 Services and infrastructure

There are thought to be no services connected to this reserve. As an unimproved reserve, the land is non-rateable.

10.7 Existing facilities

This is an undeveloped reserve with no facilities.

10.8 Proposed facilities

Preliminary research indicates that this site was gifted to Council (not Crown-derived) and can potentially be disposed of subject to public consultation and the uplifting of the reserve classification. Council will investigate the process to uplift the reserve status from the reserve, as well as disposal options.

10.9 Specific policies

10.9.1 Dogs and other animals

| POLICIES | |
|----------|--|
| 1 | Grazing of animals may be permitted on the reserve with permission from Council. |

10.9.2 Overnight camping

| POLICIES | |
|----------|--|
| 1 | No overnight camping or self-contained vehicles are permitted on this reserve. |

11 Vision and outcomes

The vision and outcomes covered in this section apply to all reserves listed in this plan.

11.1 Vision

Omakau and Ophir's reserve areas are managed and developed to ensure the recreational use, enjoyment, and protection of the reserves for the public of Omakau, Ophir, and the wider Central Otago community.

| OUTCOMES | |
|----------|--|
| 1 | Omakau Recreation Reserve and Ophir Recreation Reserve are preserved in perpetuity for the welfare and enjoyment of the general public. |
| 2 | To encourage and facilitate the use of appropriate reserves for recreation and sporting purposes while providing for the needs of the local community and having due regard to the public's use and access to the publicly accessible areas of the domain. |
| 3 | |

| | |
|---|--|
| | Recognition that recreational activities (including play), sporting organisations, and the camping ground, through occupation agreements, provide a significant role in facilitating recreational and sporting uses of the reserves. |
| 4 | Development of the reserves has regard for the views of present users as well as consideration of accommodating future trends and emerging activities. |

12 Objectives and policies

The objectives and policies covered in this section apply to all reserves listed in this plan. For policies specific to each individual reserve, see above.

12.1 Occupation agreements

The term occupation agreement refers to any lease, license, easement (including right-of-way and telecommunication agreement), exchange of letter, or other agreement reached between the Council and a person, organisation, or company that is occupying part of the reserves (including below ground utilities). Further details of these different agreements and policies follow.

Council requires that leases are granted, both to satisfy statutory requirements and to clarify the responsibilities of Council and clubs, including for existing occupations. The Reserves Act 1977 details the requirements and processes for any occupation or agreement on reserve land.

Any structures associated with occupation agreements including signs will require approval from Council as the landowner and may require building consent or other approvals.

| OBJECTIVES | |
|------------|--|
| 1 | To confirm the occupation of the reserves for approved uses and facilities by the granting of occupation agreements. |
| 2 | To ensure adequate compensation to remedy or mitigate the adverse effects of all utility, stormwater discharge, drainage rights, and underground facilities on the domain. |
| 3 | |

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| | To consider the use of reserves for network utilities where utilities do not detract from the purposes of the domain and no costs for these utilities are accrued to Council. |
| 4 | To require compensation for all temporary or permanent effects on reserve values caused by right of ways, easements, access ways, leases, licences, or network utilities. |
| 5 | To limit timeframes for easements and rights-of-way agreements (e.g., linked to the life of the building or activity). Applications will be assessed on an individual basis, with an intention that the reserve values will be reinstated at the completion of the agreement period. |

| POLICIES | |
|-----------------|---|
| 1 | Applications for leases, licences and other occupations may be allowed if there are no adverse effects on reserve values. |
| 2 | Applications for licences will need to be made in writing. |
| 3 | All legal costs and agreement costs, as well as the costs of any formation and maintenance to the Council's satisfaction shall be borne by the grantee. |

12.2 Leases

Management requirements for recreation reserves under the Reserves Act 1977 emphasise the retention of open space and accountability to the public of reserve management. On recreation reserves, leases must be drawn up subject to the relevant provisions of the Reserves Act 1977.

Council uses the provisions contained in the Reserves Act 1977 as a guide when leasing land subject to the Reserves Act 1977 to ensure consistency among the various tenancies. Leases will be subject to Council's Leasing and Licensing Policy and standard lease conditions so that leases are consistent and easier to manage.

The leasing of public land restricts the type of activities that can be undertaken and usually limits use of the land by the general public.

| POLICIES | |
|-----------------|--|
| 1 | Any exclusive use of the reserves, including buildings, will be subject to a lease. |
| 2 | <p>New Leases</p> <p>Land may be leased to groups and organisations for the following purposes:</p> <ul style="list-style-type: none"> • Sports facilities and associated buildings at the groups or organisation’s expense. • The construction of buildings and other structures that increase or improve the use of the domain for recreation or camping at the groups or organisation’s expense. <p>Provided that:</p> <ul style="list-style-type: none"> • The sportsground area is not leased so it can provide for the outdoor recreation needs of the general public, groups or organisations. • The land is used for recreational activities that increase or improve the use of the reserve. • The proposed activities cannot satisfactorily take place in existing facilities, or in the locality. |
| 3 | <p>Existing Leases</p> <p>Any opportunities shall be taken to renegotiate existing leases in cases where they do not comply with the policies of the Management Plan or, in the case of land that is subject to the Reserves Act 1977, with the requirements of the act.</p> |
| 4 | Leases shall incorporate the appropriate provisions of the Reserves Act 1977, except where the Council’s tenure of the land requires otherwise, and shall incorporate where necessary, the policies detailed in this management plan document and other Council documents. |
| 5 | <p>Any new or renegotiated lease shall include:</p> <ul style="list-style-type: none"> • A clause requiring that all details of financial income and expenditure be made available on request to the Council. • A clause requiring that there will be no subletting of the leased land or of the building erected thereon without the prior approval of the Council. |

