



# **NEPLUSULTRA RESERVE MANAGEMENT PLAN**

Prepared under the Reserves Act 1977 by the  
Cromwell Community Board for the Central Otago  
District Council

Plan Operative from 25 March 2002.

NEPLUSULTRA RECREATION RESERVE

MANAGEMENT PLAN

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**MANAGEMENT PLAN**

**NEPLUSULTRA RESERVE, CROMWELL**

A Management Plan Prepared Under the Reserves Act 1977

Cromwell Community Board

CENTRAL OTAGO DISTRICT COUNCIL

The draft management plan was approved by the Cromwell Community Board on 24 September 2001. The draft plan was publicly notified on 18 October 2001. No objections were received by the closing date of 21 December 2001.

The plan was adopted on 18 March 2002, to become operative on 25 March 2002.



## PART 1 - INTRODUCTION

### 1.1 General

The Neplusultra Recreation Reserve is an important outdoor recreation facility serving Cromwell and its environs. The Reserve complex caters for a range of recreational needs, with particular emphasis on active sporting activity. Considerable Council and community resources have been applied to the development of the facilities.

### 1.2 Purpose of Management Plan

This Neplusultra Recreation Reserve Management Plan has three functions -

1. It is the Management Plan for the reserve prepared as required in terms of Section 41 of the Reserves Act 1977. The extent of the reserve is identified in Figure 1.
2. The Plan states Council policy with respect to the management and future development of the reserve.
3. The Plan provides Council with a framework for decision making with respect to the use of land and facilities within the reserve. Council recognises that recreation reserves are held -

**“... for the purposes of providing areas for the recreation and sporting activities and the physical welfare and enjoyment of the public, ...”**

(Section 17 of the Reserves Act 1977).

The Central Otago District Council is the administering body for the Neplusultra Recreation Reserve in terms of Section 40 of the Reserves Act 1977. The Reserve is contained within three Certificates of Title:

- CT 8C/319 held by Council in trust for recreation purposes subject to the Reserves Act 1977
- CT 8C/320 held by Council in trust for recreation purposes subject to the Reserves Act 1977
- CT 7C/1356 held by Council in trust for a Borough Depot Reserve under Section 13(4) of the Reserves and Other Lands Disposal Act

1959 but reclassified as recreation reserve (Part Neplusutra Reserve) by Gazette 1990 page 395.

The responsibility for administering and managing the Neplusutra Recreation Reserve has been delegated to the Cromwell Community Board.

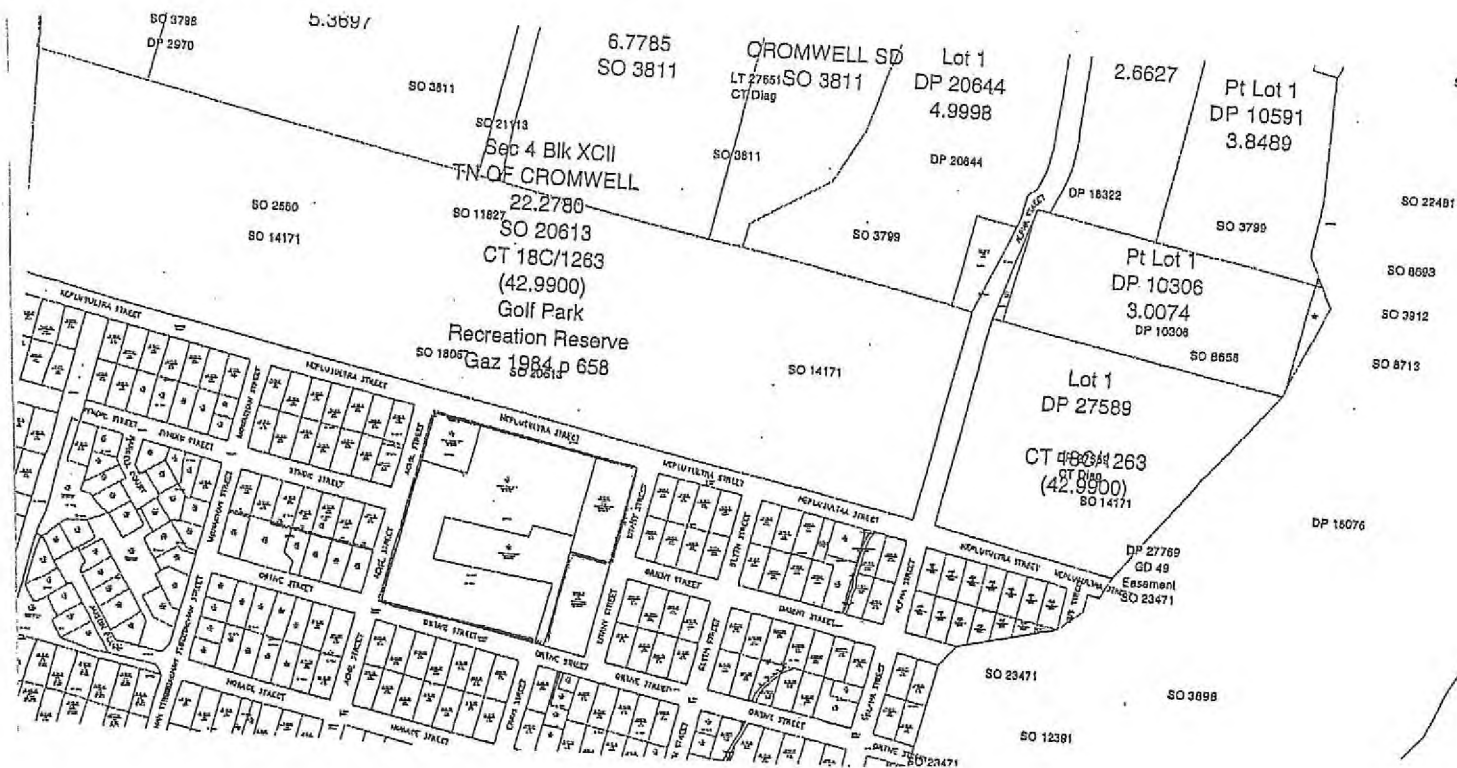
**1.3 Public Input**

The process for reviewing the plan is described in section 41 of the Reserves Act 1977. It provides for receipt and consideration of public comment and suggestions before the draft plan is prepared and for receipt and consideration of submissions and objections to the draft plan before it is finalised and adopted.

**Ideas and suggestions were forwarded by:**

- Cromwell Scout Group
- Cromwell Lions Club
- Cromwell Squash Club
- PD and PM Murphy
- H and P Klimeck
- Central Otago Branch Vintage Car Club of New Zealand

[Figure 1]



## **PART 2 – DESCRIPTION AND BACKGROUND INFORMATION**

### **2.1 Location**

The Neplusultra Reserve is bounded by Neplusultra, Achil, Ortive and Litany Streets, Cromwell. The Litany Street Cemetery does not form part of this reserve.

### **2.2 Legal Description and Area**

- Lot 1 DP 17280, 2090 m<sup>2</sup> in Certificate of Title 8C/319
- Lot 2 DP 17280, 2.6612 ha in Certificate of Title 8C/320
- Section 3 Block XCIII Cromwell, 4065 m<sup>2</sup> in Certificate of Title 7C/1356

### **2.3 History**

By the Cemeteries Ordinance 1865, all of Block XCIII was set aside as use for a public cemetery and it was used as such until the closure of the cemetery on 1 December 1941.

