

CENTRAL OTAGO DISTRICT COUNCIL

CROMWELL SPORTS PARKS:

**Anderson Park, Alpha Street Reserve,
and part of the Cromwell Golf Course**

RESERVE MANAGEMENT PLAN 2015



Acknowledgements

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1.0 Preface

The Reserves Act 1977 has introduced into public reserves management in New Zealand a formalised procedure for reserve management planning. According to the Act, a management plan is required 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 reserve for the purposes of which it is classified.”

The essential features of the management planning process are:

- A deliberate assessment of the resource and other planning considerations such as pressures, constraints, conflicts and opportunities;
- An assessment of the reserve in the overall land use pattern;
- The determination of management policies supported by criteria; and
- The incorporation of regular monitoring and review to ensure that the plan remains relevant under changing circumstances and demands.

In line with the requirements of the Reserves Act 1977, the Central Otago District Council has prepared this management plan for Anderson Park, Alpha Street Reserve and the Council owned land use as part of the Cromwell Golf Course. Council recognises the unique values of the park and will seek to keep the people of the district both interested and involved in its management and future development. This management plan has been prepared for full public participation and will reviewed every ten years and, if necessary amended as required over the years ahead.

Neil Gillespie, Chairperson
September 2015
Cromwell Community Board

2.0 Introduction

2.1 General

Three main parks that provide Cromwell with major sporting facilities, serving the town and wider communities. These are Anderson Park, Alpha Street Reserve and a Council owned section of the Cromwell Golf Course along Neplusultra Street. These parks cater for a wide range of recreational needs, with particular emphasis on active sports, as well as providing opportunities for passive recreation and show gardens. Considerable Council and community resources have been applied to the development of the facilities on these parks.

The aim of the Cromwell Community Board, in providing governance for these sports parks, is to ensure that there is no duplication of effort and resources in this important recreation area, and to encourage a collaborative relationship between all stakeholders.

2.2 Purpose of Management Plan

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 sections 17, 18 19, 20, 21, 22 and 23 of this Act for a reserve of that classification" section 41 (3).

Under section 41 of the Reserves Act (1977) every recreation reserve must 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 park 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 has to be continuously reviewed "so that the plan is adapted to changing circumstances or in accordance with increased knowledge; and the Minister may from time to time require the administering body to review its management plan, whether or not the plan requires the approval of the Minister" section 41 (4).

The purpose of this management plan is to provide Central Otago District Council with an effective guide for managing Cromwell's Sports Parks. Anderson Park and Alpha Street Reserves are held as recreation reserve, and the golf course land is fee simple and not a reserve as such within the meaning of the Reserves Act (1977). However all land parcels that comprise these parks have been incorporated into one document to enable all management issues to be dealt with consistently.

The Central Otago District Council is the administering body for the Recreation Reserves in terms of Section 40 of the Reserves Act 1977. The Reserve is vested in the Council pursuant to Section 26A of the Act and pursuant to Gazette 1999 page 4370. The responsibility for administering and managing these Recreation Reserves and Council owned land has been delegated to the Cromwell Community Board.

2.3 Reserve Management Plan Process

The following table summarises section 41 of the Reserves Act (1977) – Management Plans, and the process used to develop this management plan.

Relevant Sections of the Reserves Act	Public Consultation	Description of Activity	Phase
Section 41 (5)	Optional	Council notifies the public that it is preparing a management plan and calls for submissions (1 month)	Management Planning
Section 41 (5)c		Public submissions are received and incorporated into a draft management plan	
Section 41 (6) a-c	Mandatory	A draft management plan is made available to the public for further comment (2 months)	
Section 41 (6) d		The draft management plan is edited to incorporate input from public submissions	
Section 41 (6) d		The final document is presented to Council for adoption	
Section 41		All policies come into effect and are enforceable by Council	Implementation
Section 41 (4)		The management plan is continually monitored and reviewed	

3.0 Cromwell Sports Parks Description and Use

Cromwell township, located on the western edge of the Central Otago District, links state highways 6 and 8. The town provides a range of commercial and recreational services to surrounding areas within the Central Otago District and is a link to the neighbouring towns of Queenstown and Wanaka.

Three parks provide for the majority of sports activities within Cromwell, these being;

1. Anderson Park,
2. Alpha Street Reserve, and
3. Part of the Cromwell Golf Course land.

Collectively these three parks are detailed as “Cromwell sports parks” within this plan.

Anderson Park is centrally located, Alpha Street Reserve borders Lake Dunstan and the Cromwell Golf Course reserve land is located in the north-eastern area of Cromwell.



Anderson Park – red outlined area on left hand side of aerial
Cromwell Golf Course lease land – red outlined in centre to right of aerial
Alpha Street Reserve – red outlined area on right hand of aerial adjacent to Lake Dunstan, includes 4 outlined areas.

3.1 Topography, Vegetation, Soils and Climate

3.1.1 Topography and Vegetation

Cromwell and its environs form part of the intermediate terraces approximately 10-20m above the level of the Clutha and Kawarau Rivers.

These land areas have been modified for the establishment of sports activities, are generally flat, grassed and maintained for recreational purposes. The main sports fields of Anderson Park were carved out of the underlying river terrace, which is still evident on the western side of the park. The soils here are compacted (as a result of the heavy earth moving equipment used in its formation) with some fields having limited drainage. Alpha Street reserves and the golf course land were once river terraces. All these park areas have sections planted in ornamental trees and shrubs.

Cromwell is located on old river terrace embankment with the sports and leisure parks interlinked with the provision of cycle ways and walkways which link across the town.

3.5.2 Soils

Soils in the Anderson Park locality have been classified as predominantly Class 4 orchard soils, being soils with severe impediments that interfere with fruit tree growth; and soils that cannot be irrigated (for horticultural purposes) or that have impeded drainage. Irrigation has been installed to irrigate the playing fields.

3.5.3 Climate

The climate of the Cromwell basin is dry and marked by hot summers and cold winters. These continental characteristics are caused by the presence of high mountain barriers to the west. The area from Queensberry to Cromwell is termed semi-arid with moisture deficiency at all seasons.

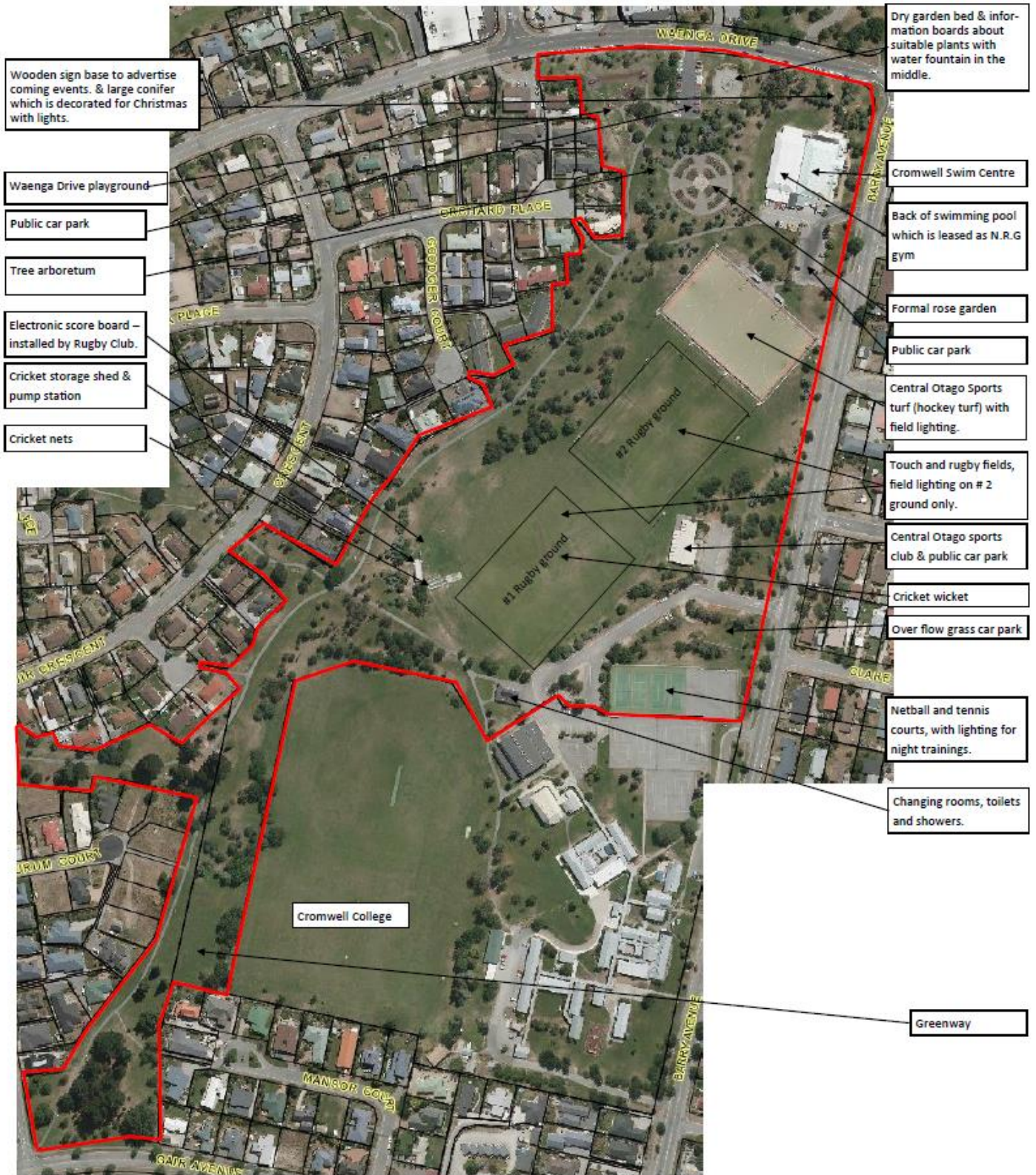
The semi-arid Cromwell basin receives on average rainfall of about 406mm pa with 55% falling in the summer months between October and March, when high evaporation tends to render it least effective. Conversely, although June, July and August have the lowest rainfalls, the soil moisture content is greatest because of the lower evaporation. Because of the dry climate, extensive use is made of irrigation especially in the horticultural sector, private gardens and the public gardens and open spaces.

Temperatures are also markedly continental in character. The average mean annual temperature is 10.7°C, but the range is considerable by New Zealand standards with a maximum recording of 36.6°C in January and minimum -9.2°C in June, July and August. Ground frosts can occur any month and an average 174 are expected yearly. Humidity is low (67 per cent) and only occasional snowfalls are recorded in winter months. The prevailing winds are from the north-east to north-west, but a number of southerly winds are also experienced.

4.0 Anderson Park - Description and Use

4.1 Location

Anderson Park is located just south of the central area of the town of Cromwell. Bordered by Waenga Drive in the north, Barry Avenue to the east and Cromwell College (high school) to the south, this area of land provides a central location for some sports and recreation based activities.



4.2 Legal Description

The legal description of the land in the plan area is:

- Section 17 Block XVII Town of Cromwell, 12.8700 hectares
- Section 8, Block XCII, Town of Cromwell, 1.8700 ha
- Certificate of Title OT13B/805
- Recorded in Council's Property Database as property 3090

The total area is 14.7315 hectares.

This land is made up of Council freehold land held as Recreation Reserve.

Documents the land is held in:

- Gazette Notice 2005/782 registered as 6441100.1 - classified the reserve for "Recreation" and declared the land to be known as "Anderson Park" subject to the Reserves Act 1977
- The land is fee simple estate held as a Recreation Reserve subject to the Reserves Act 1977
- Gazette Notice 1989/1245 - Under Sections 20(1) and 50 of the Public Works Act 1981 the land was acquired by the Crown for a "Recreation Ground" and transferred to the Cromwell Borough Council.
- Transfer by Section 50 of the Public Works Act results in transfer in fee simple for the public work.
- Section 50 sets out the provisions of the Act as to the disposal of land held for a public work shall not apply.
- Gazette Notice 2005/782 registered as 6441100.1 - classified the reserve for "Recreation" and declared the land to be known as "Anderson Park" subject to the Reserves Act 1977.

4.3 Encumbrances

4.3.1 Leases

The following leases are in place for Anderson Park:

Organisation	Land Occupied	Expiry Date
Cromwell Sports Club Inc: representatives including: <ul style="list-style-type: none">• Cromwell Rugby Football Club• Cromwell Lawn Tennis Club• Cromwell Badminton Club• Cromwell Golden Oldies Netball Club• Cromwell Netball Club• Cromwell Rowing Club• Cromwell Basketball Club	Part of Section 17 Block XVII Town of Cromwell	Current: 1 July 2019 Extension of 15 years until 1 July 2034, reviewed every 5 years on anniversary
Central Otago Sports Turf Trust Inc	Part of Section 17 Block XVII Town of Cromwell	31 January 2017
MCCL Gym Limited/ NRG Health & Fitness	Part of Cromwell Swim Centre Complex	Final expiry: 30 April 2026 Review dates 1 May 2017, 2020, 2023

3.3.2 Services

A significant number of underground services are located on Anderson Park, including water, irrigation, drainage, wastewater, power and telephone services.