| | |
|---|--|
| 6 | Vehicle parking requirements of a potential lessee should be considered. Policy 8.5 - Vehicle Parking and Access applies. |
| 7 | The notification of proposed leases in this management plan shall serve as public notice for the purposes of the Reserves Act 1977. |
| 8 | All outgoing costs associated with leases and other agreements are the responsibility of the lessee or holder of the agreement. |
| 9 | Rents and rates as per Council policy will be payable on all leases, except where Council has resolved that no or reduced rental is required. Rents for approved users (e.g., voluntary recreation facilities, approved community users) will be set at an agreed level. Other rents (e.g., commercial use, residential tenancies) will be based on 'market' levels. |

12.3 Licenses

Licence to occupy grants the non-exclusive right to use a reserve for a specific purpose.

Tenancies over reserve land are subject to the provisions of the Reserves Act 1977. The Reserves Act 1977 permits the granting of licences for communication stations and any works connected with the station.

| POLICIES | |
|-----------------|--|
| 1 | Licences may be allowed over the sports field area provided that there are no adverse effects on the reserve's values. |
| 2 | Applications for licences will need to be made in writing. |
| 3 | Licences will include provision for public access where this is appropriate and desirable. |
| 4 | A rental fee may be charged for all licences based on tenders received. Council may charge a rental other than a market rental for approved recreational or management purposes. |

| | |
|---|---|
| 5 | It shall be a condition of all licences negotiated that Council may, before expiry, cancel all or part of the tenancy at one month's notice, should the land be required for recreational use or if the licensee fails to meet the conditions of the licence. |
| 6 | It shall be a condition of every licence that Council will not compensate occupiers for improvements upon termination of the agreement. |
| 7 | Licences may be granted for communication stations and any works connected with the station, in accordance with the Reserves Act 1977 where adverse effects are mitigated. |

12.4 Easements including underground services

An easement lawfully grants the rights for one party to use another person's land for a specified purpose, in this case the use of reserves for access or utility facilities.

Easements granted will generally have limited timeframes (e.g., linked to the life of the building or an activity) and an annual fee for rental may be required. Conditions regarding reinstatement of the site at the completion of the agreement period should also be included with any permission granted. By not granting easements in perpetuity, and requiring reinstatement of the site, the values of the domain will be re-established.

Easements for private underground or overground facilities can affect future development and will only be considered by Council where no other options are available, and establishment costs and rental may be charged after a market valuation.

Where easements are approved, easement owners are responsible for maintaining utility facilities (stormwater/wastewater/sewerage/water and gas pipes/electrical/telecommunication cables) connecting between their property and the main network operator's facilities including reinstatement of domain land following work being carried out on facilities.

It is important for Council to know the location and ownership of private utility facilities crossing Omakau and Ophir reserves so that their location can be taken into consideration when development enhancement or maintenance work is being planned or carried out on the reserve and for payment to be made for the use of this land. As-built plans will generally be a requirement of an easement agreement.

| POLICIES | |
|-----------------|--|
| 1 | |

| | |
|---|--|
| | <p>Applications for pipes, cabling, discharge, or drainage rights including applications for Council infrastructure must be made in writing and contain the following information:</p> <ul style="list-style-type: none"> • A statement of alternative pipe location or discharge options and their costs; • Discussion on why these alternative options cannot be used; • Evidence that the pipes or discharge will not detract from the purpose of the reserves; and • A diagram of the proposed works and a survey. |
| 2 | An easement or formal agreement will be required for every pipe, cable, or discharge on reserves. |
| 3 | All legal costs and the costs of formation and maintenance to the Council's satisfaction shall be borne by the grantee. |
| 4 | Payment for the benefit of a pipe, cable or drainage easement shall generally be made at market valuation. |
| 5 | Council will require those holding easements for services crossing reserves to meet the costs of maintaining the pipes or cables. |
| 6 | When services and utilities are no longer required, the service / utility owner shall remove them from the site and reinstate the reserve to Council's satisfaction. If this is not completed to Council's satisfaction, any costs will be recovered from the services/utility owner. |
| 7 | No private access easements will be granted across any land covered by this management plan. |

12.5 Access and use of reserves

Reserves in this plan, apart from the Ophir Ice Rink Reserve, are multi-use spaces with a variety of activities being catered for. However, they are also public recreation reserves, and it is important that they are accessible for the general public to use whenever possible, while recognising that the priority users of the reserves are mentioned in this plan.

OBJECTIVES

| | |
|---|--|
| | |
| 1 | To restrict public access on the reserve where access would be detrimental to other reserve users, or where facilities might be at risk of damage. |

| POLICIES | |
|----------|---|
| 1 | <p>The extent to which reserves may be used by the public for recreation shall be determined according to the following categories:</p> <ul style="list-style-type: none"> • Public will not be allowed access to exclusive use areas covered by an occupation agreement unless the occupation agreement states otherwise. • Public will have access to all other areas which are not in use for activities under an occupation agreement or lease. |

12.6 Temporary use

Use of reserves for an organised event requires prior approval from Council, usually allocated through Council's reserves booking system via the Council website. Before any booking is confirmed Council will liaise with the relevant committee as outlined in this plan. Bookings in the Omakau Recreation Reserve are limited to the sports ground area.