Under the Reserves and Other Lands Disposal Act 1959 (copy **attached**), the area was divided into public street (part Neplusultra Street), closed cemetery, Borough Depot and a reserve for recreation purposes.

The Borough Depot was reclassified as part of the reserve by Gazette 1990 page 395 when the depot was relocated to the industrial area.

The reserve was classified as the Neplusultra Recreation Reserve on 18 March 1980 (Gazette 1980 page 990) while the former depot was classified in Gazette 1990 page 395.

### **2.4 Existing Facilities and Uses**

#### **2.4.1 General**

The reserve was originally planted out in pine trees as a wind shelter for the township to the south and to serve as a barrier to wind blown sand from the north. The age of the trees is not known but is assumed to be 60-70 years.

The reserve is used primarily by a number of local sport and recreation groups who have established premises on leased sections.

#### 2.4.2 Ice Rink

An ice skating rink was formed in the early 1950s by removal of some trees and development of the bowl, carried out by the former Winter Sports Club.

#### 2.4.3 Girl Guides Hall

The original Winter Sports Clubhouse and amenities building was burned down in 1966 and a new building (now the Girl Guides hall) was constructed by voluntary labour. The Girl Guides Association was granted a lease of part of the reserve (Lot 1 DP 19357, 5698 m<sup>2</sup>) for 21 years from 1 April 1985, with right of renewal (subject to conditions). The lease is solely for the purposes of Girl Guides and Boy Scouts. The section is a leg in section with access from Ortive Street.

In June 1988, the Council approved a proposal by the Cromwell Lions Club to relocate a Skyline garage for the storage of the Club's equipment onto the rear of the Girl Guides' section. This was with the approval of the Girl Guides.

#### 2.4.4 Squash Club

The Cromwell Squash Club was established in 1981. Part of the reserve was set aside as Lot 1 DP 17280 (2090m) and leased to the Club from 1 April 1981 for 21 years with 3 rights of renewal for 20 years each (subject to certain conditions).

The Club raised the funds for the building, which was funded in part from a Council loan arranged as part of the Administration and Financial Agreement with the Crown entered into to fund development of the town as the base for the Clutha Valley Hydroelectric Development Scheme.

#### 2.4.5 Central Otago Vintage Car Club

Part of the former Council depot land (Pt Section 3 Block LXIII) and part of Lot 2 DP 19357, totalling 4445 m<sup>2</sup>, was leased to the Vintage Car Club of New Zealand (Central Otago Branch) from 1 July 1990 for 14 years (less one day) without right of renewal. (Note: This does not preclude issuing of a new lease when this lease expires on 30 June 2004.

The existing shed on Part Section 3 was included in the lease. The Club has since erected a substantial building on the site.

In 1994, the Club expressed an interest in acquiring more land (the balance of Section 3) so it could establish a motor museum with frontage to Neplusultra Street.

#### 2.4.6 Balance of the Reserve

The balance of the reserve is in two parts:

1. The Neplusultra Street frontage between the Squash Club and Litany Street, an area about 35 metres deep and 157 metres long. It contains quite a lot of pine trees, but the frontage (approximately 15 metres deep) has been partially developed as a grassed rest and picnic area (no underground irrigation). The Achil Street frontage, between the Squash Club and Ortive Street, an area about 134 metres long and some 15 metres deep, has also been partially developed as a grassed area.
2. The balance of Lot 2 DP 17280 is generally natural ground with a fairly dense planting of pine trees which do tend to cast a shadow over Ortive Street, blocking the sun from the north.

## **2.5 Relationship of Reserve to other Reserves in the Township**

### 2.5.1 Other Recreation Reserves

*Anderson Park* provides for active recreation such as swimming, rugby, soccer, cricket, tennis, netball, hockey and athletics.

*The Cromwell Golf Course Reserve* provides for golf.

*The Alpha Street Recreation Reserve* provides for lawn and indoor bowls, and for passive recreation including playgrounds. Part of the land is also used for casual sports and community events such as car shows.

*Various Greenways* throughout the town provide for passive recreation, childrens' play and amenity landscape.

The Donegal Street "reserve" is unencumbered land but part of it is developed, and will be further developed, as a childrens' playground.

## **2.6 Administration**

The reserve is administered by the Cromwell Community Board under delegated authority from the Council.

## **2.7 Anticipated Future Use**

It is anticipated that more land will be available for lease to other sporting and recreational groups upon request, subject to them meeting the provisions of the Reserves Act 1977 but subject also to sufficient open space being able to be retained.

The Council will need to determine what part of the reserve, if any, should be reserved for general public use, i.e. not leased.



## **PART 3 - RESERVES ACT 1977**

### **3.1 General**

The Reserves Act 1977 makes provision for the acquisition, control, management, maintenance, preservation, development and use of public reserves as defined in that legislation. This includes the Neplusultra Recreation Reserve.

The Act provides for the administering body, being the Central Otago District Council, to prepare a Management Plan under Section 41 of the Act and for the periodic review of the plan.

## **PART 4 - DISTRICT PLAN AND ANNUAL PLAN**

### **4.1 Amended Proposed District Plan 2000**

#### *4.1.1 Requirements, Designations and Land Use Provisions*

The District Plan applies requirements, designations and land use provisions to the Neplusultra Reserve.

The land is designated (D88) for "Recreation Purposes".

The land has an underlying Residential Resource land use, which would apply if the reserve status was revoked.

### **4.2 CODC Annual Plan (including Ten Year Financial Plan)**

The Council is required to prepare an Annual Plan which contains information about Council services, resources and proposals including the means by which these are to be funded. The Plan covers all Council operations including the management of parks and reserves. Each year the Plan will be updated and will enable ratepayers and residents to measure the Council's performance.

The Neplusultra Reserve is provided for in the Cromwell Urban Reserves account. Proposals for ongoing operation and further development of the reserve, including estimated cost and sources of funding, will be considered annually and will be subject to the consultation procedures provided for in the Annual Plan process.



## **PART 5 – MANAGEMENT PLAN GOALS AND OBJECTIVES**

### **5.1 Goals**

1. To administer, manage and control the Neplusultra Recreation Reserve in accordance with the provisions of the Reserves Act 1977 so as to provide for and ensure the use, enjoyment, development, maintenance and protection of the reserve for the public of Cromwell and the wider community.
2. To provide in the reserve for recreation and sporting activities and the physical welfare and enjoyment of the public.

### **5.2 Objectives**

1. To preserve the Neplusultra Reserve in perpetuity as a recreational area for the enjoyment of the general public.
2. To encourage and facilitate the use of the reserve for recreation and sporting purposes and for the welfare and enjoyment of the public.
3. To allocate land within the reserve for a variety of sporting and recreational activities having due regard to the public's right to freedom of entry and access to the reserve.
4. To provide for the continued development of sporting and recreational facilities in the reserve, subject to the availability of land.

## PART 6 - POLICIES FOR THE MANAGEMENT OF THE NEPLUSULTRA RESERVE

### 6.1 Administration

#### Policy 1

That the Cromwell Community Board will administer, manage and control the reserve under delegated authority from the Central Otago District Council which is the administering body in terms of Section 40 of the Reserves Act 1977.