Anderson Park relies on bore water for irrigation purposes. Council has a resource consent with the Regional Council to take water for this purpose.

At this time the exact location of most of these services is known. Enquiries should be made to the service owner and Council where it is necessary to identify the location of these services. The following aerial photograph is a guide only.

Anderson Park, Cromwell

Key

- ★ Bore
- ☑ Drinking Water Supply
- Potable Water
- Irrigation Cables
- Irrigation Watermain
- - - Sprinkler Line
- Wastewater Pipe
- Stormwater Pipe

Map 1 of 2

Scale 1:1,250
when printed at A2 or viewed at 100%

The information shown on this plan may not be accurate and is indicative only. The Central Otago District Council accepts no responsibility for incomplete or inaccurate information.

Map created by Emma Duncan, 27 November 2014



4.4 District Plan Provision

The Central Otago District Plan contains one designation relevant to Anderson Park, located on Maps 13 and 13A under Schedule 19.

- All the park is covered by designation D79 - 'Recreation Purposes'

The Underlying Resource Area is Residential.

4.5 Access

Vehicular access is available from all directions into Anderson Park. A car park facility has been extended from Waenga Drive that provides access to the playground area. The main access to the park is from Barry Avenue, providing parking to the Cromwell Swim Centre, hockey turf, Sports Club building, and Cromwell College/ which borders the park to the south. Approximately 160 car parks (sealed and grassed) are located on the park with substantial on-street parking.

4.5.1 Pedestrian Access

Pedestrian access ways provide access to the park from many of the roads on the western side, including but not limited to: Cairmuir Crescent, Orchard Place, Aurum Court, Jollys Road.

4.6 Existing Facilities

4.6.1 General

Anderson Park is used for a variety of recreational purposes and sporting activities by the residents of Cromwell and, to some extent, by the wider community.

The following organisations use parts of, or have an interest in, Anderson Park:

- Central Otago Hockey Association
- Central Otago Sports Turf Trust
- Cromwell College
- Cromwell Cricket Club
- Cromwell Hockey Club
- Cromwell Junior Cricket
- Cromwell Cricket Club
- Cromwell Netball Club
- Cromwell Runners Group
- Cromwell Swim Centre
- Cromwell twilight tennis users
- Cromwell Football Rugby Club
- NRG Health & Fitness

There are several buildings and features located within the park. These are briefly described below.

4.6.2 Cromwell Swim Centre

Facility operated by Central Otago District Council. The Cromwell indoor heated swimming pool complex, originally built in 1980 has a main pool of six 25m lanes ranging from 1.08m to 1.8m deep. A second pool is 15 x 5m with a depth of 800mm. The pool complex includes changing rooms, hot showers and lockers. Alongside the pool building are picnic facilities with a nearby playground, and shade trees. An upgrade to the pool facility was undertaken in 2008/09 which included the addition of the therapeutic pool, spa pool, toddlers' pool and development of a meeting room and kitchen facilities.

During the same upgrade period an extension to the pool building was undertaken to provide space for a weights gymnasium of 350 sq. m. This part of the facility is leased to a private provider, NRG Health and Fitness.

The pool is utilised by the public, schools and visitors as well as the Cromwell Swim Club who train and participate in a range of local and regional swim meets. Other user groups include kayakers.

Various programmes are available at the pool, including aqua aerobics, kayak polo, swimming lessons, holiday programmes and pool parties.

A car park is located adjacent to the facility.



Cromwell Swim Centre complex

4.6.3 Cromwell Sports Turf

The hockey turf was established in 1997 and has been the base for hockey in Central Otago. The field is a full sized sand turf and is at the end of its useable life (normally 12-15 years). This facility is the only full sized hockey turf in the Central Otago District and Waikaitipu area. It provides hockey facilities for Queenstown, Wanaka and the Central Otago region.

Two dugouts on the northern side of the field provide the only amenities for teams and visitors.



Junior hockey game being played at Anderson Park- sand turf

4.6.4 Cromwell Sports Club Complex and Changing Rooms

The Cromwell Sports Club was incorporated in 1984 and built the clubrooms on the then newly developed Anderson Park, off Barry Avenue. The land is leased from the Central Otago District Council. The idea of the Club was to provide suitable clubrooms and a meeting venue for various local sports clubs who, by themselves, could not afford to build or maintain their own clubrooms.

The clubrooms include the provision of the ex-rugby clubrooms that formed the 'north hall'.

On land immediately at the southern end of the playing fields and adjacent to Cromwell College is a changing room pavilion built in 1980 and upgraded in 2010. This facility which is managed by the Council contains five changing rooms with toilets and showers, referees' rooms, a first aid room and four lockers for sports gear storage. The location of this facility is not in an ideal location for the rugby fields or the tennis and netball courts.

4.6.5 Netball / Tennis Courts

Four artificial grass tennis courts and two asphalt netball courts are provided on the southern boundary of the park adjacent to Cromwell College. The netball courts have lighting to provide for night practices and games.

There is a desire to have the netball courts covered to provide for all weather practice and training, plus changing and toilet facilities. The existing toilet facilities for the sports grounds are located within the Sports Club complex or separate changing room block, which involves leaving the court area and crossing the car park to gain access. A grassed car park area surrounded by gardens is situated on the northern side of the courts.

The College has a further six tennis courts immediately adjacent to the above hard courts.

Netball practice is undertaken on these courts by senior teams during week nights, with games being played at Alexandra and Wanaka. Junior and high school teams may practice on these and the adjoining Cromwell College courts during the afternoons. There is currently no tennis club in Cromwell, although the courts are used by an informal twilight tennis group, and coaching of juniors.

4.6.6 Storage Sheds / Scoreboard

On the south-western side of the playing fields is a building, with three sections. Two of these are used as storage for rugby and cricket gear. The third section contains a Council waste water pump station and an irrigation pump for the surrounding sports and garden amenity areas of Anderson Park. The Anderson Park irrigation is fed from a nearby bore.

The Cromwell Rugby Football Club installed the electronic scoreboard in the early 1980s and was replaced in 2012 due to vandalism.



Cricket nets, storage building and field scoreboard

4.6.7 Cricket Practice Nets

A double cricket practice net area is located adjacent to the storage sheds in the southwestern corner of the fields.

4.6.7 Sports Fields

The central playing fields can accommodate the following activities: rugby-two fields, one of these having night lighting, one cricket oval and up to four touch fields. Underground irrigation was installed when the fields were developed in the early 1980s.

These fields have been used as the venue for public entertainment, athletics and other sporting events. Around the western sides of the fields an embankment provides a natural amphitheatre setting for the users watching events on the fields. The sports complex is also on a small raised embankment on the eastern side.

To the general visitor there are no boundaries between the park and College, so many believe the fields belong to one or the other organisation.



Touch 7s being played on the Anderson Park fields

4.6.8 Children's Play Area

At the northern end of Anderson Park, adjacent to Waenga Drive is a children's playground, established adjacent to a large sealed car park. The playground includes a variety of play equipment provided for public use, including a popular flying fox.

This playground is accessible to local and visiting users of the sports fields, pool complex and is located opposite the Cromwell main business centre.

This playground is in a central location where it provides for a range of users with a variety of play equipment.

4.6.9 Arboretum, Gardens and Water Fountain

Located at the northern end of the park on river terraces behind the swimming pool complex and hockey turf, this area contains including about semi-mature trees, shrubs and ground cover plants. During summer the trees provide a range of shade options for visitors and spectators to the park.

A circular garden of different rose cultivars surrounds a large sundial adjacent to the playground and swim complex. There are approximately 50 different roses in these gardens, which provide a colourful display through the summer period.

Between the playground and parking area is a water conservation garden, displaying a range of plants that are able to flourish in Central Otago's dry summers and cold winters. In the centre of the gardens is a water fountain that was donated by the local fire brigade to commemorate their centenary in 1974.



Anderson Park rose gardens, surrounded by the arboretum

4.6.10 Parking

Parking areas are located on the park in three main locations as follows:

- Adjacent to the playground – 30 car parks
- Adjacent to swim centre / gym / hockey turf – 30 car parks including 2 disabled
- Adjacent to sports complex – approximately 95 car parks within the park boundary and 45 in the adjacent Cromwell College grounds.

Parking is also available along Barry Avenue and the adjacent roads.

During peak days for winter sports and summer tournaments at the pool, hockey turf and sports fields, parking can be limited immediately adjacent to Anderson Park, with players and spectators needing to park on adjacent roads and walk to the park. Peak days only occur approximately 12 times per year.

4.6.11 Cromwell College

Immediately adjacent to Anderson Park is Cromwell College buildings and grounds. There are no fences defining the boundary except where the tennis / netball courts are located, giving the park and

school grounds a larger open space appearance. The community use the College gymnasium for a variety of sports code training practices. The courts in this facility are not up to code compliance and additional space is often requested during winter periods for indoor training. The Cromwell Sports Club has identified that if there was enough support from the community for a new indoor facility this could be located on the edge of Anderson Park, potentially utilising the outdoor courts location and being used by both college and community groups.

4.7 Future Development

Anderson Park provides a wide range of options for organised sport and leisure activities and open space for relaxation. It has a strategic location adjacent to the Cromwell shopping mall and business area, as well as providing walking and access links to other locations including education facilities, green ways and businesses.

The future planned developments for Anderson Park were identified in consultation with the main park user groups at meetings held in September 2014.

Cromwell Swim Centre complex

1. Develop dedicated disabled parking adjacent to the front entrance of the complex, providing easier access for disabled users of the pool and therapeutic pool facilities. The current parking location provides too many barriers; distance to entrance, location across a vehicle access way.
2. The NRG (Gym) operators have identified a wish to extend their building footprint to include a separate room for gym classes. The existing building has high ceilings - there may be the ability to construct a mezzanine floor above the existing gym equipment.

Cromwell sports turf

3. The Central Otago Sports Turf Trust along with the Central Otago Hockey Association have identified the desire to upgrade the current sand field to a water turf on the existing field base. This would provide a field which is in line with all the other artificial hockey turfs around New Zealand. This would also see the installation on two 25,000 litre water tanks adjacent to the turf for the storage of irrigation water. The Turf Trust, local hockey clubs and sponsorship would fund the upgrade of this field.
4. Relocate the team dugouts (shelters) to the southern side of the field embankment.



Cromwell Sports Turf Trust- hockey turf

5. Develop a warm-up training area of approximately 15m x 40m on the western boundary of the existing field.
6. Build an amenities building containing four changing rooms, toilets, showers and a small meeting room on the northern side of the existing turf. The Turf Trust, local hockey clubs and sponsorship, including a contribution from Council have been identified to fund the development of this building estimated to be in the region of \$700,000.
7. When the time comes to develop an additional hockey turf due to increased demand and the present field reaching 95+% capacity, a feasibility study will be undertaken to determine if and where in the Central Otago district a new turf should be located. It is understood that there could be a hockey turf developed in the Queenstown Lakes District in the future that could impact on the addition of another turf in the Central Otago district.

Cromwell Sports Club complex

8. The Cromwell Sports Club has identified its wish to expand and possibly relocate its building to include changing rooms with showers and toilets, team and club storage areas and additional meeting room space.
9. Installation of a public toilet with external access as part of the Sports Club building upgrade.

Cricket nets

10. The Cromwell Cricket Club wishes to relocate and upgrade the existing nets. As players face in a north east direction that is often difficult for the bowler to see the returning ball due to the direction of the sun. It is noted there is a high level of underground water services in the current area.
11. In addition to the two nets the Cricket Club wishes to add a third net to allow more space for players to practice. The club wants to provide a concrete base with an artificial turf wicket and a permanent cage around the batting area. The club does not intend to lock these so community use could occur.

Children's play area

12. Upgrade the playground to provide a wider range of play equipment in different locations for:
 - a. Pre schoolers
 - b. Youth
13. Retain and upgrade the flying fox.

Cromwell College/community indoor court facility

14. Support community consultation and planning to identify the potential for the development of an indoor facility catering for college and community activities.

Cromwell Junior Rugby Club

15. Reorientation of rugby fields to run parallel with the existing hockey turf. Including the relocation of existing sports field lighting.