While events can enhance the public use and enjoyment of reserves and contribute to the diversity and vibrancy of the community, large numbers of people and activities can adversely affect the reserve and neighbours. Council retains full discretion over the number and nature of any organised event on domain land or in a Council owned or operated building or facility.

| OBJECTIVES | |
|------------|---|
| 1 | To manage the use of reserves for events and temporary use so that it is consistent with the values of the reserve. |

| POLICIES | |
|----------|--|
| 1 | |

| | |
|---|--|
| | Events, social activities, functions, and exhibitions may be allowed on parts of the reserve, where the adverse effects on other users or lessees, the reserve and reserve neighbours of such activities are minimised, and the proposal meets statutory and policy obligations. |
| 2 | Applications must be made in writing at least four weeks prior to the event. |
| 3 | Where temporary exclusive use is necessary for the holding of an event or activity, part or all of the reserve will be closed to the public for the duration of that event. |
| 4 | Where part or all of the reserve is to be closed to the public for event use, public notification of this will be made prior to the activity requiring the closure. Where closure is required by a body other than Council, that body will be responsible for meeting the cost of public notification. |
| 5 | A charge and / or bond may be levied for all forms of exclusive use. The bond will be set as per Council's Fees and Charges Schedule. Bonds may be waived at the discretion of Council. |
| 6 | Event organisers are to reinstate the reserve to the same condition as before the event to the satisfaction of the Council. |

12.7 Commercial use

Council may, from time to time, receive applications for the use of reserves for temporary or permanent commercial activities. These activities include filming, markets, coffee carts and commercial recreation ventures, amongst other commercial activities.

Commercial activities may be a legitimate part of the range of activities within reserves where they relate to the purposes of the reserve. Some commercial activities such as filming regional or national sporting events may be assessed as appropriate. While not contributing to the public's enjoyment of the reserve such activities can promote Omakau and Ophir.

While commercial activities can be appropriate, they must not be allowed to detract from the primary purposes of the reserve. Also, the activities should not adversely impact on the reserve, its use or users and domain neighbours. Controls on activities should ensure that the effects of activities are minimised. All commercial activity is required to comply with Council bylaws, other relevant legislation, and Council fees and charges.

OBJECTIVES

- | | |
|---|--|
| 1 | To ensure any permanent or temporary commercial use of reserves does not compromise the domain's values, adds to the public enjoyment of the domain and is in accordance with the Reserves Act 1977 and relevant bylaws. |
|---|--|

POLICIES

- | | |
|---|--|
| 1 | All applications to operate commercial activities on reserves shall be made to Council in writing. Applications should include: <ul style="list-style-type: none">• A description of the proposed activity;• A description identifying the places where the proposed activity will be carried out;• A description of the potential effects of the proposed activity, and any actions which the applicant proposes to minimise any adverse effects;• A statement of the proposed duration of the activity and the reasons for the proposed duration;• Relevant information relating to the applicant, including any information relevant to the applicant's ability to carry out the proposed activity. |
| 2 | Temporary commercial activity applications need to be made at least ten working days prior to the event. |
| 3 | Conditions necessary for the protection of values will be imposed on any permission for the commercial use of the reserve. Such conditions will also be sought on any resource consent application for the same activity. |
| 4 | A charge may be levied for the use of the reserve. |
| 5 | A bond may be required for permanent and temporary commercial activities. |
| 6 | Compliance with the relevant conditions of the Resource Management, Building, Health and Safety at Work Acts and other relevant acts including the District Plan is the responsibility of the applicant. |

12.8 Play

Reserves provide important open space areas for people to play, whether that is through using natural features, or the provision of formal playgrounds, skate parks and bike parks.

| OBJECTIVES | |
|------------|--|
| 1 | To provide creative and diverse play opportunities for everyone by the extension and enhancement of the natural or artificial environment. |

| POLICIES | |
|----------|--|
| 1 | Emphasis shall be on the opportunities for physical adventure and exploration. |
| 2 | The existing play features will continue to be provided, and expanded where appropriate, in preference to duplicating play features in other parts of the reserves. |
| 3 | All play equipment and associated safety surfaces shall be designed, constructed, and maintained to conform to New Zealand standards for playground equipment and surfaces (currently NZS5828:2004). |

12.9 Markets, festivals and concerts

The Central Otago District Council may receive requests from markets, circuses, concert promoters, side-shows, gypsy fairs and similar operators to use reserves.

| OBJECTIVES | |
|------------|--|
| 1 | To allow occasional use of reserves for markets, circuses, concerts, side-shows, and similar uses provided that this is compatible with other domain activities. |

| POLICIES | |
|----------|--|
|----------|--|

| | |
|---|--|
| 1 | <p>Council may approve markets, circuses, concerts, side shows, gypsy fairs and like operations where there is evidence that the adverse effects can be minimised. All applications are to be in writing and forwarded to Council at least four weeks before the event. Applications will be considered on a case-by-case basis, and a bond will be required. The assessment of effects will include the following:</p> <ul style="list-style-type: none"> • Effects on others using the domain and neighbours • Services • Damage to the domain • Health and safety provisions. |
|---|--|