#### Explanation

*The reserve is to be administered, managed and controlled in the interests of the general public. The Council's current policy is to delegate responsibility for parks and reserves to the separate Community Boards. The Community Board may from time to time contract the day to day management of all or part of the reserve (excluding leased areas) to private contractors or Community organisations but will retain overall responsibility for the reserve.*

#### Policy 2

The reserve will be administered, managed and controlled in accordance with the provisions of this Management Plan, and with the Central Otago District Council General Bylaws 2001 Part 7 – Cultural and Recreational Facilities, and the provisions of the Reserves Act 1977.

#### Explanation

*The provisions of this Management Plan have evolved through a process of public consultation and will form the basis for future decision making with respect to this reserve. Administration, management and control will also be undertaken in accordance with the provisions of the relevant bylaws, which have been formally adopted by the Central Otago District Council.*

*The provisions of the Reserves Act 1977 impose some restrictions, which must be complied with.*

#### Policy 3

To implement the development proposals contained in this plan at the rate that the resources of the administering body and groups promoting specific improvements permit; and to recognise that the satisfactory maintenance of existing facilities at the Neplusultra Reserve has priority over the development of new facilities.

#### Explanation

*Proposals for future development are presented in this Management Plan. These proposals will be implemented by Council and other interested groups as resources permit. The satisfactory maintenance of existing facilities must have priority to ensure that the grounds and facilities are satisfactorily maintained for the enjoyment of the public and user groups.*

**Policy 4**

To delegate to the Chief Executive the day to day responsibility for the administration, management and control of the reserve in terms of the provisions of this Management Plan and relevant bylaws and the Reserves Act 1977.

**Explanation**

*The Central Otago District Council and the Cromwell Community Board are responsible for establishing policy and overseeing the administration, management and control of the Neplusultra Recreation Reserve. Day to day implementation of policy and enforcement of bylaws is the responsibility of the Chief Executive and the staff under the Chief Executive's control.*

**Policy 5**

To promote co-operation and consultation between groups seeking to share facilities located at the Neplusultra Reserve.

**Explanation**

*Council supports and encourages shared use of existing and proposed new facilities rather than a proliferation of facilities for each separate club or organisation. It encourages the owners of existing facilities to share them with other similar organisations to maximise use and reduce costs to each party.*

**Policy 6**

To undertake a comprehensive review of this Management Plan at intervals of not more than 10 years, but with provision for periodic review if required from time to time, to ensure that the general public and user groups have the opportunity to express their views on the management of the reserve on a regular basis.

**Explanation**

*The administering body is required to keep this plan under continuous review by Section 41(4) of the Reserves Act 1977. Notwithstanding this, the Council as the administering body considers that the general public*

*and user groups should have the opportunity to contribute to a comprehensive review of the provisions of the Management Plan on a regular basis. Any review will involve a process of public notification, invitation for objections and submissions and a meeting with those groups that have made any such objections or submissions.*

## **6.2 Use of Facilities**

### **Policy 1**

To respect the rights of recreational groups who currently use the grounds and facilities present at the reserve.

#### **Explanation**

*The reserve is used by a variety of groups for recreational activities. In some instances sports clubs have formal long term leases to occupy parts of the reserve. The rights of all existing users will be respected by the administering body where new proposals arise for use of the reserve.*

### **Policy 2**

To provide for the leasing of additional areas and the licensing of activities at the reserve to the extent that available space permits and the interests of other existing users are respected.

#### **Explanation**

*The reserve will continue to develop as a focus for sporting and recreational activities. New users will seek areas to occupy in future and these applications will be considered on their merit and after consideration of Administration Policy 5 which supports and encourages shared use of existing and proposed new facilities.*

*The Council recognises that sports and recreational groups wishing to establish permanent facilities in the form of buildings on reserves require security of tenure. Section 54 of the Reserves Act 1977 makes provision for the leasing of recreation reserve land for such purposes and Council is prepared to enter into such leases where groups propose to construct permanent facilities which are self contained and do not detract from the surrounding residential area.*

*The Council also recognises, however, that the reserve is of limited size, and that the present facilities take up a substantial area. Any application for additional land will be weighed against the need to ensure that sufficient open space is retained for general public use and enjoyment.*

**Policy 3**

To provide an area for lease for a Vintage Car Museum.

**Explanation**

*The Central Otago Branch of the Vintage Car Club of New Zealand is interested in establishing a Vintage Car Museum in the reserve. The Community Board accepts that it would be in the public interest to establish a vintage car museum in the reserve as a visitor attraction and as an adjunct to the Vintage Car Club's existing facility. The Community Board will consider making land available (location yet to be determined) if it is satisfied that the building will not detract from the amenities of the reserve and subject to negotiation of a suitable lease agreement.*

Note: As the management plan specifically provides for this facility, the Council could, provided it is satisfied with all aspects of the proposal, issue a lease for the museum without being required to first obtain the consent of the Minister of Conservation, which would otherwise be required, since a museum is a building not directly associated with outdoor recreation.

**Policy 4**

To provide for an extension of the Squash Club's premises.

**Explanation**

*The Squash Club has indicated that it proposes to extend its premises in the future to provide additional facilities. To achieve this objective, it may require additional land on the Neplusultra Street frontage. Council will be mindful of this when considering other possible uses for the street frontage land in the reserve.*

**Policy 5**

To reserve the right to prohibit any activity, or to apply appropriate conditions to any activity, which has the potential to damage the reserve or any facilities established within it, or to damage the adjacent Litany Street Historic Cemetery or any underground services within the reserves.

**Explanation**

*No activities will be permitted which are likely to damage the reserve, including any trees or other amenity plantings, or any building or other facilities on the reserve, or the Litany Street Historic Cemetery, without the prior consent in writing of the Council. This policy has particular relevance to the types of entertainment permitted in the reserve. In*



*particular, fireworks displays will not be permitted in close proximity to the reserve. Other examples include the use of heavy equipment and pegs associated with the erection of marquees. The intent of this policy is to protect the grounds and underground services from unnecessary damage.*

**Policy 6**

To permit recreational groups to offer goods for sale to the public in association with sports and recreational activities conducted on the reserve.

**Explanation**

*Food, refreshments and other goods are permitted to be sold in the reserve in association with community events. These commercial activities are permissible as they assist recreational groups to raise funds for their own purposes or for the general community.*

**Policy 7**

To permit sports and recreation groups having leases to fence areas of land used by them where such a restriction on public access is justified because of the particular needs of the lessee and to require the fencing or screen planting of leased areas where the Council considers it is necessary to protect the visual amenity of the reserve.

**Explanation**

*The Council recognises that in some instances the fencing out of areas is appropriate to protect facilities developed by recreation and sports groups. In these instances the groups will be permitted to establish fencing to enclose such areas. Clubs wishing to fence will be required to submit proposed plans to the Council for approval to ensure a suitable standard of fence is erected.*

*The Council also reserves the right to require lessees to fence or screen plant all or part of their leased premises where it considers such fencing is necessary to screen those premises from view in order to protect the visual amenities of the reserve for the enjoyment of the general public. Council also reserves the right to approve the design and maintenance programme of any such fence.*

**Policy 8**

To ensure that a significant area of the reserve, including the majority of the street frontage areas, is landscaped and maintained for passive recreation.

Explanation

*For many years, the public has had ready access to the area for passive recreation. The street frontages are generally landscaped and additional landscaping will be undertaken as funds permit to provide for continued or increased use for passive recreation.*

*While the interests of existing lessees are to be considered, the reserve's purpose as a recreation area for the general public is paramount.*

**6.3 Parking and Access**Policy 1

To prohibit the parking of motor vehicles on grassed areas (other than grassed carparks) within the recreation reserve.