April 2014

Anderson Park, Cromwell Landscape Analysis

Scale 1:2000 (A3)

MIKE MOORE
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 LANDSCAPE ARCHITECT

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Future Development Summary

	Proposed Development	Responsibility / Timeframe	Funding Source
1	Develop disabled parking adjacent to entrance and upgrade access into Cromwell swim complex building	Council Short term	Council
2	NRG Gym – develop additional room / exercise area	Leasee Med term	External
3	Upgrade existing hockey turf	Sports trust Short term	External
4	Relocation of sports turf shelters	Sports trust Short term	External
5	Development of hockey warm up area adjacent to hockey turf	Sports trust Short term	External
6	Construction of turf amenity building with change facilities	Sports trust Medium term	External
7	Feasibility of additional sports turf	Sports trust Long term	External
8	Cromwell Sports club building upgrade and development	Sports clubs Medium term	External
9	Installation of a public toilet	Sports Club/ Council Medium term	Council
10	Cricket club relocation of cricket nets	Cricket club Short term	External
11	Cricket club additional net development	Cricket club Short term	External
12	Upgrade playground (a) pre schooler, (b) youth	Council Medium term	Council
13	Upgrade flying fox	Council Medium term	Council
14	Community / college indoor facility development	Trust (undefined) Long term	External / Council
15	Reorientation of rugby fields	Junior Rugby Club/ Council Medium term	External / Council

Responsibility – lead agency responsible for proposed development

Timeframe – when future development is proposed to be undertaken

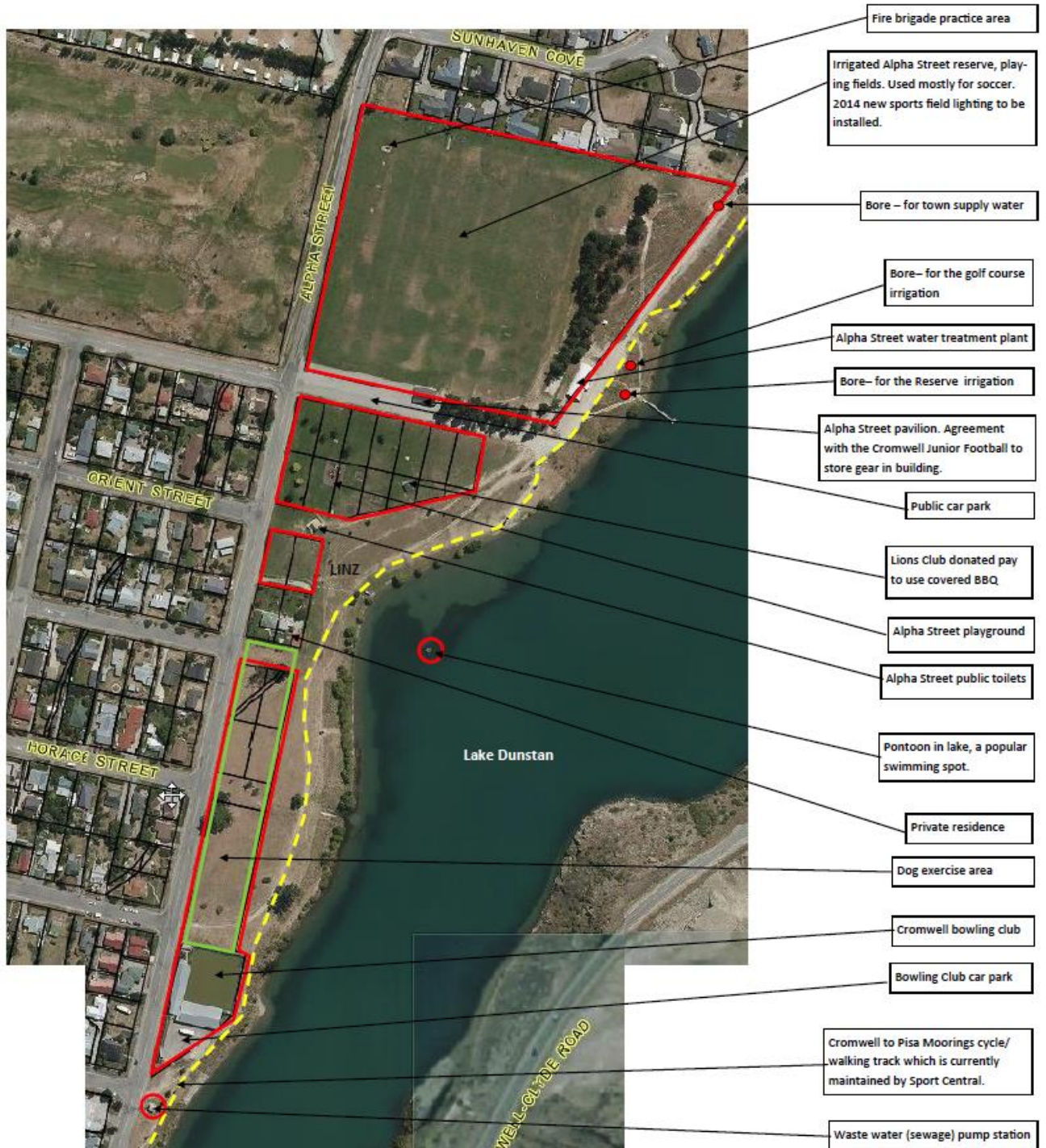
- Short term: 0-4 years
- Medium term: 5-8 years
- Long term: 8+ years

Funding source – where main funding for proposed development may be derived from.

5.0 Alpha Street Reserve - Description and Use

5.1 Location

Alpha Street Reserve, located on the eastern edge of Cromwell, is a long linear park adjacent to Lake Dunstan. Bordered by Alpha Street, this area of land provides sports fields in one area, plus an open space area with playground facilities.



5.2 Legal Description

The legal description of the land in the plan area is:

- Lot 1 DP 315494, 10.6390 hectares
- Part Sections 1 to 5, Sections 6 to 14 Blk XVIII Town of Cromwell, 0.8721 hectares
- Sections 5 and 6 Block XXVI Town of Cromwell, 0.1618 hectares
- Sections 5 and 6 Blk XXXIV Town of Cromwell, 0.1480 hectares

- Section 2 Blk XXXIV Town of Cromwell, 0.0840 hectares
- Section 3 Blk XXXIV Town of Cromwell, 0.812 hectares
- Section 8 Block XXXIV Town of Cromwell, 0.0811 hectares
- Section 1 Blk LXXXIX Town of Cromwell, 1.6428 hectares

The total area is 14.2790 hectares.

This land is made up of Council freehold land held as Recreation Reserve.

Recorded in Council's Property Database as properties 3125 (1 below) and 3076 (2 below)

Documents the land is held in:

- Lot 1 DP 315494 and being held in Part Certificate of Title 77782 in the name of the Central Otago District Council for the purpose of "Recreation Reserve". The land is fee simple estate held as a recreation reserves subject to the Reserves Act 1977. Gazette Notice registered as 251365 on 15/10/1962 declared the land then known as Section 8 Block XXXIV Town of Cromwell to be a "Public Reserve" for "Recreation Purpose".
- Part Sections 1 to 5, Sections 6 to 14 Blk XVIII Town of Cromwell being 0.8721 hectares held in Certificate of Title OT378/38 in Trust to Council for "Recreation Purposes". The land is a Crown derived reserve vested in Council as a recreation reserve subject to the Reserves Act 1977. The land was first reserved by Otago Provincial Gazette 1873 page 412 for hospital purposes. By Section 44 of the Reserves and Other Lands Sale, Disposal and Enabling and Public Bodies Empowering Act 1901 the reserve was vested in trust in the Cromwell Hospital Trustees. By NZ Gazette 1954 page 1078 the vesting was cancelled and the purpose of the reserve was changed to recreation purposes. By NZ Gazette 1954 page 2004 the reserve was vested in the Cromwell Borough Council.
- Sections 5 and 6 Block XXVI Town of Cromwell being 0.1618 hectares held in Certificate of Title OT9B/448 in fee simple. The land is fee simple estate not subject to any reservations.
- Sections 5 and 6 Blk XXXIV Town of Cromwell being 0.1480 hectares held in Certificate of Title OTA2/699 in fee simple. The land is fee simple estate not subject to any reservations. Note both sections are dissected by Crown Land (water race) subject to the Land Act 1948.
- Section 2 Blk XXXIV Town of Cromwell being 0.0840 hectares held in Certificate of Title OT328/79 in fee simple. The land is fee simple estate subject to the Reserves Act 1977. Gazette Notice 1962/1587 registered as 251365 declared the land to be a "Public Reserve" for Recreation Purposes".
- Section 3 Blk XXXIV Town of Cromwell being 0.812 hectares held in Certificate of Title OT2D/1394 in fee simple. The land is fee simple estate not subject to any reservations.
- Section 8 Block XXXIV Town of Cromwell being 0.0811 hectares held in Certificate of Title OT413/110 in fee simple for the purpose of "Recreation (Public Reserve)". The land is fee simple estate subject to the Reserves Act 1977. Gazette Notice 1962/1587 registered as 251365 declared the land to be a "Public Reserve for Recreation Purposes".
- Section 1 Blk LXXXIX Town of Cromwell being 1.6428 hectares. Gazette Notice 1958/943 registered as GN7431 declared the land to be a "Recreation Reserve" and vested the reserve in the Cromwell Borough Council.

Status Actions of other Lands

The land between this reserve and Dunstan Lake is held and managed by Land Information New Zealand.

5.3 Encumbrances

5.3.1 Leases

The following leases are in place for Alpha Street Reserve:

Organisation	Land Occupied	Expiry Date
Cromwell Bowling Club	Section 1 Block LXXIX Town of Cromwell	20 years expiring 30 January 2017



Cromwell Bowling Club

5.3.2 Services

A number of underground services are located on Alpha Street Reserve, including water, irrigation, drainage, wastewater and power services.

At this time the exact location of most of these services is known. Enquiries should be made to the service owner and Council where it is necessary to identify the location of these services. The following aerial photographs are a guide only.







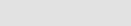
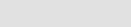
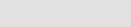
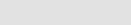
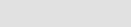

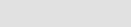
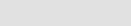
Alpha Street Reserve relies on bore water for irrigation purposes. Council has a resource consent with the Regional Council to take water for this purpose. This bore is located on the adjacent LINZ land, along with the Golf Club bore. The irrigation lines for the Golf Course run across Alpha Street Reserve.



Cromwell water treatment plant- located on Alpha Street Reserve

Alpha Street Reserve, Cromwell

Key

-  Bore
-  Pump Shed
-  Fire Hydrant
-  Sprinkler
-  Solenoid Valve
-  Live Cable
-  Irrigation
-  Irrigation Supply
-  Private Water Pipe
-  Potable Water
-  Light Cable
-  Light Footing
-  Abandoned Cable
-  Abandoned Pipe

The irrigation sprinkler lines are buried at a depth of 400mm.

Feedback from contractors is that there are a number of galv pipes buried in the reserve also. These pipes are not live, they are remnants of the old orchard irrigation.

The lighting cable is 750mm deep with warning tape at 450mm.

The cable between the switch room and the first pole is 25mm² 3 core N/S. The rest of the cables are 16mm² 3 core N/S.

Scale 1:750
when printed at A2 or viewed at 100%

The information shown on this plan may not be accurate and is indicative only. The Central Otago District Council accepts no responsibility for incomplete or inaccurate information.

Map created by Emma Duncan, 6 November 2014



5.4 District Plan Provision

The Central Otago District Plan contains three designations relevant to Alpha Street Reserve, located on Maps 14 and 16 under Schedule 19.

- Designation D92 - 'Recreation Purposes' , Alpha Street, Cromwell
- Designation D96 – 'Recreation Purpose and Road to be stopped' Part Alpha Street Recreation Reserve, Alpha Street and Neplusultra, Ortive and Orient Street Extensions, Cromwell.
- Designation D103 – 'Recreation Purposes – part Recreation Reserve, Cromwell Bowling Club, Alpha Street, Cromwell

The underlying resource area is residential.

Designation D96 relates to the proposed closure of these street (road) extensions and the integration of these into Alpha Street Reserve.

5.5 Access

Vehicular access to this reserve is via Alpha Street. An extension of Neplusultra Street provides for parking access to the sports fields and playground locations.

5.5.1 Pedestrian Access

Pedestrian access is also via Alpha Street and any of the adjoining streets. A walkway provides links along the shore of Lake Dunstan to the north and south



Alpha Street playground and open space area

5.6 Existing Facilities

5.6.1 General

Alpha Street Reserve provides a variety of recreational opportunities including open and sports fields, a playground and access to a sheltered area of Lake Dunstan, which is popular during the summer period for swimming and water based activities.

The following organisations use parts of, or have an interest in, Alpha Street:

- Cromwell Bowling Club
- Cromwell Junior Football Club
- Cromwell Fire Brigade

There are several buildings and features located within the park. These are briefly described below.

5.6.2 Cromwell Bowling Club

The Cromwell Bowling Club is situated at the southern end of Alpha Street and incorporates both an outdoor cotula green and an indoor facility with three artificial greens and comfortable club room facilities.

Major tournaments are held during the summer season, with the largest being over the Easter weekend. Regular weekly interclub matches are also held for ladies and men's teams between clubs throughout Central Otago. With an ageing membership the club is keen to upgrade to an artificial green to reduce maintenance costs.

The club has a membership of around 100 people, with an average age of 65. During the summer months bowls is played on a daily basis, and played 3 times a week during the winter.

The facilities are also used by members for seminars and hired out by other users for events and meetings.

The former tennis courts were located adjacent to this facility but were relocated in the early 1980s to Anderson Park.

The club is keen to keep land to the north of the existing green identified for future bowling green development should club membership continue to grow.

The Cromwell Bowling Club celebrated 100 years of operation in 2011.

5.6.3 Sports Fields and Pavilion

The large open area north of Alpha/ Neplusultra Street intersection is used predominantly by the Cromwell Junior Football Club for trainings and games. This area contains six junior football fields which make up the main sports fields with lighting provided for two of the under 12 fields to allow for night practices and games. The lit area is suitable for a full sized football or rugby field.