12.10 Fireworks displays

Groups occasionally wish to use the reserves for fireworks displays. These displays are controlled by legislation other than the Reserves Act 1977 and require the permission of Fire and Emergency New Zealand (FENZ) before proceeding. As long as the adverse effects of fireworks displays on reserve values are avoided, remedied, or mitigated, fireworks displays are a legitimate use of the reserve.

| OBJECTIVES | |
|-------------------|--|
| 1 | To allow fireworks displays on reserves subject to all adverse effects on reserves values being avoided, remedied, or mitigated. |

| POLICIES | |
|-----------------|--|
| 1 | Fireworks displays are only permitted within the playing field arena, and only if damage to grass fields and sports fields can be avoided. |
| 2 | Written applications should be made at least ten working days before the proposed event. Conditional approval will be given upon written application to Council. Final approval will be given once the required external permissions have been obtained. |
| 3 | A condition of approval will include the requirement for sufficient public liability insurance. |
| 4 | |

| |
|---|
| The fireworks display co-ordinator must submit a list of proposed fireworks to be used for a display and this list, in part or in total, must be approved by Council. |
|---|

12.11 Fire control

During certain times of year, the risk of fire increases significantly. Measures need to be taken to minimise the risk of fires starting in or adjacent to reserves, and to minimise damage to the reserve should a fire start.

| OBJECTIVES | |
|------------|---|
| 1 | Where appropriate and feasible, to provide adequate access to reserves to enable fire appliance access. |
| 2 | To take steps to minimise fire risk and damage resulting from any fire occurring. |
| 3 | To cooperate with appropriate organisations in the prevention and control of fires on the domain. |

| POLICIES | |
|----------|--|
| 1 | Council will support and liaise with FENZ to provide for the prevention, detection, control, and suppression of fire within reserves, in accordance with legislation or by-laws. |
| 2 | Council will assist and cooperate with FENZ on all fire control measures in accordance with legislation, regulations, or by-laws to reduce the risk of damage by fire to the reserves. |
| 3 | Council will support FENZ in legal action, including the recovery of fire suppression costs that may be taken against a person or persons who light or cause to be lit any fire on the reserve without permission. |
| 4 | During times of extreme fire danger parts of the reserves may have to be closed to protect public safety. |

| | |
|---|--|
| | |
| 5 | The Council shall take all reasonable measures to ensure the reserves are kept clear of all fire hazards endangering adjacent properties in respect of fire risks in accordance with legislation or bylaws. |
| 6 | Any action or event necessary for the purposes of saving or protecting life or health, or preventing serious damage to property, or avoiding an actual or likely adverse effect on the environment may be carried out without the prior permission of Council or prior public notice. This policy is subject to those involved taking every reasonable step to contact the Council or carry out public notification. |
| 7 | Such an action or event must be followed up by providing Council with a copy of the fire report immediately after the event or incident. |

12.12 Dogs and other animals

Many people own dogs for a variety of reasons and wish to exercise them at different locations. Council must have regard to the exercise and recreational needs of dogs and their owners and the need to minimise danger, distress, and nuisance to the community in general. Central Otago District Council provides a variety of locations for off leash dog exercise, as well as bylaws to control dogs in other public places where they are required to be on a leash.

Dog and other animals fouling on the reserve is not tolerated in any form. Owners must ensure that they have a suitable receptacle to collect and remove animal faeces immediately.

Parks and reserves often have areas that are undeveloped and unused for some time. These unused sections are sometimes able to be grazed by animals (either with or without commercial benefit). There are a number of reasons why this can be beneficial to the Council, the community or leaseholders. Grazing unused land can provide an income, maintain reserves for amenity purposes and to decrease fire risk. Council may provide for this opportunity on reserves where this is seen to be appropriate. Refer to the specific policies at the end of the sections covering each reserve.

| OBJECTIVES | |
|-------------------|---|
| 1 | To allow for the exercise and enjoyment of dogs at appropriate reserve locations. |

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| 2 | To permit farm animals to graze on reserves which are deemed appropriate for this activity. |
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| POLICIES | |
|-----------------|--|
| 1 | The CODC Dog Control Bylaw 2020 and Dog Policy 2020 takes precedence for all dogs in parks or reserve areas. |
| 2 | Dogs are not permitted in prohibited areas at any time. Prohibited areas include, the children's playground, and the designated playing areas of the sports ground. |
| 3 | Dogs are permitted in the Omakau Recreation Reserve camping area, but they must be on a leash at all times and are not permitted in the kitchen, cabins or ablution block areas of the camping ground. |
| 4 | Any person having charge of any dog shall at all times, carry a suitable receptacle to remove and dispose of dog droppings immediately after the dog has deposited them. |
| 5 | Grazing of animals is permitted on reserves which are deemed appropriate for this activity (refer to specific policies). |

12.13 Facilities and chattels abandonment

Changes in levels of participation and trends in sport sometimes result in sports clubs and groups dissolving, amalgamating, or falling into recess. A consequence of this could lead to the abandonment of facilities such as the rugby or camping ground facilities.

| OBJECTIVES | |
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| 1 | To ensure buildings or structures that are of benefit to reserve users are retained in a safe and operable condition. |
| 2 | To ensure the owner of a building or structure is responsible for the facility and its condition until disposal has occurred. |