Explanation

*The parking of vehicles on grassed areas will generally not be permitted. Such parking damages grass and shrubs and detracts from the public's enjoyment of grassed areas. There is sufficient carparking available on carparks within the reserve and on the streets surrounding it.*

Policy 2

To ensure that adequate provision is made for car parking in conjunction with the development of facilities on the recreation reserve.

Explanation

*Sufficient area is to be provided for the development of car parking in association with recreational facilities.*

**6.4 Signs and Interpretation**Policy 1

To install suitable signs within the reserve, to provide directions to recreational facilities for the information of the public.

Explanation

*Signs assist members of the public who wish to utilise the facilities present at the reserve. Standardised directional signs will be located in close proximity to the main entrances to the reserve. Such signs will be*

*of sturdy construction to discourage vandalism and will be designed in a manner which will enhance the amenities of the reserve.*

**Policy 2**

To provide a suitable sign on the Neplusultra Street frontage to the reserve listing all sporting facilities and clubs within it.

**Explanation**

*Council supports the establishment of a significant sign at the Neplusultra Street entrance to the reserve to identify it as an important recreation reserve and to inform the public of the facilities available within it, subject to suitable financial arrangements being agreed for the establishment and maintenance of those signs.*

**Policy 3**

Permanent signs are only permitted on the reserve where their purpose is to identify the location of facilities and organisations that occupy areas of the reserve on a permanent basis. The design of any such sign is to be approved by the administering body prior to its erection.

**Explanation**

*Council recognises that it is appropriate to provide for the construction of signs that identify the location of facilities including pavilions and clubrooms which are occupied by recreational groups on a permanent basis. Such signs assist members of the public using the reserve. The design of any such sign (whether affixed to a building or free standing) shall be subject to the approval of the Council. Any application for approval shall include details with respect to the dimensions, wording, colour and lettering size to be incorporated in the proposed sign. This will enable Council to ensure that signs are compatible with the amenities of the reserve before such signs are erected.*

*Council may consider establishing standards for such signs to ensure that some uniformity is achieved and that signs enhance the reserve rather than detract from the amenities.*

**Policy 4**

To permit the erection of temporary signs which advertise sponsors of recreational events occurring on the reserve.

**Explanation**

*Council recognises the desire of recreational groups to acknowledge the support of sponsors. An important part of such recognition is generally*



*the display of a sign that names the sponsor or the sponsors' product. The display of sponsor's signs on a temporary basis is to be permitted.*

*Temporary signs may remain erected for the duration of a particular event, provided that the recreational group erecting the sign accepts responsibly for its maintenance in a tidy condition, and provided that such signs do not interfere with the activities and enjoyment of other users of the reserve. Council reserves the right to require the removal of any such temporary sign at any time, where such signs are considered to create a nuisance, to interfere with ground maintenance or to be visually inappropriate within the context of the reserve.*

*The implementation of this policy will be carefully monitored. Sponsors' signs should not detract from the enjoyment of the amenities of the reserve by the general public.*

## **6.5 Amenity, Ground Maintenance, Litter Control and Buildings**

### **Policy 1**

*To maintain and enhance the amenity plantings on the street frontages with particular protection of the Neplusultra Street frontage.*

### **Explanation**

*The existing plantings on the street frontages make an important contribution to the visual amenities of the neighbourhood. Trees and shrubs are to be maintained to maintain an attractive landscaped entrance to reserve.*

*The Council will not permit vehicle entrances to be installed on the Neplusultra Street frontage, nor will it permit any new buildings to be constructed within 30 metres of the Neplusultra Street frontage.*

### **Policy 2**

*To fell the existing pine trees within the reserve (in stages) and replace them with more suitable species to provide a more attractive area for passive recreation and to reduce the effect of shading in the reserve and on adjacent properties.*

### **Explanation**

*Originally, the plantation trees served the purpose of shading the natural ice rink developed within the reserve and sheltering the neighbourhood from the northerly winds. As the rink is no longer used, and additional shelter has been provided on the Golf Course and on private properties in the area, the usefulness of the trees has declined.*

*The trees provide unwelcome shade to properties in the reserve and on neighbouring streets, particularly on Ortive Street which is affected by ice in winter. This is a hazard to traffic.*

*The Cromwell Lions Club believes the reserve could be made more attractive and so attract more users. It supports removal of some trees, so long as some other form of wind protection (such as new trees) is provided and suggests development of family play/picnic areas.*

*When the original management plan was adopted in 1979, it was noted that the trees were showing the effects of age and lack of water. Their age is unknown but they are unlikely to be less than 60 years old, and can be expected to die naturally within the next few years. As they die, or as trees are removed for development, the remaining trees will be weakened through lack of support and the effects of the wind and will tend to fall. This would present a significant hazard to people using the reserve and to facilities constructed within it.*

*The Council proposes to replace these trees with more suitable varieties to provide for further development of the reserve for passive recreation and amenity values. To preserve some amenity values, there will be a staged sequence of felling, thinning and replanting to create separation of activities and open spaces within the trees for informal play activities throughout the site.*

### **Policy 3**

To require that new and existing buildings located on the reserve achieve and maintain a standard of appearance which is appropriate within the context of the reserve.

### **Explanation**

*Conditions will be applied to the construction of any new buildings to ensure that their standard of construction, including the materials and colours applied to their exterior, are appropriate within the context of the reserve. Council is not prepared to permit buildings of a shoddy appearance to be constructed. Groups responsible for existing buildings will be required to maintain them in a tidy condition.*

### **Policy 4**

To permit the flood lighting of facilities and grounds at the Neplusultra Reserve and to permit amenity and security lighting within the reserve, provided such lighting does not detrimentally affect neighbouring properties or traffic safety on nearby roads.

Explanation

*Flood lighting is supported as a means of extending the hours during which the recreational facilities at the reserve can be used by the public and recreational groups. Flood lighting has been installed by the Girl Guides and Scouts to illuminate a playing area to provide for outdoor activities at night while the Squash Club and the Vintage Car Club have some lighting in their grounds.*

*Amenity and security lighting is supported as a means of providing security for people and premises and to illuminate public access areas.*

*The Council is conscious that lighting can, if not well designed, create a public nuisance through glare, and it will require all such lighting to be designed and installed so that the light is directed to where it is required and can not detrimentally affect neighbouring properties or vehicular traffic.*

Policy 5

To provide an adequate supply of permanent litter receptacles in appropriate locations within the reserve.

Explanation

*Permanent litter receptacles will be provided at the amenity/playground areas and in other public areas within the reserve where the demand for such facilities is demonstrated.*

*The occupiers of leased premises are expected to provide a sufficient supply of litter receptacles within the boundaries of their premises, and to dispose of litter and other refuse accumulated on their premises at the Cromwell Transfer Station.*

Policy 9

To install an underground irrigation system to provide irrigation water to the street frontage developed or yet to be developed for passive recreation.

Explanation

*The Neplusultra, Achil and Ortive Street frontages will be developed as lawn areas. Tree stumps are to be removed and the soil properly prepared to allow a good grass strike.*

*The irrigation system will be part circle (to avoid the footpaths) and full circle rotor pop up sprinklers clock controlled to irrigate at night. The system should be fully operational before the grass is sown.*

**Policy 10**

To install an irrigation system sufficient only for the establishment of new trees and their survival.