A small sports pavilion located on Neplusultra Street is also used predominately by the Cromwell Junior Football Club as its club rooms. Changing rooms, a small meeting room and male and female toilet facilities are available within the pavilion. One of the changing rooms is currently used by the football club to store training and match gear.

The football club has expressed a need for additional football fields in the Cromwell area, particularly for junior training and games. Land on the eastern boundary currently planted in pines has been identified for the development of fields.

A car park on Neplusultra Street provides parking for users of the sports field and playground area.

A 2011 Recreation Assessment of the Cromwell ward identified the short term need for sports field lighting at the reserve. These were installed in 2014 to allow for evening games or practices and an alternative to Anderson Park.



Alpha Street sports fields

5.6.4 Cromwell Fire Brigade

Along the northern end of Alpha Street Reserve, the Cromwell Fire Brigade has a practice area and water ways competition course, which includes water hydrants and concrete pads. Practice is normally undertaken on a Tuesday night, unless members are training for events when it can occur more often.

5.6.5 Playground and picnic area

An open space area with children's play equipment and picnic facilities is located on the south side of Nepulsutra Street extension. The playground is popular particularly during summer with its close association to Lake Dunstan.

The barbeque shelter was built by the local Lions Club in 2005.

A concrete block toilet building provides public amenities for park users. This building was built in the early 1980's.

5.6.6 Pump Sheds

Adjacent to the football fields, on the eastern edge of the park are buildings housing pumps and infrastructure for the treatment of the Cromwell town supply water, which is fed from nearby bores.

5.6.7 Private Residence

A private residence occupies land at 34 Alpha Street (just north of Ortive Street extension). It is noted that the property owner drives across part of the reserve to access the back of this property.

5.6.8 Dog Exercise Area

The area of park between the northern side of the bowling club and the southern side of the private residence has been identified as a dog exercise area. As part of this land area is managed by LINZ, this area will not be fenced off.

Dog walkers are required to remove their dog faeces from this area.

5.6.9 Petanque Cromwell

Petanque Cromwell currently provides an area for club members and visitors to play petanque in the Cromwell Heritage Precinct. The club wishes to develop additional petanque pistes, which could possibly be undertaken adjacent to some of the building facilities on Alpha Street Reserve, including adjacent to the bowling club or the playground and picnic area.

5.6.10 Lake Dunstan / Clutha River Adjoining Land

Alpha Street Reserve occupies the land on top of the river terrace along the edge of Lake Dunstan. The land from the top of the terrace to the lake edge is managed by Land Information New Zealand (LINZ). Although this land is not officially included in Alpha Street Reserve, it is perceived by users as being a “part of” the reserve.

This land along with the access it provides to Lake Dunstan is a popular summer destination. The land is managed by LINZ and is not covered by this plan.



Family visiting the Alpha Street lake side

5.7 Future Development

Alpha Street Reserve provides for organised sport, leisure activities and open space for relaxation. Its location adjacent to Lake Dunstan makes it a popular destination with families, visitors and for some water sports activities.

The future planned developments for Alpha Street Reserve were identified in consultation with the main park user groups, and submissions received to the Draft Reserve Management Plan.

Alpha Street sports fields:

1. The pines on the eastern and southern side of the fields are nearing the end of their life and will need to be removed in the next 5 - 10 years. Due to the prevailing wind direction, a new shelter belt including both native and exotics for autumnal colour and shade could need to be planted prior to removal of the pines.
2. Develop additional sports fields in the north eastern area adjacent to the existing fields, including extension of the existing pop-up irrigation system.
3. Level up the existing sports fields, to remove undulations.



Large trees to be removed from Alpha Street Reserve area and new shelterbelt to be established

Cromwell Bowling Club

4. Upgrade existing outdoor green to an artificial green for playing all year round, and considerably less maintenance costs. The bowling club, with sponsorship funding, will fund the development of this upgrade
5. Within 10 years provide a roof over the outdoor greens, to provide summer shade and wind protection.
6. Develop the existing indoor hall facility from a three green facility to accommodate four bowling greens.

Petanque Cromwell

7. Identify an appropriate area for the new petanque pistes to be developed, where possible in association with other existing facilities.

Cromwell Rowing Club

8. Develop a rowing facility including a shed to house boats, safety boats, changing facilities and an area to safely launch boats on the Alpha Street Reserve frontage. The Rowing Club, established in 2008, has identified this area as they have outgrown their current site at McNulty Inlet and the water is often calmer in this part of Lake Dunstan.

Car parking

9. Develop over flow grass car parking area to the north or south of the private residence as the demand requires.

Future Development Summary

Proposed Development		Responsibility / Timeframe	Funding Source
1a	Plant new shelter belt on eastern and southern side of existing sports fields	Council Short term	Council
1b	Remove existing pine shelter belt	Council Med term	Council
2	Develop additional playing / training fields in north eastern area of park (north of Neplusultra Street	Council Long term	Council
3	Level existing sportsfields	Council Medium term	Council
4	Bowling club - Upgrade existing artificial green to an artificial green	Bowling club Short term	External
5	Bowling club - Construction of roof covering proposed artificial green	Bowling club Long term	External
6	Develop indoor bowling facility to a four lane facility	Bowling club Long term	External
7	Assist Petanque Cromwell to identify a site to develop new petanque piste facilities	Petanque club Short term	External
8	Cromwell Rowing Club, development of a rowing facility	External Medium term	External
9	Develop grass car parking area	Council Long term	Council

Responsibility – lead agency responsible for proposed development

Timeframe – when future development is proposed to be undertaken

- Short term: 0-4 years
- Medium term: 5-8 years
- Long term: 8+ years

Funding source – where main funding for proposed development may be derived from.

6.0 CODC Golf Course Land - Description and Use

6.1 Location

The Council golf course land includes all the reserve, located on the northern side of Neplusultra Street, from Alpha Street in the east to almost Mead Avenue in the west. This block of land adjoins the remainder of the golf course land that is bordered by SH 8B in the north.



6.2 Legal Description

The legal description of the land in the plan area is:

- Section 4 Block XCII Town of Cromwell. 22.2780 hectares

The total area is 22.2780 hectares.

This land is made up of Council freehold land held as recreation reserve.

Documents the land is held in:

- Recorded in Council's Property Database as property 3048.
- Section 4 Block XCII Town of Cromwell being 22.2780 hectares and being Part Certificate of Title 77782 in the name of the Central Otago District Council for the purpose of "Recreation Reserve". The land is fee simple estate held as a "Recreation Reserve" subject to the Reserves Act 1977. Gazette Notice 1984/35 registered as 612213- classified section 4 as "Recreation Reserve" and named it as "Golf Park".

6.3 Encumbrances

6.3.1 Leases

The following leases are in place for the Cromwell Golf Course land:

Organisation	Land Occupied	Expiry Date
Cromwell Golf Club	All of Section 4, Blk XCII, Town of Cromwell	1 November 2023 7 yearly review periods
The Dunes access road	Right of Way over land in DP 27226	Easement



The Dunes and Cromwell Golf Club entrance.

6.3.2 Services

A number of underground services are located on the Golf Course land, including water, irrigation, drainage, wastewater, and power services.

The Golf Course relies on bore water for irrigation purposes. The Golf Club has a resource consent with the Regional Council to take water for this purpose.

At this time the exact location of most of these services is known. Enquiries should be made to the service owner and Council where it is necessary to identify the location of these services. The following aerial photograph is a guide only.



Red- Wastewater services
 Blue- Water services
 Pink- Private water services

6.4 District Plan Provision

The Central Otago District Plan contains one designation relevant to Council golf course land, located on Maps 14 under Schedule 19.

- Designation D85 - 'Recreation Purposes' Cromwell Golf Course, Neplusultra Street, Cromwell

The underlying Resource Area is Residential.

6.5 Access

As this reserve land is under a lease, there is limited access to the reserve for activities. All golf played on this reserve must be authorised by the Cromwell Golf Club.

6.5.1 Vehicular Access

Vehicular access is available from Neplusultra Street to the golf club facility.

6.5.1 Pedestrian Access

Pedestrian access is also via Neplusultra Street with a walkway providing access at the western end between Neplusultra and Barry Avenue.

Generally pedestrian access is not permitted across the golf club lease land to reduce the potential of injuries of pedestrians from golf balls.

6.6 Existing Facilities

6.6.1 Cromwell Golf Club

The Cromwell Golf Club was established in 1903 and is located in Neplusultra Street, Cromwell. The 18-hole tournament course is widely considered to be one of the finest inland links course in New Zealand.

Although the Cromwell course is situated further from the sea than any other in New Zealand, it is built on genuine "links" style terrain and the native brown top and marram grasses enhance the traditional links atmosphere.

The course has recently undergone a major one million dollar redevelopment to create a destination course to encourage visiting golfers who have come to play at the neighbouring courses such as Jack's Point, Millbrook and Arrowtown.

The golf clubhouse and nine fairways are located on the lease land with the remainder of the golf course land owned by the golf club.

The golf course land is included in this plan as it is identified as part of the sports land area for Cromwell. This land is held as freehold by Council with a long term lease.

6.7 Future Development

Cromwell Golf Club

Note: Any development and changes to this land are detailed within the lease agreement between the Cromwell Golf Club Inc and Central Otago District Council.



Golfers enjoying the Cromwell Golf Course

7.0 Goals and Objectives

7.1 Goal

On behalf of the community, to administer, manage and develop Anderson Park and Alpha Street Reserve, and the Council owned golf course land (the “Cromwell sports parks”) as the main Cromwell’s sporting venues.

7.2 Objectives

1. To preserve in perpetuity the “Cromwell sports parks” as recreational areas for the enjoyment of the general public, and in consideration of views of future generations.
2. To encourage and facilitate the use of the “Cromwell sports parks” for recreation and sporting purposes and for the welfare and enjoyment of the public.
3. To allocate land within the “Cromwell sports parks” for a variety of sporting and recreational activities having due regard to the public’s right to freedom of entry and access to the land.
4. To provide for the continued development of sporting and recreational facilities at Cromwell for premier and local sporting pursuits for the town and district.
5. To have regard for the views of the present and future users and the wider community.

Note: The golf course land is subject to a lease and the terms and conditions that are detailed within that lease. Any lease takes precedence over this plan.



Anderson Park water fountain and water conservation garden

8.0 Policies

8.1 Allocation and Usage of Sports Fields

Council's provision of sports fields is determined by demand. It is anticipated that, generally, demand will continue to increase over the life of this plan. Increased demand will be in response to population increase, development of new sports, extended playing seasons, and expectations of higher quality sports surfaces. These trends will require Council to be increasingly creative in its management and allocation of sports fields.

Over time, increased pressure will be applied to the Cromwell sports parks to host more regional tournaments, for the greater economic and tourism profile benefit of the region. Care will be needed to ensure that this is not at the expense of local sport, and that sufficient sports fields are provided to meet local demand.

During peak use some conflict occurs between codes, and this is likely to increase as use of the "Cromwell sports parks" increases.

Objectives

- 1 *To manage allocation of sports fields at Anderson Park and Alpha Street Reserve to meet local demand and provide for local and regional sporting events.*
- 2 *To configure sports fields so as to best utilise the space available.*

POLICIES	
1	Council will give priority to sports field bookings from regional or local heads of sports codes.
2	Seasonal bookings for hire of sports fields will normally only be approved within the season specific to the sporting code making the booking.
3	Council will normally prioritise in-season and seasonal bookings over out-of-season and one-off bookings.
4	<p>Allocation of sports fields for seasonal bookings will be made annually, with application to be made by each head of code six weeks prior to the commencement of the season. The allocation of the period of use shall be subject to:</p> <p><u>4.1</u> The need to provide a fair and equitable allocation of the use of sports fields between different sports codes.</p> <p><u>4.2</u> The need to provide a reasonable allocation of use time to permit a seasonal competition to be played.</p> <p><u>4.3</u> The need to provide sufficient time for maintenance staff to carry out inter-seasonal maintenance, renovation and remarking works.</p>
5	Where an agreement cannot be reached between Council and a head of code, then Council will have the right to determine the number and location of fields allocated.
6	Council has the right to change the configuration of sports fields to best utilise the space available.

POLICIES

7	Programming of other competitions, tournaments, exhibition matches or such like shall be by prior negotiation between the applicant and the Council.
8	During the season, applications for hire of sports fields outside of seasonal bookings shall be made in writing not less than two weeks prior to the event.
9	<p>Sports fields for Sundays and public holidays will be made available to sports and social organisations, provided that:</p> <p><u>9.1</u> Activities shall not commence prior to 9.00 am on sports fields hired on Sundays unless approval has first been given by Council.</p> <p><u>9.2</u> All bookings for social games shall be made direct to the appropriate sports codes who will levy the social users on a per game basis. Any other social activities outside the main codes of hockey, football (soccer), rugby, cricket, netball and softball will be booked and charged by Council directly.</p> <p><u>9.3</u> Where special circumstances occur, the charges may be amended or waived by Council at its sole discretion.</p>
10	Public changing rooms are made available by booking, for use by codes using the sports field on which they are located.
11	Any pavilion or change room facilities made available with sports fields are not to be used for after-game functions unless otherwise approved by Council.
12	The booking applicant will be responsible for the removal of litter from the fields, surroundings and changing facilities. Any cleaning of this nature carried out by the Council shall be recorded as a charge against the booking applicant.
13	Goal posts are to be erected by the relevant codes no earlier than 2 weeks before the commencement of the season. Goal posts should be inspected by the relevant code on a monthly basis for maintenance and safety purposes. Goal posts shall be removed no later than 1 week after the last day of the season by the codes, unless otherwise approved by Council.
14	Sports codes shall be responsible for ensuring that all ground furnishings such as goals, goal posts, temporary seating, tents, booths, caravans, temporary fences, corner posts, signs and electrical services comply with all legislation and regulations, including health and safety legislation and the Building Act.
15	Wicket preparation, maintenance and renovation may be carried out by the relevant code with approval from Council. No work shall impact on other park bookings, must be carried out to industry best practice and relevant healthy and safety legislation.