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| POLICIES | |
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| 1 | The owner of a building or structure will dispose of the facility under the terms of the lease agreement and in conjunction with this policy. |
| 2 | Council will have the right to decide what assets have a benefit to reserve users. |
| 3 | <p>Where a building or other structure is no longer required by an occupier or Council, the following steps will be taken in priority order:</p> <ul style="list-style-type: none"> • The occupier will be required to find a new approved occupier (as permitted by relevant acts, or policies) and subject to approval by Council, or remove the building or structure from the reserve; • If the occupier cannot either find a new suitable occupier or remove the building or structure, then council will make reasonable efforts to find a new suitable occupier or use for the building; • If no suitable occupier or use can be found, Council will remove the building having considered all other options; • Council will have the option to tender or sell the building (not the land) as an alternative to demolishing it, providing it can be removed from the site; • Where the building or structure is not compatible with the primary function and values of the reserve, it will be removed from the reserve; and • Where Council does not own the building, feasible costs associated with removal or demolition of the building and or structure and reinstatement of the reserve to Council's satisfaction shall be charged to the owner. |

12.14 Alcohol licenses

The selling of alcohol is often viewed by sports clubs as a means of raising funds for club activities however is only indirectly linked to the use of the reserve for sporting or recreational purposes. The consumption of alcohol on the reserves can have adverse effects on people using the reserve and reserve neighbours including noise and damage that may reduce the amenity of the reserve. Approval is needed from Council as landowner of the reserve, and separately from Council for an alcohol licence. Other approvals, including resource consent, may also be required.

Currently the following liquor licenses are in place:

- Matakanui Combined Rugby Football Club: A license to sell and supply alcohol on the premises to any person who:
 - is member of the club; or
 - is on the premises at the invitation of, and is accompanied by, a member of the club; or
 - is a member of some other club with which the club has an arrangement for reciprocal visiting rights for members

The Matakanui Combined Rugby Football Club is currently licenced to sell and supply alcohol in the existing rugby clubrooms. A new licence will need to be arranged with the Club to allow them a licence to sell alcohol in the new premises. This can be arranged once the resource and building consent process has taken place.

- Omakau Golf Club: A license to sell and supply alcohol on the premises to any person who:
 - is a member of the club;
 - is on the premises at the invitation of, and is accompanied by, a member of the club; or;
 - is a member of some other club with which the club has an arrangement for reciprocal visiting rights for members.

| POLICIES | |
|-----------------|--|
| 1 | Any alcohol licence application is subject to the Sale and Supply of Alcohol Act 2012, CODC Local Alcohol Policy and any subsequent legislation. |
| 2 | Council will only support the granting of an alcohol licence for premises located on Omakau Recreation Reserve where: <ul style="list-style-type: none">• The granting of a licence is consistent with the purposes of the reserve;• The effects on the reserve, its use and users, and domain neighbours can be avoided, remedied, or mitigated; and• The values of the reserve are not diminished. |

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| 3 | The environmental impact of increased traffic and parking demand and other factors, which may be associated with ancillary use of facilities, shall be carefully assessed in considering any application for a general ancillary liquor licence. |
| 4 | Applicants will be responsible for ensuring that all relevant statutory approvals are obtained and that the conditions of any approvals granted are met. |
| 5 | The use of clubrooms for social purposes shall be ancillary to the principal purpose of the domain i.e., camping ground and recreation. |
| 6 | The Omakau Recreation Reserve Committee does not permit the consumption of alcohol in the ablution block areas of the camping ground. |

OBJECTIVES

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| 1 | To allow the granting of alcohol licences over premises on Omakau Recreation Reserve where the values of the domain are not diminished and where the effects on other domain users and domain neighbours can be minimised. |
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12.15 Hazardous substances

Hazardous substances such as chemicals and biological agents, in some circumstances, may need to be used in the maintenance or operation of reserves. It is important to assess the risks and if needed minimise the effects for reserve users and neighbours.

OBJECTIVES

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| 1 | To ensure that where it is considered necessary to use or store hazardous substances, application is undertaken in a manner that minimises the potential risk to reserve users and neighbours. |
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POLICIES

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| 1 | Where hazardous chemicals are to be stored or used within reserves, it shall be in accordance with the Hazardous Substances and New Organisms Act 1996, the Agri-chemical User Code of Practice NZS 8409, and any other subsequent or new legislation. |
| 2 | Warning signs shall be erected on site where the reserve has been sprayed or applied with hazardous substances. |
| 3 | Hazardous substances such as herbicides shall only be used where there is no practicable or financially feasible alternative control measure. |

12.16 Smokefree and vapefree zones

Smokefree and vapefree outdoor areas protect young people from the negative role-modeling effect of smoking.

The less young people see smoking around them, the less 'normal' smoking becomes and the less likely they are to take up smoking themselves.

Council has adopted a smokefree and vapefree policy where all council owned parks and reserves, tracks and walkways, sportsgrounds and playgrounds are designated smokefree and vapefree. A ten metre smokefree and vapefree perimeter is designated around these facilities on any council owned land.

| OBJECTIVES | |
|------------|---|
| 1 | That Council reserves are smokefree and vapefree zone as per the Central Otago District Council Smokefree and Vapefree Policy 2021. |

| POLICIES | |
|----------|---|
| 1 | All of Council reserves are designated as smokefree and vapefree zones. |
| 2 | Council will use a combination of education and signage to enforce the smokefree and vapefree zone. |

12.17 Trading in public places

Council has rules in place regarding trading in public places, identifying allowed locations, hours of trade and licence requirements. These note that there may be specific conditions per site and that licence holders do not have exclusive use of any site. Refer to most updated version of the Central Otago District Council Trading in Public Places Policy on Council's website for exact locations and more information.

| OBJECTIVES | |
|------------|---|
| 1 | To permit trading activity on reserves in accordance with the Central Otago District Council Trading in Public Places Policy. |

| POLICIES | |
|----------|--|
| 1 | Approval to trade on the reserves shall be obtained at the discretion of the Council and subsequently through the relevant Committee where applicable. |

12.18 Buildings and structures

All buildings and structures including signs, temporary structures, lighting, fences, and art will require approval from Council as the landowner. They may also require building consent and other approvals.