**Explanation**

*In 1982, Council received a report entitled the Neplusultra Street Reserve Development Report, prepared by Earl H Bennet, Landscape Architect. That report detailed, among other things, suggestions for new plantings of drought resistant tree species and an appropriate irrigation system for those new plantings. Council proposes generally to follow those suggestions.*

**6.6 Ablutions****Policy 1**

To not provide public toilets at the reserve.

**Explanation**

*The majority of reserve users are associated with organisations that have access to toilet facilities in their premises. Council has provided public toilets at the Alpha Street Reserve, only two blocks from the Neplusultra Street Reserve.*

**Policy 2**

To provide a drinking fountain within the reserve.

**Explanation**

*As the Neplusultra Street frontage is being developed as a public rest/picnic area, it is appropriate to provide a drinking fountain for the public when funding permits.*



## PART 7 - NEPLUSULTRA RESERVE ENVIRONS - OBJECTIVES AND POLICIES

### 7.1 Objectives

#### Objective 1

To provide an environment that is conducive to informal public recreation, complements the adjacent Golf Course reserve and enhances the adjoining residential areas and the Litany Street historic cemetery.

#### Objective 2

To identify and implement measures to improve the reserve to ensure that it meets the changing needs of the community.

### 7.2 Administration

#### Policy 1

To provide for a mix of buildings, developed lawn areas, amenity plantings and “natural” recreation areas within the reserve to preserve the “natural” wooded environment for outdoor recreation.

#### Explanation

*Council recognises that the reserve supports a range of recreational activities. The natural areas (clumps of pines with various species of untended ground cover) provide a sense of peaceful seclusion quite different from that experienced in well tended parks. The Council considers it appropriate to retain some clumps of the old pine trees (at least as an interim measure) for their amenity value and as an area where more informal types of recreation can be pursued, provided they are sound, and proposes to replace at least some of those pines with trees that will produce a similar affect, although it will ensure that new plantings, when mature, will not impact adversely on neighbouring residential properties.*

*The Cromwell Scout Group values the “natural” wooded environment, which suits its outdoor activities, noting that BMX pushbike tracks through the trees are well established and the trees also provide a sense of privacy and enclosure. The Group values the lack of undergrowth and suggests copses of native trees be planted, possibly on the Neplusultra/Achil Street frontage to help preserve the natural atmosphere that currently exists.*

**Policy 2**

To consider requests from the public, user groups and adjoining property owners who may have suggestions for improvement and to make adequate provision in each year's Annual Plan for any approved changes.

**Explanation**

*From time to time, Council is requested to fund improvements for which it has not provided in the current Annual Plan. Due to funding constraints, such requests should not be immediately accommodated (although approved "subject to funding") but rather should be provided for in the next year's Annual Plan as an item for consideration for funding.*

*Where any significant change is proposed to the use or management of the reserve, it would be appropriate to consult the public on the issue, as this would essentially constitute a variation to the management plan.*

**7.3 Amenity Planting****Policy 1**

To retain and further develop grassed beautification strips at least 30 metre wide on the street frontages.

**Explanation**

*The retention of landscape strips having a minimum width of 30 metre will retain the attractiveness of this locality.*

**Policy 2**

To establish amenity planting on the Litany Street Road Reserve to enhance that reserve and to integrate it into the overall plan for the Neplusultra Reserve.

**Explanation**

*The establishment of amenity planting on Litany Street will help to provide some sense of enclosure for the cemetery and will enhance the attractiveness of the general locality. Appropriate species will be selected to ensure that tree roots do not damage the historic graves nor cast unwelcome shade over the street or adjoining properties.*

**Policy 3**

To require that where trees and vegetation are cleared for development, the proposed development including landscaping and restoration of ground cover, is established without delay.

**Explanation**

*Existing vegetation cover provides an important soil conservation function. Where trees and other vegetation are removed to facilitate development, the development must be completed without undue delay, ground cover must be restored and appropriate amenity trees and shrubs planted to avoid loss of top soil and dust nuisance. The planting is also important to protect the visual amenities of the end of neighbouring properties.*

**Policy 4**

To review the Earl Bennett's 1982 Proposed Development Plan to determine which parts, if any, can be adopted and implemented.

**Explanation**

*Although the plan was prepared in 1982, and in some respects is out of date insofar as it predates the development of facilities, except the former Skating Club House, (now Girl Guides club house), it does provide a sound assessment and identification of trees for retention or removal, proposals for supplementary and replacement tree planting, topography, soils, ground cover, aspect, and advice on design objects and development aspects and development aspects and a proposal for staging the work to reduce its impact and spread the cost over a number of years.*

*A copy of Mr Bennett's plan is appended to this draft management plan.*

## **PART 8 – PROHIBITED ACTIVITIES**

### **8.1 Objectives**

To identify activities that are prohibited within the reserve.

To provide a guide (rather than a fixed list) to identify restricted or prohibited activities, to assist administrators and users to determine at a glance some common activities that are not permitted in the reserve or that may be permitted only with prior written consent and subject to strict conditions.

### **8.2 Prohibitions**

#### **8.2.1 Dogs**

##### **Explanation**

*Council's Dog Control Policy prohibits dogs, whether under control or not, from childrens' playgrounds and areas where people are playing sport (this includes leased premises) and other intensively used public areas. The presence of dogs and dog faeces may be detrimental to people's health and safety.*

*Although the Neplusultra Reserve is not a designated Dog Exercise Area, dogs under strict control may be walked through the reserve, but persons in charge of any dog that fouls with droppings on the land are required to remove all excrement immediately.*

*Note that the Council has identified approved dog exercise areas in Cromwell, including the endowment land **surrounding** the Chafer Beetle reserve (not the Chafer Beetle Reserve itself), the plantation area between the refuse transfer station and the Cromwell cemetery, the pines area bounded by Gair Avenue, McNulty Road and Flora Street, and that part of the Alpha Street reserve between Ray Street and the bowling club.*

#### **8.2.2 Off Road Vehicle Use**

Part of the land subject to this Management Plan is planted in trees which are to be retained as a "natural" area for informal recreation. The Council recognises that there is conflict between motorised vehicle use and passive recreation in this locality. Accordingly use of trail bikes and any other type of motorised vehicles off road in these areas is to be



prohibited to protect the amenities enjoyed by members of the public using the planted areas. The only exception will be motorised vehicles used by Council or its agents or its contractors working within those areas.

### 8.2.3 Excessive Noise

The definition of “Excessive noise” (section 326 Resource Management Act 1991) includes:

- (1) Any noise that is under human control and of such a nature as to unreasonably interfere with the peace, comfort, and convenience of any person (other than a person in or at the place from which the noise is being emitted),
- (2) Without limiting subsection (1), the term “excessive noise” may include any noise emitted by any—
  - (a) Musical instrument; or
  - (b) Electrical appliance; or
  - (c) Machine, however powered; or
  - (d) Person or group of persons; or
  - (e) Explosion or vibration.