8.2 Buildings and Other Structures

This policy seeks to ensure that buildings and structures do not dominate the Cromwell sports parks and that it remains predominantly an area for recreation and organised sport.

Objectives

- 1 *To ensure the provision and maintenance of buildings and other structures of a design and scale suited to the environment and appropriate to facilitate public recreational use and enjoyment of outdoor spaces.*
- 2 *To ensure all buildings managed and owned by clubs on reserve land have a current lease agreement.*

POLICIES	
1	Buildings on Anderson Park and/or Alpha Street Reserve shall be provided for the specific proven needs of the users where this provision does not detrimentally affect the appearance or utilisation of the park.
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	<p>New buildings on the park shall be located only where:</p> <p><u>3.1</u> Neither they, nor associated car parking, unduly restrict the area useable for outdoor recreation.</p> <p><u>3.2</u> They do not obstruct the entrances to the park, either physically or visually.</p> <p><u>3.3</u> They do not detract from the open nature of the park, especially as seen from surrounding roads.</p>
4	The design of all buildings and structures proposed to be erected shall be referred to Council or its delegated representative for approval.
5	<p>All new buildings and structures shall be of a size and design that:</p> <p><u>5.1</u> Is such that they provide no more than a service ancillary to the use of the area for sport.</p> <p><u>5.2</u> Is to acceptable architectural standards.</p> <p><u>5.3</u> Is in scale with, and suited to, the character of the park.</p> <p><u>5.4</u> 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.</p>
6	Buildings shall be designed or modified for multi-purpose use where practicable and desirable.

8.3 Camping

There is no camping permitted on Cromwell's sports parks, including the use of campervans or caravans. Three major issues arise out of the use of the "sports parks" for camping – associated damage of facilities and services, public health concerns and the use of water supplies.

Damage

Campers may damage trees in their search for firewood and kill grass by covering one place for too long. Both forms of damage are of concern as they add to the cost of maintenance, and are detrimental to the appearance of the park.

Public health concerns

Toilets, if available, may not cope with the amount of use, or if toilets are not provided, human waste may be left on the park. Poor toilet waste disposal can result in health issues and potential contamination of the streams and lakes.

Water supply

Water is provided at the park from the rates of residents, who may be on a restricted supply. Any free campers on the park then have access to a water supply at no cost to themselves, while residents bear the financial cost and a possible loss of supply.

Because of their size, location, and facilities, neither "sports park" are suitable sites for holding large camping type events, such as scouting jubilees, whilst smaller circus styled events are more appropriate, provided they are planned for, and well managed.

Objectives

- 1 *To allow organised camping events provided that the adverse effects of camping can be avoided, remedied or mitigated.*
- 2 *To prohibit unauthorised or informal camping.*

POLICIES	
1	Council may approve camping events where there is evidence that the adverse effects of camping can be avoided, remedied or mitigated. Adverse effects include those affecting: <ul style="list-style-type: none"> 1.1 waste; 1.2 water; 1.3 damage to the park; and 1.4 effects on park use, users and neighbours.
2	All applications are to be in writing and forwarded to Council at least 10 working days before the event.
3	In all approved cases, a bond will be required to ensure the park standards and conditions are not compromised.
4	Any approval must comply with the relevant legislation including health, safety and fire regulations.
5	Unauthorised or informal camping is not permitted anywhere on Anderson Park or Alpha Street Reserve.

8.4 Cancellations

From time to time, usually due to inclement weather or high wear, sports fields may need to be closed to prevent unacceptable damage or injury to users occurring.

For the purposes of this plan the 'head of code' is the regional representative for each sporting code who is the nominated liaison with Council.

Objectives

- 1 *To allow closure of sports fields where unacceptable damage to the sports field or risk of injury to users may occur.*

POLICIES	
1	In the case of normal competition play and training nights, cancellation of events on sportsgrounds shall be effected after consultation between the Council and nominated official of the head of code concerned. The decision to cancel, in the first instance, will be the responsibility of the head of code.
2	If a head of code determines that the field is fit for play, Council may overrule the decision and close the field for play.
3	In the event of a sports field not being suitable for use, Council will take all reasonable steps to provide alternative facilities for the hirer. The decision to allocate alternative facilities rests with Council.
4	The cancellation of events on sportsgrounds not organised by a head of code shall be effected by direct contact between Council and the event organiser.
5	The head of code or organiser of the event will be responsible for communicating cancellations, ground closures and relocated games and events to its affected members.

8.5 Car Parking and Access

Most recreational users will generate demand for parking spaces within the “sports parks”. Occasionally groups request exclusive use of car parks for special events. While this use can be legitimate, particularly when it applies to car parks used by groups other than general park users, exclusive users obtain a benefit greater than that of the public at large. While car parks are provided for sports facility users, members of the public at large may also use these car parks, which may be to the detriment of sports facility users.

The provision of more parking spaces may act as a further stimulus for users to drive to the park and thereby create serious overflow problems on the verge and in adjacent streets.

As with buildings, the location and design of parking areas should not be at the expense of areas useable for outdoor sports, particularly peak parking areas that may only be used on a few days each year. Forward planning in the layout of parking areas can promote their use for other activities when not in use for car parking.

Objectives

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

POLICIES	
1	Car parking on areas, other than recognised car parks, or in any way that causes damages to the park is prohibited.
2	Car parks are for vehicles associated with recreation and other legitimate use of the park.
3	Regular overnight, residential and long-term parking is not permitted.
4	Car parking shall be available to the public using the park during the hours of operation defined by Council.
5	Parking in areas other than recognised parking areas may be allowed by special permit from Council to accommodate extra demand for car parking/event services associated with an infrequent recreational use of the park. This permission may be varied or withdrawn if it is anticipated that damage to grounds may be incurred.
6	Car parking areas shall only be provided where there is a proven requirement directly related to the use of the park, and it is both physically and financially feasible to provide a car parking facility.
7	A detailed site plan set in the context of a plan for the whole park shall be prepared for any proposed access way or car parking area.
8	Exclusive use of car parks may be allowed for special sporting and recreation events. Council may set a charge for this exclusive use.

POLICIES

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| 9 | Where an application for exclusive use of a car 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 car 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 | Car parks for users with disabilities may be set aside where car parks are marked, or established near facilities. |



Cromwell Sports Club building located on Anderson Park

8.6 Children's and Teenager's Play

Parks provide important open space areas for children and teenagers 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 children and teenagers 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 park.
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)



Children's playground at Anderson Park

8.7 Circuses and Side-Show Operators

The Central Otago District Council occasionally receives requests from circus, side-shows, gypsy fairs and like operators for use of either “Cromwell sports parks”. These types of use can have effects greater than other forms of temporary commercial use.

These types of events can adversely affect the health of turf, cause compaction, and can interfere with competition use.

Objectives

- 1 *To allow occasional use of Anderson Park or Alpha Street Reserve for circuses, side-shows and similar uses.*

POLICIES

- 1 Circuses, side shows, gypsy fairs and like operations are allowed on either Anderson Park and/or Alpha Street Reserve (this policy should be read in conjunction with policy 8.30 - Use of Anderson Park and Alpha Street Reserve).

8.8 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 a park is not tolerated in any form across the district. Owners must ensure that they have a suitable receptacle to collect and remove animal faeces immediately.

Council receives requests for the showing and exercising of animals other than dogs e.g. sheep from time to time. Council officers will assess these requests on a case by case basis and may approve particular bookings or events on reserves.

Objectives

- 1 *To allow for the exercise and enjoyment of dogs at appropriate park locations.*
2. *To prevent farm animals from grazing or exercising on Alpha Street Reserve and Anderson Park.*

POLICIES	
1	The CODC Dog Control Bylaw 2013 takes precedence for all dogs in parks or reserve areas.
2	Dogs are not permitted in prohibited areas at any time. Prohibited areas include, but are not limited to children's playgrounds, the designated playing areas of sports grounds, swimming pools, and designated bathing areas of lakes or rivers during periods when daylight saving is in force, unless otherwise specified.
3	Those taking dogs out in public will be required to use or carry a leash at all times.
4	The current, permitted dog exercised area is located on Alpha Street Reserve between Ortive and Ray Streets in Cromwell.
5	Any person having charge of any dog shall at all times while exercising the dog, whether within designated Exercise Area or any public place, carry a suitable receptacle to remove and dispose of dog droppings immediately after the dog has deposited them.
6	No horse or other farm animals are permitted on Alpha Street Reserve or Anderson Park unless written approval is granted by Council.

8.9 Encroachments

An encroachment is the use or development of a part of the park for private purposes that has not been authorised by Council in writing. This includes, but is not limited to, structures, earthworks, gardens, plantings, access ways, retaining walls, dumping of fill for reclamation, and other usage that gives the appearance of private ownership.

Encroachments from neighbouring properties into the park are aggravated when the properties are sold without the purchaser realising that land they believe they are buying is actually part of the park.

Council may seek removal of encroachments without formal agreements.

Objectives

- 1 *To prohibit unauthorised encroachments and seek to remove encroachments where they occur.*

POLICIES	
1	No encroachments will be allowed on Anderson Park or Alpha Street Reserve, without written permission from Council.
2	Encroachments will be removed by the encroaching property owner and reinstatement of the park will be undertaken to the satisfaction of Council.

8.10 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 is the abandonment of facilities such as playing courts, practice nets, clubrooms etc.

Objectives

- 1 *To ensure buildings or structures that are of benefit to either Anderson Park or Alpha Street Reserve users are retained in a safe and operable condition.*
- 2 *To ensure the owner of a building or structure is responsible for the disposal of the facility and its condition until disposal has occurred.*

POLICIES	
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 (buildings, courts, car parking, etc.) have a benefit to parks 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> <ol style="list-style-type: none"> 3.1 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 park; 3.2 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; 3.3 If no suitable occupier or use can be found, Council will remove the building having considered all other options. 3.4 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. 3.5 Where the building or structure is not compatible with the primary function and values of the park, it will be removed from the park. 3.6 Where Council does not own the building, feasible costs associated with removal or demolition of the building and or structure and reinstatement of the park to Council's satisfaction shall be charged to the owner.

8.11 Fencing

The Fencing Act 1978 sets out the general principle that the occupiers of adjoining land share equally the cost of erecting an adequate boundary fence.

In addition, fences or barriers may be required to prevent vehicular access to grounds, and where it is desirable to enclose service areas, caretakers' residences, or the premises of exclusive sports user areas.

The design and location of fences has a major influence on both the use and the appearance of the park. In some cases, fences can be replaced or screened by appropriate planting.

For the purposes of this plan a 'park occupier' is person(s) who hold a lease agreement with Council for the use of all of or part of the reserve.

Objectives

- 1 *To minimise and fences and barriers where possible.*
- 2 *To erect fences or barriers where necessary to protect park values and to ensure that the park can be used safely.*
- 3 *To erect fences or barriers where necessary to avoid, mitigate or remedy the adverse effects of park use on neighbours.*
- 4 *To define the boundaries of the park, exclusive use areas or playing surfaces where necessary.*
- 5 *To minimise the responsibility of Council for providing and maintaining boundary fences on the "Cromwell sports parks"*

POLICIES	
1	Where subdivision occurs adjacent to the Cromwell sports parks, Council will seek for a fencing covenant to be placed on the title in accordance with the Fencing Act 1978, to exempt Council from contribution to fencing costs.
2	Where a fencing covenant is not in place, Council will meet its boundary fencing obligations under the Fencing Act 1978 by meeting up to half share costs of boundary fences. Subject to site factors, the standard boundary fence should be one metre high post and rail fence.
3	Council shall in each case determine the type of fence appropriate to the character, use and environs of the park, and follow the procedures prescribed by the Fencing Act 1978 accordingly.
4	Where, in the opinion of the Council, a standard fence is adequate, an adjoining owner who wishes a non-standard fence shall contribute to any costs in excess of the cost of a standard fence.
5	Where, in the Council's opinion, a fence of construction sturdier or higher than standard is necessitated by normal recreational use of the park, the excess cost shall be borne by the Council.

POLICIES

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| 6 | Where the enclosure of its facilities is sought by a park occupier, the cost of erecting and maintaining appropriate fences to the satisfaction of the Council shall be borne by the park occupier. |
| 7 | The erection of pedestrian gates only in fences bounding private properties may be permitted with the written approval of Council. In considering applications for such gates, Council will consider the likely effect of the gate on park values, particularly recreational and ecological values. Council will not contribute to the costs associated with gates. |

8.12 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 the Cromwell's sports parks, and to minimise damage to the park should a fire start.