Any structures should be located where they allow for access within and through the reserve and should be designed to be compatible with the amenity of the reserve.

Council may provide amenity lighting for vehicle parks and paths where there is a clear public benefit. This will be limited to Council-owned facilities. Any development proposal will need to demonstrate Crime Prevention Through Environmental Design (CPTED) principles as part of the proposal.

| OBJECTIVES | |
|------------|--|
| 1 | To ensure that buildings and other structures do not dominate reserves and are located, designed, and maintained so that they do not detract from the amenity of the reserve and camping ground, and facilitate public recreational use and enjoyment. |

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|---|---|
| 2 | To ensure that buildings and other structures do not dominate reserves and are located, designed, and maintained so that they do not detract from the amenity of the reserve and camping ground, and facilitate public recreational use and enjoyment. |
| 3 | To support the development or redevelopment of buildings and structures on the reserve where the need for these has been fully assessed and it is demonstrated that recreation, camping, and community outcomes are better enabled. This includes the proposed Community Hub. |
| 4 | To encourage sharing of existing facilities to prevent unnecessary duplication or expansion of facilities. |
| 5 | To ensure that buildings and structures have necessary approvals. |
| 6 | To encourage and allow for networks of paths for pedestrians and/or cyclists. |

POLICIES

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|---|--|
| 1 | Buildings on the domain shall be provided for the specific proven needs of the users where this provision does not detrimentally affect the appearance or utilisation of the domain. |
| 2 | A new building will only be erected where it is not suitable to use a modified existing building, or possible to share facilities with other users. |
| 3 | New buildings on the domain shall be located only where: <ul style="list-style-type: none"> • Neither they, nor associated vehicle parking, unduly restrict the area useable for recreation or camping. • They do not obstruct the entrances to the reserve, either physically or visually. • They do not detract from the open nature of the reserve, especially as seen from surrounding roads. |
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| | The design of all buildings and structures proposed to be erected shall be referred to Council or its delegated representative for approval. |
| 5 | All new buildings and structures shall be of a size and design that: <ul style="list-style-type: none"> • Is such that they provide no more than a service ancillary to the use of the area for sport. • Is to acceptable architectural standards. • Is in scale with, and suited to, the character of the reserve. • If possible, they shall be sited so that they can be extended to provide such further facilities as may be required at a later date. |
| 6 | Buildings shall be designed or modified for multi-purpose use where practicable and desirable. |

12.19 Multipurpose use of facilities

Some existing facilities could sustain higher levels of use, and the sharing of such facilities would prevent unnecessary duplication and cost.

Sub-letting of facilities by clubs can generate revenue and spread the load of paying for overheads such as power.

| OBJECTIVES | |
|-------------------|--|
| 1 | To encourage the sharing of existing facilities to prevent unnecessary duplication or expansion of facilities. |

| POLICIES | |
|-----------------|---|
| 1 | The multiple use of buildings and other facilities by sports, cultural bodies and schools shall be actively encouraged. |
| 2 | The sub-letting and shared use of leased facilities to other clubs shall be actively encouraged. |

12.20 Vehicle parking and access

Vehicle parks support recreational use by users who need to drive to the reserve including those travelling longer distances. Vehicle parking areas reduce reserve land available for recreation and encourage access by vehicles. While it is preferable to encourage walking and cycling before using a vehicle, most visitors will use a vehicle to access the area due to the rural location of the reserves.

The camping ground also attracts people with boats, caravans, and multiple vehicles. Consideration should be given around mitigation of cluttered parking. However, the location and design of parking areas should not be at the expense of areas useable for camping and recreation, although parking areas may also be useful for other activities. Parking should not be designed to meet peak parking times.

| OBJECTIVES | |
|-------------------|---|
| 1 | To provide and maintain vehicle parks, where appropriate, to a level that is adequate for servicing the usual activities carried out within the reserve. |
| 2 | To provide where practicable additional vehicle access and parking areas at proven peak times but limiting this to preserve the natural qualities of the reserve. |
| 3 | To recover the costs of vehicle parking facilities from groups obtaining exclusive use. |

| POLICIES | |
|-----------------|---|
| 1 | Vehicle parking on areas, other than recognised vehicle parks, or in any way that causes damages to the reserve is prohibited. |
| 2 | Vehicle parks are for vehicles associated with recreation and other legitimate use of the reserve. |
| 3 | Regular overnight, residential and long-term parking is not permitted. |
| 4 | Vehicle parking shall be available to the public using the Omakau Recreation Reserve during the hours of operation defined by the Committee or Council. |