#### Explanation

*The reserve is surrounded by residential properties whose occupants are entitled to quiet enjoyment of their properties without being subjected to unreasonable and excessive noise, particularly at night. Council requires persons organising activities within the reserve to ensure that noise levels generated do not become excessive.*

*In certain circumstances, subject to application and subject always to such conditions as the Council might impose, Council may permit organisers of special events to create a limited amount of excessive noise within strictly defined time periods if it considers such noise is unlikely to cause gross discomfort or inconvenience to those in the environs.*

### 8.2.8 Removal or disturbance of soil or plant material without written authority

#### Explanation

*The reserve is an important public amenity which needs to be protected for the enjoyment of all users. Removal of soil or plant material will*

*degrade the reserve and detract from its amenities. The soils in the reserve are very light and great care should be taken not to disturb the vegetation on sand and to protect the existing plant cover. If plant cover is disturbed without protective measures first being taken, the prevailing northerly hot summer winds could drive the sand down over the township and create a considerable public nuisance.*

#### 8.2.9 Lighting of Fires

No person shall light any fire except in a place specially provided by or approved by the Council for that purpose nor set fire to any vegetation in the reserve without the written approval of the Council.

##### Explanation

*The Council does not currently provide any approved facilities for lighting fires within the reserve. Clubs may however operate approved gas fuelled cooking appliances (such as barbecues) within the bounds of their own grounds.*

*Fire presents an extreme risk to life and property. Even with an improved water supply and adequate fire protection systems, the risk is unacceptable. The lighting of fires for operational reasons (if permitted at all) will be strictly managed to ensure that measures are in place to control the fire at all times.*

#### 8.2.10 Firearms, weapons, fireworks etc

No person shall without written authorisation take, use or carry any firearm, axe, or similar weapon or instrument of a dangerous character or any airgun or bow and arrow, or let off any fireworks or throw stones or other projectiles or missiles either by hand or by means of a catapult or other appliance, within the reserve.

##### Explanation

*Users of the reserve would be at risk of being injured or killed by the use of firearms, weapons, fireworks and the like.*

8.2.11 Camping, including Freedom Camping and the use of Vehicles for overnight accommodation

Explanation

*Camping activities are not compatible with the use of this reserve as they could adversely affect the public's enjoyment of the reserve for outdoor recreation.*

*This prohibition does not apply to Girl Guides and Boy Scout groups provided the camping is contained within their leased section and provided also that the camping activities are supervised by responsible adults.*

8.2.12 Any Other Activity Prohibited in terms of Council's Bylaws or Prohibited by any public law.

Explanation

*Although this Management Plan attempts to identify specific prohibitions to provide a "quick answer" in respect of activities that are not permitted within the reserve, the Plan does not necessarily specify all illegal activities or activities not permitted in terms of Council's By Laws. The Plan therefore provides that any activity that is illegal or is not permitted in terms of Council's By Laws, is prohibited within the reserve.*

SO 18067

SO 20613

NEPLUSULTRA STREET  
SO 12691

ACHIL STREET

LITANY STREET

Lot 1  
DP 17280  
0.2080  
2 Neplusutra Recreation Reserve  
Recreation Reserve  
Gaz 1980 p 990  
DP 17280

Lot 2  
DP 19357  
2.0914  
Neplusutra Recreation Reserve  
Recreation Reserve  
Gaz 1980 p 990

DP 19357

Sec 3 Bk XCIII  
TN OF CROMWELL  
0.4866  
SO 12692  
Neplusutra Recreation Reserve  
Recreation Reserve  
Gaz 1980 p 395

Sec 4 Bk  
TN OF CROMWELL  
0.0809  
SO 14183

27

Lot 1  
DP 19357  
0.5688  
Neplusutra Recreation Reserve  
Recreation Reserve  
Gaz 1980 p 990

SO-12692

SO 12757

DP 17280

Pl Sec 1 Bk XCIII  
TN OF CROMWELL  
0.3593  
SO 12692  
Litany Street Cemetery  
Local Purpose Reserve  
Gaz 1983 p 4071

28  
Sec 8 Bk XXVIII  
TN OF CROMWELL  
0.0809  
SO 14183

Sec 2  
TN OF  
6

Sec 4 Bk XXVIII  
TN OF CROMWELL  
0.0909  
SO 14183

Sec 3 Bk  
TN OF CROMWELL  
0.08  
SO 14183

27

25

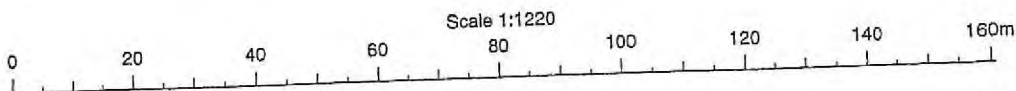
ORTIVE STREET  
SO 20259  
Control

ORTIVE STREET

ORTIVE

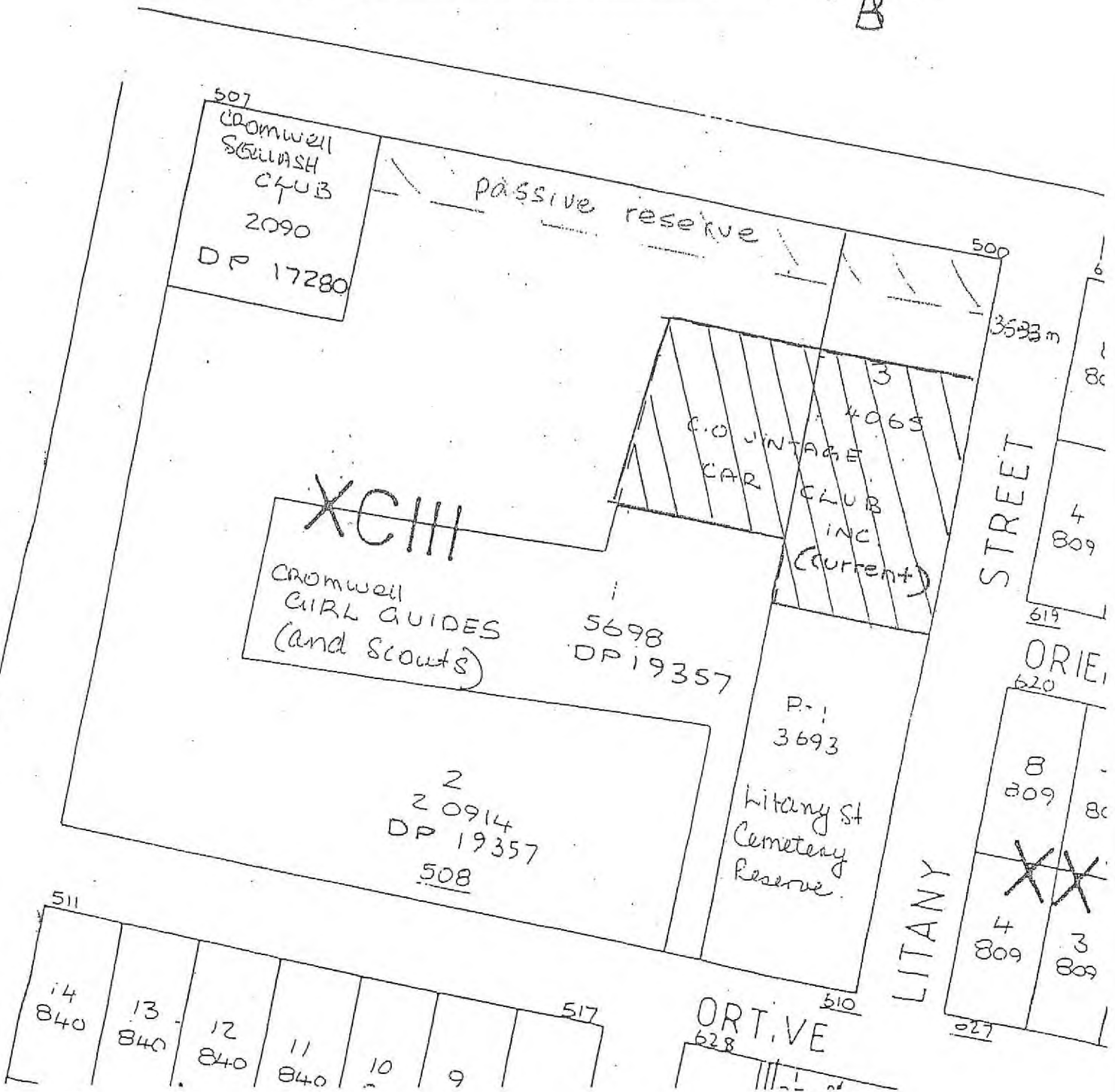
46 Sec 13 Bk XXXVII TN OF CROMWELL 0.0840 SO 14183	44 Sec 12 Bk XXXVII TN OF CROMWELL 0.0840 SO 14183	42 Sec 11 Bk XXXVII TN OF CROMWELL 0.0840 SO 14183	40 Sec 10 Bk XXXVII TN OF CROMWELL 0.0840 SO 14183	38 Sec 9 Bk XXXVII TN OF CROMWELL 0.0840 SO 14183	36 Sec 8 Bk XXXVII TN OF CROMWELL 0.0840 SO 14183
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Lot 1 DP 19357 0.0259	30		
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Borough of Cromwell