Objectives

1. *Where appropriate and feasible, to provide adequate access to Anderson Park and/or Alpha Street Reserve 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 park.*

POLICIES	
1	Council will support and liaise with the Fire Authority to provide for the prevention, detection, control and suppression of fire within the park, in accordance with legislation or by-laws.
2	Council will assist and cooperate with the Fire Authority on all fire control measures in accordance with legislation, regulations or by-laws to reduce the risk of damage by fire to the park.
3	Council will support the Fire Authority 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 park without permission.
4	During times of extreme fire danger parts of the park may have to be closed to protect public safety.
5	The Council shall take all reasonable measures to ensure the park is 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.

8.13 Fireworks Displays

Groups occasionally wish to use the “Cromwell sports parks” for fireworks displays. These displays are controlled by legislation other than the Reserves Act 1977 and require the permission of the Ministry of Business, Innovation & Employment before proceeding. As long as the adverse effects of fireworks displays on park values are avoided, remedied or mitigated, fireworks displays are a legitimate use of the parks.

Objectives

- 1 *To allow fireworks displays on Anderson Park and/or Alpha Street Reserve subject to all adverse effects on park values being avoided, remedied or mitigated.*

POLICIES	
1	Fireworks displays are only permitted within the playing field arenas, and only if damage to the cricket wicket or grass 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.

8.14 Hazardous Substances

Hazardous substances such as chemicals and biological agents, in some circumstances, may need to be used in the maintenance of the “Cromwell sports parks”. It is important to assess the risks and if needed minimise the effects for park users and neighbours.

Objectives

- 1 *To ensure that where it is considered necessary to use hazardous substances, application is undertaken in a manner that minimises the potential risk to park users and neighbours.*
- 2 *To ensure the application of hazardous substances such as chemicals, is undertaken in a safe, efficient manner that minimises disruption to the public and achieves the desired end result.*

POLICIES	
1	Where hazardous chemicals are to be applied, the entire operation shall be undertaken in accordance with the Hazardous Substances and New Organisms Act 1996, the Agricultural Chemical User Code of Practice NZS 8409, and any other subsequent or new legislation.
2	Council will minimise the use of hazardous chemicals by exploring more environmentally friendly alternatives where practical and financially feasible.
3	Where hazardous chemicals are to be used, consideration shall be given to the times for application and methods undertaken to ensure the risk to park users and neighbours is minimised.
4	Council or contracting staff shall be suitably qualified to undertake the application or disposal of hazardous substances and are provided with at least the minimum level of safety equipment required.
5	Warning signs shall be erected on site where the park has been sprayed or applied with hazardous substances.
6	Hazardous substances such as herbicides shall only be used where there is no practicable or financially feasible alternative control measure.

8.15 Lighting of Amenity Areas

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

Council will only provide amenity lighting where there is a clear public benefit. Furthermore, the provision is limited to Council owned facilities.

With respect to safety issues, Council does not encourage the use of either Anderson Park and/or Alpha Street Reserve after dark. Council recognises, however, that some groups, in particular, those running indoor facilities, do need to operate at night.

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

Objective

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

POLICIES	
1	Council will provide amenity lighting where there is a clear public benefit, and where it supports the principles of CPTED.
2	Installation of lighting by park occupiers is subject to the approval of Council.
3	Lighting of cycle and pedestrian paths shall 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 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.

8.16 Lighting of Sports Fields

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 are some negative impacts associated with sports lighting. The capital cost of installing lighting is relatively high. Poorly maintained lights can be a hazard for park users, and light spillage can result in unwanted light pollution and a nuisance to neighbours. Lighting can encourage overuse of lit sports fields.

Objectives

- 1 *To allow lighting of sports fields provided that the adverse effects of lighting can be avoided, remedied or mitigated.*

POLICIES	
1	Council may install sports field lights or approve the installation of sports lighting by clubs where there is evidence that the adverse effects of lighting can be avoided, remedied or mitigated.
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	Where a defect is not remedied within the three month period in (2) above, Council has the right to take any action necessary to protect the safety of park users, including the decommissioning and removal of some or all of the lighting structures.
4	Council has the right to determine when lighting can and cannot be used in the best interests of protecting the playing surface. In addition all outdoor sports lighting is to be turned off by 10.00pm unless a specific agreement with Council has been negotiated.
5	Costs incurred for the operation of Council owned sports field lighting will be the responsibility of the user of the lights, and will be on charged monthly.

8.17 Alcohol Licences

Sports Clubs have traditionally had licenced bar facilities for the benefit of their club members and guests. The selling of alcohol is seen as one means of park occupiers raising funds for their activity. The consumption of alcohol can however, have adverse effects on the park, other users and park neighbours. Adverse effects arise from club's requirements to extend buildings to allow for the sale of alcohol and from noise, glare and damage. These effects may diminish the recreation and landscape values of the park.

Currently the following liquor licenses are in place:

- Cromwell Sports Club – building facility on Barry Avenue
- Cromwell Bowling Club – building facility on Alpha Street
- Cromwell Golf Club building facility on Neplusultra Street

Objectives

- 1 *To allow the granting of alcohol licences over premises on the Cromwell Sports Parks where the values of the park are not diminished and where the effects on other park users and park neighbours can be avoided, remedied or mitigated.*

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	<p>Council will only support the granting of an alcohol licence for premises located on either Anderson Park and/or Alpha street Reserve where:</p> <p>1.1 The granting of a licence is consistent with the purposes of the park;</p> <p>1.2 The effects on the park, its use and users, and park neighbours can be avoided, remedied or mitigated; and</p> <p>1.3 The values of the park are not diminished.</p>
3	<p>Council may grant a special licence for events located on either Anderson Park and/or Alpha Street Reserve where:</p> <p>1.1 The granting of a licence is consistent with the purposes of the park;</p> <p>1.2 The effects on the park, its use and users, and park neighbours can be avoided, remedied or mitigated; and</p> <p>1.3 The values of the park are not diminished.</p>
4	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.
5	Applicants will be responsible for ensuring that all relevant statutory approvals are obtained and that the conditions of any approvals granted are met.
6	The use of clubrooms for social purposes shall be ancillary to the principal purpose of the park i.e. sport and recreation.

8.18 Motor Vehicles

Unauthorised use of motor vehicles on reserves is prohibited under the Reserves Act 1977. Whether deliberate or not, vehicles can cause damage to parks and assets, and can also pose a safety risk to other park users. Parks are also primarily people places where pedestrians have the unconditional right of way. However, sometimes it is necessary to take vehicles onto parks. This is usually for maintenance of the park and associated facilities such as grass mowing, for the maintenance of utility services, and in emergencies such as in the event of a fire or an injury, for access to the scene by emergency services.

Objectives

- 1 *To limit the use of motor vehicles on either Anderson Park and/or Alpha street Reserve to authorised or emergency use only.*

POLICIES	
1	Only authorised motor vehicles, maintenance vehicles or emergency services appliances may have access to Anderson Park and/or Alpha Street Reserve.
2	All other motor vehicles, including motor bikes, can only use designated roads and carparks.
3	Permission may be given to members of the public and park neighbours to use motor vehicles on either Anderson Park and/or Alpha Street Reserve only where there is no other practical access to the property they are trying to access. In every case an application shall be made in writing to which Council will attach conditions. A bond may be required at the discretion of Council to cover the cost of reinstatement to Council's satisfaction.
4	Damage caused by unauthorised use of motor vehicles will be repaired by council, with the costs being recovered from the offender.
5	Abandoned vehicles will be removed by Council, and the costs recovered from either; <ol style="list-style-type: none"> 5.1 The offender; or 5.2 The vehicle owner; or if unknown 5.3 The disposal of the vehicle.
6	Unless specified otherwise, the speed limit for motor vehicles on the "Cromwell sports parks" is 25 km/hr.

8.19 Multipurpose use of Facilities

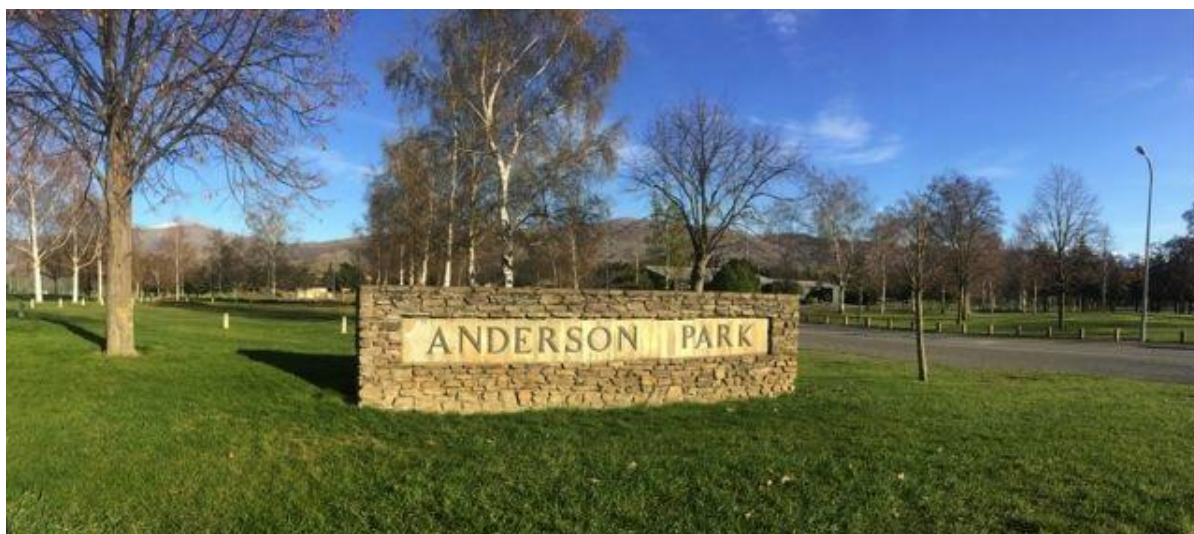
Some existing sportsground facilities could sustain higher levels of use, and the sharing of such facilities would prevent unnecessary duplication and cost.

Sub-letting of facilities by sports bodies 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 sports bodies shall be actively encouraged.



Anderson Park provides for a range of community sports clubs and activities

8.20 Occupation Agreements

The term occupational agreement refers to any lease, licence, 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 “Cromwell sports parks” (including below ground facilities).

Details of these different agreements and policies relating to each are detailed below.

Council’s powers to grant leases, licenses and easements over parks varies depending on the status of the park concerned and the rights transferred from the Crown. Each particular agreement will need to refer to specific sections of the Reserves Act 1977 dealing with the particular type of reserve under consideration.

This policy is to be read in conjunction with 8.19 Multipurpose use of Facilities.

Objectives

1. *To confirm the occupation of either Anderson Park and/or Alpha Street Reserve 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 either Anderson Park and/or Alpha Street Reserve.*
3. *To consider the use of either Anderson Park and/or Alpha Street Reserve for network utilities where utilities do not detract from the purposes of the park and no costs for these utilities are accrued to council.*
4. *To require compensation for all temporary or permanent effects on park values caused by right of- ways, easements, access ways, leases, licences, or network utilities if deemed appropriate.*
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 park values will be reinstated at the completion of the agreement period.*

8.20.1 Leases

The leasing provisions of the Reserves Act 1977 emphasise the retention of open space and the public accountability of park management. On recreation reserves, leases must be drawn up subject to the relevant provisions of the Reserves Act 1977.

Requirements differ for land held under other status. Council, however, uses the provisions contained in the Reserves Act 1977 as a guide when leasing land not subject to the Reserves Act 1977. This practice has been adopted to ensure consistency among the various tenancies.

The leasing of public land restricts the uses to which it can be put and usually limits use of the land by the general public. The needs of the local community should take precedence over the wishes of particular organisations. Furthermore, the main use of the “Cromwell sports parks” should be for recreation, and activities not directly related to this use, which include socialising after games, are more appropriately located on land that is not required for recreation. Unnecessary duplication of facilities, particularly among organisations that are active for only part of the year, should be avoided.

Car parking requirements of a potential lessee should be a consideration. A lessee may desire parking additional to what currently exists or improved parking facilities. Policy 8.5 - Car Parking and Access, should be considered in conjunction with this section.

POLICIES

1	Any permanent exclusive use of Anderson Park and/or Alpha Street Reserve, including buildings, will be subject to a lease.
2	<p><i>New Leases</i></p> <p>Land may be leased to groups and organisations for the following purposes:</p> <p>2.1 The construction of sports facilities and associated buildings at the group's or organisation's expense.</p> <p>2.2 The construction of buildings and other structures that increase or improve the use of the Anderson Park and/or Alpha Street Reserve for recreation at the group's or organisation's expense.</p> <p><i>Provided that:</i></p> <p>2.3 Areas of non-lease sportsground exist or are about to be created in the locality that are adequate for the outdoor sporting needs of the general public and groups and organisations.</p> <p>2.4 The land is used for recreation or for activities that increase or improve the use of the Anderson Park and/or Alpha Street Reserve for recreation.</p> <p>2.5 The proposed activities cannot satisfactorily take place in existing facilities, or in the locality.</p>
3	<p><i>Existing Leases</i></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> <p>5.1 A clause requiring that all details of financial income and expenditure be made available on request to the Council.</p> <p>5.2 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.</p>
6	Car parking requirements of a potential lessee should be considered. Policy 8.5 - Car Parking and Access applies.
7	The notification of proposed leases in this management plans shall serve as public notice for the purposes of the Reserves Act 1977.