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| 5 | Parking in areas other than recognised parking areas may be allowed by special permit from the Committee or Council to accommodate extra demand for vehicle parking/event services associated with an infrequent recreational use of the reserve. This permission may be varied or withdrawn if it is anticipated that damage to grounds may be incurred. |
| 6 | Vehicle parking areas shall only be provided where there is a proven requirement directly related to the use of the reserve, and it is both physically and financially feasible to provide a vehicle parking facility. |
| 7 | A detailed site plan set in the context of a plan for the whole reserve shall be prepared for any proposed access way or vehicle parking area. |
| 8 | Exclusive use of vehicle parks may be allowed for special sporting and recreation events. Council may set a charge for this exclusive use. |
| 9 | Where an application for exclusive use of a vehicle park is successful, Council will arrange for public notification of this use in the public notices section of the local newspaper/s. Applicants will need to meet the costs of public notification. |
| 10 | Groups that have permission to use vehicle parks exclusively may levy a charge on users during the time they have exclusive use. This charge is to be approved by Council and be used to recover costs only. |
| 11 | Vehicle parks for users with disabilities may be set aside where vehicle parks are marked or established near facilities. |

12.21 Lighting and security of amenity areas

Amenity lighting is used to illuminate vehicle parks and footpaths to facilitate safe pedestrian access.

Council may provide amenity lighting or CCTV cameras where there is a clear public benefit. Furthermore, the provision is limited to Council-owned facilities.

Council recognises that the camping ground, may need to operate some form of lighting at night.

Any lighting required will be considered where it is in accordance with Crime Prevention Through Environmental Design (CPTED) principles.

| OBJECTIVES | |
|-------------------|--|
| 1 | To provide lighting to facilitate night-time use and access where appropriate. |

| POLICIES | |
|-----------------|--|
| 1 | Council may provide amenity lighting where there is a clear public benefit, and where it supports the principles of CPTED. |
| 2 | Installation of lighting by reserve occupiers is subject to the approval of Council. |
| 3 | Lighting of cycle and pedestrian paths may be provided where appropriate for the safety and convenience of the public. |
| 4 | Cables for light fixtures shall be underground wherever possible. |
| 5 | Hours of operation of lights shall be limited to those approved by the relevant Committee or Council. |
| 6 | Lighting installations shall be designed to avoid excessive light spill and glare into surrounding residential areas. |
| 7 | All lighting is to have minimal light spill, give consideration to the night skies and meet District Plan requirements. |
| 8 | Surveillance cameras if installed must comply with Council's CCTV Policy. |

12.22 Sports field lighting

Lighting enables use of sports fields over longer periods of time, thus spreading the wear and increasing the capacity of each lit sports field area. Lighting of sports fields also enables

increased recreation opportunity through allowing participation after hours during the working week.

However, there may be negative impacts associated with sports lighting and the capital cost of installing lighting is significant. All lighting installations must obtain all required consents.

| OBJECTIVES | |
|-------------------|---|
| 1 | To allow lighting of sports fields on the Omakau Recreation Reserve provided that the adverse effects of lighting can be minimised. |

| POLICIES | |
|-----------------|--|
| 1 | Council may approve clubs installing sports lighting where there is evidence that the adverse effects of lighting can be minimised, subject to necessary consents being granted. |
| 2 | A condition of approval includes an agreement that Council may require the light owner to undertake regular safety audits of lighting structures, and that any defective items identified will be remedied to Council's satisfaction by the light owner within three months of notification of the defect. |
| 3 | Council has the right to determine when lighting can and cannot be used in the best interests of protecting the playing surface. |
| 4 | Costs incurred for the operation of sports field lighting will be the responsibility of the owner of the lights. |

12.23 Signs

Signs can play an important role in wayfinding and reinforcing a reserve's identity and status. Signs are also essential in aiding identification of hazards that visitors might be exposed to. Some areas have important or special stories to tell and can be enhanced by the use of interpretive signage.

The use of promotional or advertising signage is one way that organisations are able to raise income over and above levying their membership, however signs other than those inside club buildings that are not visible from public places are generally not appropriate.

Inward facing signs on fences may be visible from the surrounding reserve area and will increase the fence being a visual barrier. Signs must comply with any district plan requirements.

Section 5.3.2: Buildings and structures will also apply to the location of free-standing signs.

| OBJECTIVES | |
|-------------------|---|
| 1 | To provide sufficient signs of a design appropriate to the reserve to facilitate public use and enjoyment of the reserve. |
| 2 | To allow the display of club and sponsorship signs on Omakau Recreation Reserve and control the display of these signs on other reserves. |

| POLICIES | |
|-----------------|---|
| 1 | Signs shall be provided to give clear and positive guidance to assist public enjoyment of the reserve. |
| 2 | Generally, all signs and symbols on the reserve shall be of standard design and appropriately placed in their surroundings. |
| 3 | The number and size of signs in the reserve shall be kept to a minimum to avoid visual detracting from the amenity of the reserve. |
| 4 | The Council may provide interpretive information for areas of interest on reserves. |
| 5 | Where possible signs will be located on existing buildings and structures. |
| 6 | Clubroom signs are permitted not more than a total of three-square metres relating to the use of the site (i.e. not advertising signs). |

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| 7 | Where advertising signage is approved by Council, it will still be subject to obtaining a resource consent or sited where resource consent is not required. |
| 8 | All signs must comply with the Parks and Recreation Signage Guide and Council's District Plan requirements. |

12.24 Park furniture

The placement of park furniture, such as seats, tables, and barbecues, supports the use of Omakau and Ophir reserves and encourages people to congregate at certain places.