NEPLUSULTRA STREET RESERVE

PROPOSED DEVELOPMENT AND MANAGEMENT

Prepared by

Earl H. Bennett, Landscape Architect

July 1982



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## 1.0 INTRODUCTION

### 1.1 Report Content

This report contains a description of the Neplusultra Street Reserve, an explanation of the proposed development for that site, and details for implementing this development in five stages over a number of years.

A copy of the plan for the completed development is bound into this report. Other plans which detail the work are provided to Council and must be used in conjunction with this report when implementation takes place. These are:

<u>Sheet No.</u>	<u>Sheet Title</u>	<u>Content</u>
1	Development Plan	Entire completed development and stages
2	Stage 1	Neplusultra Street frontage
3	Stage 2	Scouts and Guides facilities, access and parking off Litany Street
4	Stage 3	Achil and Ortive Street frontages
5	Stage 4	Corner of Litany and Ortive Streets
6	Stage 5	Skating Rink
7	Litany Cemetery	Development details.

### 1.2 Brief

The original brief for this project was:

1. Produce a re-development plan and accompanying report for the Neplusultra Street Reserve, including the Borough's Depot and Old Cemetery sites.
2. This project is to include:
  - a. An assessment and identification of existing trees for retention or removal.
  - b. Proposals for supplemental tree planting in the short-term future and for possible replacement planting in the longer-term future.
  - c. Retention of the existing ice-skating rink and associated clubrooms.
  - d. Provision for Squash Courts on the most appropriate portion of the site.
  - e. Provision for continuation of the existing informal play activities throughout the site.
  - f. Design proposals for the Old Cemetery which recognise its historical significance.
  - g. Details for implementation of the re-development proposals.

Acceptance of the Brief by Council was notified on 6 July 1981. An initial thinning of existing pine trees on the site was carried out in mid-July 1981. A site inspection was made with



members of the Reserves Committee of Council in October 1981 in order to explain the purpose and nature of the work to be undertaken on the site.

Item d. of the Brief was found to be not applicable since the site for the Squash Courts had already been agreed with Council. Item c. has become doubtful with the lack, in recent years, of sufficient ice for skating. An item added later was provision for a Scout/Guide Hall in the area now occupied by the Council Yard.

### 1.3 Site Description

#### a. Size and Shape

The site is roughly square in shape, being 194.5 metres in length on its north-south axis and 210 metres on its east-west axis.

The overall area, including the surrounding street reserves up to the edge of the seal or to the kerb is 4.08 ha. The site area, excluding surrounding street reserves, is 3.64 ha.

The site is divided into four titles: the Squash Courts on the northwest corner with 0.21 ha, the Litany Cemetery on the southwest corner with 0.37 ha, the portion north of the Cemetery which contains part of the Council Yard and is 0.42 ha in area, and the remaining central portion which is 2.67 ha.

#### b. Adjacent Uses

The site is bounded by streets on all sides. To the north is the golf course; to the west, south, and east, is residential development, primarily single-family detached dwellings.

Neplusultra Street is a Distributor Street under the District Scheme and will provide a direct route from the future Town Centre to the lakeshore east of the township.

#### c. Topography

The site slopes generally from the north and west toward the corner of Litany and Ortive Streets. The north and west portions of the site are essentially flat, with little change of elevation occurring between the perimeter of the Skating Rink and Neplusultra Street.

The site slopes toward the south from the Skating Rink to Ortive Street, with slopes averaging 4.2%, 6.3%, and 8.5%. The slope along Ortive Street averages 4.4% eastward toward its intersection with Litany Street.

#### d. Soils

Site soil is given as Cromwell sand. The following description of this soil is quoted from "Landscape Policy 1976" prepared by the Ministry of Works and Development:

These soils are not used extensively because of their sandy texture, low moisture holding capacity, low organic matter content and high susceptibility to wind erosion. Great care should be taken not to disturb the vegetation on sand dunes in the Cromwell district and the programme to improve the plant cover must be continued.

A typical cross section of Cromwell sand is as follows -

100 mm of pale brownish grey loose sand over  
 375 mm of very pale brown loose sand over  
 25 mm of dark brown friable to firm loamy sand  
 over gravel.

Samples for analysis were taken from two locations on the site. The results are given below:

1. Neplusultra St. frontage, between dune and street  
 (Desired Figures are for Lawn)

ELEMENT	FIGURE OBTAINED	DESIRED FIGURE	ELEMENT	FIGURE OBTAINED	DESIRED FIGURE
pH	7.3	5.0-5.5	Phosphorus A	1.5	2
Calcium	700	600-800	Phosphorus B	14.7	5
Magnesium	1.1	6	Iron	0.5	10
Potassium	32	40	Manganese	2	2.5
Ammonium	0.5	0.5-3.0			
Nitrate	3	35			

2. Ortive St. frontage, between pines and street  
 (Desired Figures are for Trees)

ELEMENT	FIGURE OBTAINED	DESIRED FIGURE	ELEMENT	FIGURE OBTAINED	DESIRED FIGURE
pH	5.2	6.3	Phosphorus A	1.3	3
Calcium	390	1000	Phosphorus B	16.1	10
Magnesium	0.8	8	Iron	4	6
Potassium	12	100	Manganese	2	2.5
Ammonium	0.5	0.5-3.0			
Nitrate	Trace	50			

e. Existing Uses

The northwest corner is occupied by the Squash Courts and associated parking and planting.

The Council Yard occupies an area of 0.36 ha off Litany Street. The area contained within the existing fence does not coincide with the area covered by the title registered for this portion of the site. It is proposed that a Scout/Guide Hall be situated on the part of the reserve currently occupied by the Council Yard when the Yard is relocated. Plans for the Hall have been drawn up and discussions held with Council concerning use of this part of the site.