POLICIES	
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.

8.20.2 Licences

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

Tenancies over park 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 will be allowed on undeveloped areas provided that there are no adverse effects on park 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 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.

8.20.3 Easements

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

Easements granted will have limited timeframes (e.g. linked to the life of the building or an activity) and annual fees for rental may be required. Existing easements may also be required to pay rental fees. Conditions regarding reinstatement of the site at the completion of the agreement period may

also be included with any permission granted. By not granting easements in perpetuity, and requiring reinstatement of the site, the values of the park will be re-established.

Policy 8.9 - Encroachments should be considered in conjunction with this section.

8.20.3.1 Easements for Underground Facilities

Property owners may be 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. Where network operators are not responsible for these connecting facilities, the owner of the private property being serviced by these facilities is responsible for the maintenance of pipes or lines etc. and the reinstatement of park land following work being carried out on facilities.

It is important for Council to know the location and ownership of private utility facilities crossing the “Cromwell sports parks” so that their location can be taken into consideration when development/enhancement or maintenance work is being planned or carried out on the park.

POLICIES	
1	Applications for pipes, cabling, discharge or drainage rights must be made in writing and contain the following information: <ul style="list-style-type: none"> 1.1 A statement of alternative pipe location or discharge options and their costs; 1.2 Discussion on why these alternative options cannot be used; 1.3 Evidence that the pipes or discharge will not detract from the purpose of the park; and 1.4 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 Anderson Park and/or Alpha Street Reserve.
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 be made as a yearly rental.
5	Council will require those holding easements for services crossing Anderson Park and/or Alpha Street Reserve to meet the costs of maintaining the pipes or cables.
6	These policies will apply to Council’s Roading, Water and Waste Departments and other public or private entities seeking easements for services.
7	When services and utilities are no longer required they will be decommissioned and marked as abandoned services or removed from the site at Council’s discretion. Where services are removed, the area must be reinstated to Council’s satisfaction, with the costs recovered from the services/utility owner.

8.21 Park furniture

The placement of park furniture such as seats, tables, barbeques, litter bins and drinking fountains both supports the use of the parks as well as encourages people to congregate at certain places.

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

Using park furniture of the same design helps improve visual appeal, and reduces the cost for supply and repair.

Objectives

- 1 *To provide sufficient seats, picnic tables, barbeques, litter receptacles 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	A register will be kept of all donated park furniture identifying the item donated, who donated it, when it was donated, and a copy of any wording used on commemorative plaques.
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.

8.21.1 Seats

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

POLICIES	
1	New seats will only be installed where: <ol style="list-style-type: none">1.1 There is a clearly demonstrated need; and1.2 The seat will provide viewing of an established vista; or1.3 The seat is adjacent to a playground; or1.4 The seat is adjacent to a picnic area.
2	As existing seats come to the end of their useful life, they will only be replaced where: <ol style="list-style-type: none">1.1 There is a clearly demonstrated need; and1.2 The seat will provide viewing of an established vista; or

POLICIES	
1.3	The seat is adjacent to a playground; or
1.4	The seat is adjacent to a formal picnic area.
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 shall donate the full sum required, and Council will manage their purchase, delivery and installation. An approved plaque commemorating the donation may be affixed to the seat.

8.21.2 Tables

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

POLICIES	
1	New tables will only be installed where: <ul style="list-style-type: none"> 1.1 There is a clearly demonstrated need; and 1.2 The seat or bench is adjacent to a barbeque facility; or 1.3 The seat or bench is adjacent to a formal picnic area.
2	As existing tables come to the end of their useful life, they will only be replaced where: <ul style="list-style-type: none"> 1.1 There is a clearly demonstrated need; and 1.2 The table is adjacent to a barbeque facility; or 1.3 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 shall donate the full sum required, and Council will manage their purchase, delivery and installation. An approved plaque commemorating the donation may be affixed to the table.

8.21.3 Barbeques

Barbeques provide a significant enhancement to a park, and they generally encourage people to use parks, often staying for several hours.

Most parks are not designed nor intended for this kind of use, and the installation of barbeques needs to be controlled.

Because of the dry nature of Cromwell's climate, open fires are a significant fire hazard.

POLICIES	
1	New barbeques will only be installed where: <ul style="list-style-type: none"> 1.1 There is a clearly demonstrated need; and 1.2 The barbeque is adjacent to a picnic area used by the whole district.
2	As existing barbeques come to the end of their useful life, they will only be replaced where: <ul style="list-style-type: none"> 1.1 There is a clearly demonstrated need; and 1.2 the barbeque is adjacent to a picnic area used by the whole district
3	People wishing to donate barbeques shall donate the full sum required, and Council will manage their delivery and installation. A plaque commemorating the donation may be affixed to the barbeque or associated shelter.
4	Any barbecues installed must use bottled gas or electricity.

8.21.4 Litter bins

Litter bins are closely associated with litter generation and are often necessary due to the type of use and level of activity they receive.

Litter can also be generated off site, for example from shops selling food. Providing litter bins on parks for this situation only encourages litter generators to ignore their responsibilities to manage waste.

POLICIES	
1	New litter bins will only be installed where: <ul style="list-style-type: none"> 1.1 Litter is being generated by park users; and 1.2 There is a clearly demonstrated need; and 1.3 Insufficient litter bins currently exist; and 1.5 The litter bin is adjacent to a formal picnic area; or 1.6 The litter bin is adjacent to a playground; or 1.7 The litter bin is adjacent to a seat or table.
2	As existing litter bins come to the end of their useful life, they will only be replaced where: <ul style="list-style-type: none"> 2.1 Litter is being generated by park users; and 2.2 There is a clearly demonstrated need; and

POLICIES

- 2.3 Insufficient litter bins currently exist; and
- 2.5 The litter bin is adjacent to a formal picnic area; or
- 2.6 The litter bin is adjacent to a playground; or
- 2.7 The litter bin is adjacent to a seat or table.

- 3 New litter bins, and replacement of existing litter bins, shall be of the same design as is currently being used by Council.



Alpha Street Reserve barbeque facility

8.22 Planting and Management of Trees

The majority of tree planting is funded and undertaken by Council, however Council sometimes receives requests from people wishing to plant commemorative trees. Over time these plantings assume a historic significance, (i.e. provide a record of past events) and as such need to be properly identified, recorded and maintained to a standard consistent with their status. Council will continue to maintain and manage any trees within the park, and replace trees as required.

Objectives

- 1 *To allow the planting of commemorative trees and other plants in accordance with Council's District Tree Management and Operational Guidelines.*

POLICIES	
1	A register of commemorative trees will be kept and updated.
2	The planting of trees or other special plantings to commemorate significant events in the life of the district shall be supported. These events may include visits by Royalty, Heads of State and other dignitaries, commemoration of international, national and local events, anniversaries of community organisations and other events of a civic nature considered appropriate for formal recognition.
3	Commemorative trees and other plants will be allowed at either Anderson Park or Alpha Street Reserve.
4	The actual location of commemorative trees on Anderson Park and/or Alpha Street Reserve will be approved by Council.
5	Plaques associated with commemorative plantings shall be of a size and made of materials that suit the location, taking into consideration the effects of vandalism and the cost of the plaque.
6	Plaques are to be mounted on a concrete plinth that is then set into the ground at the base of the tree or other plant. There could however be exceptions (e.g. where the tree is planted in a formal setting with pavement or other built structures) in which case the plaque may be better set direct into the pavement or structure concerned.
7	Council will maintain trees and other plants planted to commemorate civic events. If trees or other plants do not meet Council's supply and planting standards, then a donation to cover the first five years of tree maintenance is required. Where trees do not meet Council's standards, Council accepts no obligation for replacement.
8	If commemorative plants need to be removed, then they may be replaced. Where replacements are made these will be with the same species or cultivar where possible. Exceptions occur when the species is inappropriate for the location or are a nuisance.
9	All tree planting shall also be undertaken in accordance with Council's District Tree Management and Operational Guidelines.

8.23 Public Art on Parks

Public art is one of the more visible and accessible forms of art, and often is complementary to the installation and the location if placed within a park. However public art can be controversial, and if located in the wrong place, can be in conflict with the primary purpose of the park.

Objectives

- 1 To allow the installation of appropriate public art within either Anderson Park and/or Alpha Street Reserve

POLICIES	
1	Public art may only be installed in the park with the formal approval of Council.
2	Any application to Council to install a piece of public art must be accompanied by a landscape assessment undertaken by a qualified landscape architect.
3	The location of any public art installation must be in keeping with the scale and values of the park and it must not unduly impact on the cost or operation of recreation or maintenance activities.



Anderson Park - sun dial and rose gardens with playground in the background

8.24 Public Use and Access to Sportsgrounds

It is important that sportsgrounds are accessible for general public use (as opposed to organised use of grounds by organisations) whenever possible, but it is also recognised that the need to maintain high quality playing surfaces precludes unrestricted access in many cases, particularly where the sports facilities have been provided at considerable cost by specific groups or organisations.

Objectives

- 1 *To restrict public access on sportsgrounds or parts of sportsgrounds where access would be detrimental to the playing surface quality, or where facilities might be at risk of damage.*
- 2 *To restrict public access during organised competitions.*

POLICIES

- 1 The extent to which either Anderson Park and/or Alpha Street Reserve may be used by the public for recreation shall be determined according to the following categories:
 - 1.1 Public will not be allowed access to exclusive use areas covered by an occupation agreement, unless the occupation agreement states otherwise.
 - 1.2 Public will not be allowed access to sports fields and facilities which have been booked with Council and are being used for competition or practice.
 - 1.3 Public will have access to all other areas, and sports fields which are not in use for booked competition or practice use.

8.25 Renovation of Sports Fields

In order for Council to prepare grounds for different codes, and to improve soil and surface conditions, it may undertake a renovation programme. This work can include compaction relief, topping up of surface deformations, fertilising, pest control, and establishment of new grass. Some of this work means that play cannot always immediately be undertaken on the field, and grounds may need to be closed from as many as a few days to several weeks.

Objectives

- 1 *To provide for periods during the year where sports field renovation can be undertaken when required.*

POLICIES	
1	To allow for closure for up to 6 weeks on any particular ground to enable sports field renovation activities to be undertaken.
2	Council will provide sufficient notice to sports codes to enable scheduling of competition around the sportsfield renovation period.
3	Council will, where possible, provide alternative facilities for users when fields are unavailable as a result of renovation.



Renovation of sports fields is undertaken annually

8.26 Signs

Signs play an important role in reinforcing a park'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 the use of interpretive signage in these instances is appropriate.

The use of promotional or advertising signage is one way that organisations are able to raise income over and above levying their membership. However, this situation needs to be carefully managed so that its presence does not adversely affect the amenity of the park.

Objectives

- 1 *To provide sufficient signs of a design appropriate to the park to facilitate public use and enjoyment of the outdoor recreational environment.*
- 2 *To control the displaying of club and sponsorship signs on Anderson Park and/or Alpha Street Reserve.*

POLICIES	
1	Signs shall be provided to give clear and positive guidance to assist public enjoyment of the park.
2	Generally, all signs and symbols on the park shall be of standard design and appropriately placed in their surroundings.
3	The number and size of signs in the park shall be kept to a minimum to avoid visual detracton from the "natural" environment.
4	The Council may provide interpretive information for areas of interest at either "Park".
5	Where possible signs will be located on existing buildings and structures.
6	Clubs desiring signs larger than three square metres will require resource consent before being erected.
7	Unless specifically approved by Council, advertising signage will not be allowed at either Anderson Park and/or Alpha Street Reserve.
8	All signage on reserves is subject to Council approval and must comply with District Plan requirements or be approved through a Resource Consent.

8.27 Smoke Free Zone

Smoke free 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.

In terms of current best practice, committing to smoke free recreation areas is nothing new or extraordinary. Many local authorities have already contributed towards the established Government goal of a smoke free New Zealand by 2025 and adopted smoke free outdoor public places policies that cover areas like playgrounds, parks, sports fields, reserves and skate-parks.

Objective

1. *To make all areas of Anderson Park and Alpha Street Reserve a smoke free zone.*

POLICIES	
1.	All of Anderson Park and Alpha Street Reserve are designated as smoke free zones.
2	Council will use a mix of education and signage to enforce the smoke free zone.

8.28 Tracks and Walkways

Recreational tracks and walkways are used for walking and other recreational activities. Activities such as mountain biking, may occur on recreational tracks, however, these activities can have adverse effects on park values including the experience of other park users.

Both Anderson Park and Alpha Street Reserve provide convenient access as an alternative to footpaths adjacent to roadways. Generally these pathways have been developed to an appropriate standard for commuter traffic. Pathways may be used for recreational purposes, but were not specifically constructed for this purpose.