Unmanaged, the haphazard installation of park furniture can add to visual clutter, and an ongoing burden of maintenance on Council and the community as a whole.

The use of park furniture of the same design helps mitigate visual clutter and reduces the cost for supply and repair.

| OBJECTIVES | |
|------------|---|
| 1 | To provide sufficient seats, picnic tables, barbecues, and other furniture of a design and location appropriate to the park to facilitate public use and enjoyment of the outdoor recreational environment. |
| 2 | To minimise the range of designs and styles of park furniture. |

| POLICIES | |
|----------|--|
| 1 | Any memorial seats must adhere to the CODC Memorials Policy. |
| 2 | Council will not be obliged to replace donated park furniture when it comes to the end of its useful life, or to keep donated park furniture in the same location. |
| 3 | Park furniture shall be of standard design and appropriately placed in its surroundings. |

12.24.1 Seats

Seats are common features on many parks. They act as anchor points where people pause to enjoy their surroundings.

| POLICIES | |
|----------|---|
| 1 | New seats will only be installed where: <ul style="list-style-type: none">• There is a clearly demonstrated need; and• The seat will provide viewing of an established vista; or• The seat is adjacent to a playground; or• The seat is adjacent to a picnic area; or• Does not include maintenance costs. |
| 2 | As existing seats come to the end of their useful life, they will only be replaced where: <ul style="list-style-type: none">• There is a clearly demonstrated need; and• The seat will provide viewing of an established vista; or• The seat is adjacent to a playground; or• The seat is adjacent to a formal picnic area; or• Does not include maintenance costs. |
| 3 | New seats, and replacement of existing seats, shall be of the same design as is currently being used by Council. |
| 4 | People wishing to donate seats should refer to the CODC Memorials Policy. |

12.24.2 Tables

Tables are provided to encourage people to congregate and consume food. They are typically associated with picnic areas and barbecue facilities.

| POLICIES | |
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| 1 | New tables will only be installed where: <ul style="list-style-type: none">• There is a clearly demonstrated need; and• The seat or bench is adjacent to a barbecue facility; or• The seat or bench is adjacent to a formal picnic area. |

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| 2 | As existing tables come to the end of their useful life, they will only be replaced where: <ul style="list-style-type: none"> • There is a clearly demonstrated need; and • The table is adjacent to a barbecue facility; or • The table is adjacent to a formal picnic area. |
| 3 | New tables, and replacement of existing tables, shall be of the same design as is currently being used by Council. |
| 4 | People wishing to donate tables should refer to the CODC Memorials Policy. |

12.24.3 Barbecues

Community barbecue facilities in parks can significantly enhance the experience of visitors, by providing a space for people to gather and eat. The availability of barbecue facilities can attract people to parks, and often encourages them to stay for longer.

Because of the dry nature of Omakau and Ophir's climate, open fires are a significant fire hazard and will not be allowed.

| POLICIES | |
|-----------------|---|
| 1 | New barbecues will only be installed where: <ul style="list-style-type: none"> • There is a clearly demonstrated need; and • The barbecue is adjacent to a picnic area used by the wider community. |
| 2 | As existing barbecues come to the end of their useful life, they will only be replaced where: <ul style="list-style-type: none"> • There is a clearly demonstrated need; and • The barbecue is adjacent to a picnic area used by the wider community. |
| 3 | People wishing to donate barbecues should refer to the CODC Memorials Policy. |
| 4 | Any barbecues installed must use electricity. |

12.25 Planting of commemorative trees

The majority of tree planting is funded and undertaken by Council, however Council sometimes receives requests from people wishing to plant commemorative trees.

Council has guidelines in place regarding the planting of commemorative trees. Refer the Central Otago District Council Memorials Policy and Tree Policy.

| OBJECTIVES | |
|-------------------|--|
| 1 | To allow the planting of commemorative trees and other plants in accordance with Council's Memorials Policy and Tree Policy. |

| POLICIES | |
|-----------------|---|
| 1 | Approval of commemorative trees shall be obtained at the discretion of the Council. |

Appendix ONE: Reserve Management Plan process from Reserves Act

The following table summarises section 41 of the Reserves Act 1977 – Management Plans, and the process used to develop and revise a management plan. When a plan is being revised the first two steps may not be repeated.

| Relevant Sections of the Reserves Act | Public Consultation | Description of Activity | Phase |
|--|----------------------------|--|---------------------|
| <i>Section 41 (5)</i> | Optional | Council notifies the public that it is preparing a management plan and calls for submissions (1 month) | Management Planning |
| <i>Section 41 (5)c</i> | | ↓ Public submissions are received and incorporated into a draft management plan | |
| <i>Section 41 (6) a-c</i> | Mandatory | ↓ A draft management plan is made available to the public for further comment (2 months) | |
| <i>Section 41 (6) d</i> | | ↓ The draft management plan is edited to incorporate input from public submissions | |
| <i>Section 41 (6) d</i> | | ↓ The final document is presented to Council for adoption | |
| <i>Section 41 (6) e</i> | | Council adopts management plan | Implementation |
| <i>Section 41</i> | | ↓ All policies come into effect and are enforceable by Council ↓ | |

Section 41 (4)

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|--|---|--|
| | The management plan is continually monitored and reviewed | |
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Appendix TWO: Record of amendments, corrections & updates

| Date | Section | Short description for change | Reason for change |
|------|---------|------------------------------|-------------------|
| 1 | | | |
| 2 | | | |
| 3 | | | |