The Reserves Act 1977 allows for “footpaths” on parks where these are for public recreation or enjoyment or are necessary for the public using the park. While pathways are not primarily for public recreation or enjoyment, they do have a value for recreation and are consistent with the Reserves Act 1977.

Objectives

- 1 To identify appropriate use of the Anderson Park and Alpha Street Reserves track networks

POLICIES	
1	Persons walking on tracks have right of way over joggers and non-walkers (e.g. cyclists) unless it is designated for other use.
2	Horses and motorcycles are prohibited from tracks unless a specific exemption is indicated by way of a sign.
3	Cyclists and dogs are allowed on tracks, unless prohibited by signage or bylaw.
4	Organised mountain-bike races, bicycle races, cross-country events and other similar events are allowed on tracks within Alpha Street Reserve subject to the written permission being obtained by the Council.



Walkers enjoying a stroll along the lake shore track, at Alpha Street Reserve

8.29 Training and Practice

It is acknowledged that many turf based sports require the use of areas for training and practice. However, the extra wear that can result as a consequence can have a negative impact on the function and appearance of sports fields used for competition games.

Objectives

- 1 *To provide areas for clubs to train and practice on.*
- 2 *To eliminate or mitigate the wear caused by training and practice on competition sports fields.*

POLICIES	
1	<p>Sportsgrounds or selected areas (excluding leased areas) on Anderson Park and/or Alpha Street Reserve will be made available to local resident clubs for regular, booked training purposes during the week from 3.00pm until 10.00pm and Sunday mornings from 9.00am, provided that:</p> <ol style="list-style-type: none">1.1 Where two or more grounds exist for any particular codes training is not to be carried out on the main competition ground (No.1 field). Where special training areas are provided, no training is permitted on the competition grounds.1.2 Where, in the opinion of Council, it is desirable to restrict use of all or a portion of any ground for training such directions shall be adhered to. It shall be the responsibility of the code to advise its clubs, teams and coaches accordingly.1.3 Council will not open changing rooms for training, except as agreed on a case-by-case basis with the head of code.
2	<p>Application for allocation of training facilities is to be made to Council at least 10 days in advance, and is to be supported with an indication of number of teams proposing to use the area and frequency of use.</p>
3	<p>Where ancillary facilities (for example, meeting rooms and changing facilities) are available, these may be hired on application to Council.</p>

8.30 Use of Anderson Park and Alpha Street Reserve

Any proposed use requires due consideration of the extent of possible damage to any of “Cromwell sports parks”, any effects on other use or users, and any effects on adjoining land use or users, before approval is given. The Council reserves the right to close either parks or to decline applications for use where conditions warrant.

8.30.1 Temporary Use

Events can enhance the public use and enjoyment of parks and contribute to the diversity and vibrancy of the community. Events with large numbers of people and activities can also adversely affect the park and its neighbours. Council therefore needs to retain full discretion over the number, nature and organisation of any organised event on council park land or in a council owned/operated building or facility.

Use of the “Cromwell sports parks” for an organised event requires prior approval of the council.

Objectives

- 1 *To allow Anderson Park and/or Alpha Street Reserve to be used for events and other occasional use*
- 2 *To manage the use Anderson Park and/or Alpha Street Reserve for events and occasional use so that it is consistent with the park values and existing use.*

POLICIES	
1	Events, social activities, functions and exhibitions will be allowed on Anderson Park and/or Alpha Street Reserve, provided that the adverse effects on other users or lessees, the park and park neighbours of such activities can be avoided, mitigated or remedied and meets statutory and policy obligations.
2	Events shall generally not commence prior to 9.00am on weekends or Public Holidays, and shall be completed by 7.00pm in both instances, unless specifically agreed to by Council in writing.
3	Application for temporary use of either Anderson Park and/or Alpha Street Reserve must be received by Council in writing at least three weeks (21 days) prior to the proposed event.
4	Where necessary, for the maintenance or protection of either Anderson Park and/or Alpha Street Reserve or the safety of park users, part or all of the park will be closed to public access.
5	Where part or all of either Anderson Park and/or Alpha Street Reserve is to be closed to the public for event use, notification of this will be made prior to the activity causing the closure. Notification will be made via the public notice column in the local community newspaper/s at least one week before the closure. Where closure is required by a body other than Council, that body will be responsible for meeting the cost of public notification.

POLICIES

6	Any action or event necessary for the purposes of saving or protecting life or health of people 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 the Council or prior public notice subject to those involved taking every reasonable step to contact the Council carry out public notification. Such an action or event must be reported in writing and include an explanation of the circumstances immediately after the event or incident.
7	A bond may be required for all organised uses of either Anderson Park and/or Alpha Street Reserve. The bond will be set as per Council's Fees and Charges Schedule.
8	<p>Bonds may be waived at the discretion of Council. Applications for the waiver of bonds need to be made in writing at least five working days before the event. Considerations for applications for waiving bonds will include:</p> <p>8.1 The willingness and ability of the applicant to repair any damage by non-cash means such as labour and supply of materials;</p> <p>8.2 The adoption of damage avoidance or mitigation measures.</p>
9	Bonds will be set at such a level that any possible damage is able to be repaired at no cost to the council. Amounts in excess of repair costs will be refunded to users. If bonds do not adequately cover the cost of repairing damage, then the difference will be charged to the group using the park.
10	The cost of organising and running any approved event on either Anderson Park and/or Alpha Street Reserve will be the responsibility of the event organiser.
11	Anderson Park and/or Alpha Street Reserve is required to be left in the condition on which it was found prior to the event, to the satisfaction of Council.
12	Users of either Anderson Park and/or Alpha Street Reserve Park shall be responsible for ensuring that their activity and any associated buildings, structures or other devices complies with the Reserves Act 1977, Resource Management Act 1991 and its instruments (including the District Plan), the Building Act 1991 and any other relevant statutory instruments.

8.30.2 Exclusive Use

Exclusive use of the “Cromwell sports parks” has generally meant some form of enclosure to protect the ground surfaces, facilities and equipment required by particular groups. Traditionally, the selection of sites for club premises and the construction and maintenance of facilities has been carried out by the user group, with the Council adopting a largely passive role. Tenure of sporting premises, initially granted unconditionally “at the pleasure of Council”, is now generally confirmed by the granting of leases, both to satisfy statutory requirements and to clarify the responsibilities of Council and club. Where no lease or licence has been entered into, Council will arrange for these to be prepared.

Parks contribute to the urban environment by providing public open space and areas of vegetation. These values may be threatened by the enclosure of grounds or the extension of existing facilities. It is important then, that the Council should take the lead in ensuring that facilities are properly sited.

Additionally, exclusive use raises concerns about groups obtaining a benefit greater than that received by the public at large.

Objectives

- 1 *To allow the exclusive use of parts of either Anderson Park and/or Alpha Street Reserve subject to the use meeting Council's purposes with respect to that land, that use not being desirable elsewhere, and the costs of this exclusive use being met by the user.*

POLICIES	
1	A charge may be levied for all forms of exclusive use.
Temporary Exclusive Use	
2	Where temporary exclusive use is deemed necessary for the holding of an event or activity part of or the entire park will be closed to the public for the duration of that event.
3	Where part or all of either Anderson Park and/or Alpha Street Reserve is to be closed to the public, notification of this will be made prior to the activity causing the closure.
4	Applicants wishing to charge an entry or similar fee to an event that is for exclusive use, and involves closure of part or all of either Anderson Park and/or Alpha Street Reserve, must first obtain written approval from Council. All applications need to be made at least four weeks prior to the event, to allow a committee of Council to make decisions on entry fees.
Long Term Exclusive Use	
5	Exclusive use will be allowed where council determines that the activity: <ul style="list-style-type: none"> 5.1 Cannot or should not be located on land other than publicly-owned land; 5.2 Is in accordance with the objectives of this management plan and any other relevant Council documents; and 5.3 Satisfies the requirements of the Reserves Act 1977 or other statutes.
6	Where long term exclusive use is deemed necessary, Council will provide security of leasehold interest by preparing formal tenancy agreements.

8.30.3 Commercial Use

Council may, from time to time, receive applications for the use of the "Cromwell sports parks" for temporary or permanent commercial activities. These activities include filming, markets, and commercial recreation ventures, amongst other commercial activities.

Commercial enterprises are a legitimate part of the range of activities within parks, provided that they relate to the purposes of the park. Some commercial activities, such as filming, while not contributing

to the public's enjoyment of the park, may still be seen as appropriate e.g. broadcasting of regional or national sporting events etc. Such activities can promote Cromwell and educate people about the value of natural resources.

While commercial activities can be appropriate, they must not be allowed to detract from the primary purposes of the park. Also, the activities should not adversely impact on the park, its use or users and park neighbours. Controls on activities should ensure that the effects of activities are avoided, remedied or mitigated.

Objective

- 1 *To allow permanent or temporary commercial use of either Anderson Park and/or Alpha Street Reserve, subject to that use being approved by Council and provided that they add to the public enjoyment of the park and do not conflict with the aims and objectives of this management plan.*

POLICIES	
1	Commercial activities will be allowed provided that they add to the public enjoyment of the park and they do not conflict with the aims and objectives of this management plan.
2	<p>All applications to operate commercial activities on either Anderson Park and/or Alpha Street Reserve shall be made to the council in writing. Applications should include:</p> <ol style="list-style-type: none"> 2.1 A description of the proposed activity; 2.2 A description identifying the places where the proposed activity will be carried out; 2.3 A description of the potential effects of the proposed activity, and any actions which the applicant proposes to take to avoid, remedy, or mitigate any adverse effects; 2.4 A statement of the proposed duration of the activity and the reasons for the proposed duration; 2.5 Relevant information relating to the applicant, including any information relevant to the applicant's ability to carry out the proposed activity.
3	Temporary commercial activity applications need to be made at least ten working days prior to the event.
4	Conditions necessary for the protection of values will be imposed on any permission for the commercial use of either Anderson Park and/or Alpha Street Reserve. Such conditions will also be sought on any resource consent application for the same activity.
5	A charge may be levied for the commercial use of either Anderson Park and/or Alpha Street Reserve.
6	A bond maybe required for permanent and temporary commercial activities.
7	Compliance with the relevant conditions of the Resource Management, Building, Health and Safety in Employment and other relevant Acts and the District Plan is the responsibility of the applicant.

8.31 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.



Alpha Street Reserve- Trading in Public Spaces approved location



Anderson Park- Trading in Public Spaces approved location

Specific conditions for Anderson Park include but are not limited to the following:

1. The car parks cannot be booked for the purpose of trading. The availability will be subject to demand for parking by the public.
2. Customers will need to be able to access the service window of the vehicle from the footpath. No trading on the carriageway is allowed.
3. No part of the vehicle, other than an awning, may extend over the curb. This is to avoid footpath obstruction.

The coloured areas in the previous aerial maps detail the current locations where trading is allowed on Anderson Park and Alpha Street Reserve.

Refer to Appendix: Trading in Public Places form which is processed by the Council planning department.

This section should be read in conjunction with Policy 8.30 - Use of Anderson Park and Alpha Street Reserve

8.32 Vandalism and Graffiti

With the “Cromwell sports parks” open to access at night, the associated facilities are at risk of damage from acts of vandalism. As vandalism greatly detracts from one of the primary purposes of parks, to provide a pleasant open space for people’s enjoyment, control of vandalism is important.

There is no one solution to addressing acts of vandalism. A combination of solutions aimed at prevention, mitigation and elimination needs to be implemented.

Objective

1. *To minimise the impact of vandalism on reserve appearance and use.*

POLICIES	
1	Wherever appropriate, Council will build new facilities and assets and replace old facilities and assets using materials that minimise damage from vandalism.
2	Wherever appropriate, Council will use techniques such as the use of security patrols and lighting to deter vandalism.
3	Council will remove/repaint over graffiti within 48 hours of it being reported where possible.
4	Council will pass onto the Police any information that may lead to a prosecution for acts of graffiti and vandalism.

Appendix 1: Trading In Public Places



APPLICATION FOR A LICENCE FOR TRADING IN A PUBLIC PLACE

APPLICANT DETAILS

Name: _____

Trading Name (if any): _____

Address: _____

Phone: _____ Mobile: _____

Fax: _____ Email: _____

Pre-approved sites:

- Alexandra Site 11 : Pioneer Park
 Site 4 : Shannon Street car-parks
 Site 5 : Russell Street car-park (behind Terrace School)
 Site 2 : Beside rail trail at end of Rawhiti Street
 Site 10 : Top of Galloway Rd Straight
- Cromwell Site 7 : Barry Avenue Cromwell
 Site 9 : Alpha Street Reserve
- Roxburgh Site 12 : King George Park

Other site: _____

Type of goods/services for sale: _____

Intended dates/days of trading: _____

How are sales conducted? i.e. table display, tent, _____

Registration no. of vehicle (if applicable): _____

Signature: _____ Date _____

<u>FOR OFFICE USE ONLY</u>	
Food vehicle inspected (Date and Comments)	_____
EHO approval given for food sales	_____
Sites approved	_____
Licence Number	Issued _____
Fee Paid \$	Receipt Number _____
(\$300 per annum GST incl.)	Date _____
(\$50 per week GST incl.)	_____