The Cemetery occupies the southeast corner of the site. It was used until about 1886 when burials commenced at the site east of the township which is now used. There are some 57 memorials of sandstone, marble, and granite existing in the Cemetery; these are in exceptionally good condition, despite recent vandalism, and are important as an historical record and for the deeper understanding of early life in the area which they provide.

The Winter Sports Club's Clubrooms and Skating Rink occupy about 0.38 ha. The Rink has been lined with bentonite clay, but is reported to leak. In the recent past, sufficient ice for skating has failed to form.

The remainder of the site is thickly planted in Pinus radiata, Monterey pine, and Pinus nigra, Corsican pine. Reference to historical accounts indicates that the purpose of this planting is to control erosion by wind of sand which was exposed and deposited by the 1878 flood. The following concerns the sand nuisance in Cromwell and is quoted from pages 196 and 197 of Heart of the Desert, by J.C. Parcell:

The prevailing northerly hot summer winds, often of gale force, were driving this sand down upon the township, and gardens and even houses were in danger of being overwhelmed. In 1899 the borough was forced to combat this sand nuisance at the north of the town and received 100 Pds. from the Government on a pound for pound subsidy. Trees and marram grass were planted and a good deal of sand was carted away from the town by contract.

Although by the beginning of 1905 the borough had expended 600 Pds. in combating the sand nuisance, the position was still bad, with the rabbits in the borough adding to the council's troubles. In 1908 the Government made another grant of 100 Pds as a subsidy towards sand control measures. The last Government grant was in 1920 for the purpose of clearing sand from grounds within the town. Today, habitations and vegetation have the danger under control, and so it is likely to remain until something upsets this balance.

The main cover plant found beneath the pines is Dactylis glomerata, or cocksfoot. A random survey of the site revealed the presence of the following herbaceous plants:

<u>Rumex acetosella</u>	sorrel
<u>Erodium cicutarium</u>	storks bill
<u>Hypochoeris</u> spp.	cats ear
<u>Plantago lanceolata</u>	narrow-leaved plantain
<u>Trifolium arvense</u>	haresfoot trefoil
<u>Sedum dasyphyllum</u>	grey stonecrop
<u>Eschscholzia californica</u>	California poppy
<u>Rumex obtusifolius</u>	dock
<u>Marrubium vulgare</u>	horehound
<u>Achillea millefolium</u>	yarrow

f. Exposure

The presence of trees rather than the slope tends to create aspect for this site. The Neplusultra Street frontage, although essentially flat; is relatively warm due to its northerly location on the site. The southern portion of the site is noticeably cooler than the northern, due to the south-facing slope and shading by the pine trees.

g. Relationship to the Community

The site joins with the golf course opposite to form a significant gateway of open space as one proceeds down Neplusultra Street. The site is now on the "back" edge of the township, but will assume greater prominence in the future when Neplusultra Street becomes the main route from the Town Centre to the lakeshore.



The site is surrounded on three sides by residential properties which are affected by the shadows from the trees, but which also enjoy the benefits of the wind shelter they provide.

On all boundaries, except for the Cemetery, the reserve is compatible with the adjacent community. The Cemetery, due to the lack of enclosure, is uncomfortably exposed to nearby residents, to the detriment of both the residential areas and the Cemetery.

Although it is surrounded on three sides, the site imparts a sense of being away from the community once one enters the pines. The ability to find a place of relative seclusion close to home has benefits for all users. This characteristic forms a basis for the design, and makes the reserve especially suitable for informal recreation and for the proposed Scout and Guide activities.

Existing facilities divide the site into six major spaces. The Skating Rink, due to its central location, is a core space, is instrumental in forming the other spaces, and is unique in that it is completely formed by the surrounding trees.

## 2.0 PROPOSED DEVELOPMENT AND MANAGEMENT

### 2.1 Design Objects

The development and management proposals contained in this report are based on the following aims:

1. To ensure the continuation of informal recreation throughout the reserve, as a complement to the more structured recreational opportunities existing and proposed for other open spaces within the Borough.
2. To retain the "semi-wilderness" character of the reserve, and to provide a suitable transition between its informality and the more formal character of the surrounding streets and residential areas.
3. To provide a continuity of vegetative cover so as to reduce wind erosion, and to programme the removal of existing trees in order to avoid windthrow of those which are to remain.
4. To reduce the regularity and rigidity of the existing pine edges of the reserve and to reduce shading problems for surrounding residences.
5. To provide a discrete area for use by the Scouts and Guides which avoids conflict with other uses and which includes a site for a 200 m<sup>2</sup> hall, an area for outdoor activities, and car parking.
6. To integrate the Council Yard site, when it becomes vacant, with the rest of the reserve.
7. To provide for informal recreation, picnics, and travellers' rest in a green setting along the Neplusultra Street frontage.
8. To separate the Litany Cemetery from the surrounding activities and to develop its identity as an historical feature.

### 2.2 Development Aspects

#### a. Picnic Area

The irregular edge achieved by new planting of deciduous trees on the Neplusultra Street frontage, together with the provision of an irrigated, closely-mown lawn, gives a green parkland setting for picnics, informal recreation, and travellers' rest. The green lawn provides visual continuity with the golf course opposite, and reduces the risk of erosion by wind on this exposed side of the reserve. The Squash Courts are screened by tree planting in order to reduce the visual encroachment of buildings upon the reserve.

A 3-metre wide, 60-metre long, parking bay is provided along this frontage to cater for casual visitors. Five picnic tables are situated at the edges of the clearings, in the shelter of the trees.



The whole of this frontage is graded to provide a smooth surface for the lawn. Excess sand from the existing embankment can be stockpiled to be later re-spread on areas to be sown in the Council Yard site. All tree stumps are to be removed from areas to be sown with lawn.

The irrigation system consists of four part-circle and five full-circle rotor pop-up sprinkler heads, Rainbird models 47A and 41A respectively as used elsewhere in the Borough. Water for this system would come from the main supply in Neplusultra Street. Only one circuit is needed, but this should be clock-controlled so that watering is carried out during the night and so that labour requirements over the summer period are reduced.

#### b. Scouts and Guides Facilities

The Hall is situated on the vacated Council Yard site, near the Winter Sports Clubhouse, so that a logical grouping of buildings, parking areas, and access points is developed in only one area of the reserve. This location means that advantage can be taken of the hard formation existing in the Council Yard for parking and roadways, and that the concrete block portion of the existing Council sheds can conveniently be retained as an equipment store for the Scouts and Guides.

The Hall is designed so that the main entrance is located on one of the shorter sides, while two offices, with a kitchen between, are located on the opposite side of the entry; a door leads from the kitchen to the outside. It is due to this design that the hall is placed as shown on the drawings. The offices and kitchen are located on the northerly, sunny side, with direct access to the outdoor activity spaces while the main entrance is on the southern side and oriented toward the roadway and car parks.

Parking is provided for a total of 26 cars in three small separate areas which are screened by planting. The design is to be informal, with the existing hard formation providing the surface for the car parks and roadway, and simple timber barriers marking the vehicle limits. Moving the access to the Skating Rink to Litany Street permits shared-use of the car parks and allows the Cemetery to be more effectively separated from the recreational activities on the site.

A grassed clearing is provided north of the Scout Hall for outdoor activities. Irrigation is by a manually-operated part-circle sprinkler which is supplied from the Scout Hall and is independent of the other lawn sprinklers. The Scouts and Guides have convenient access to the larger unirrigated clearing to the west among the pine trees.

A 20-metre diameter fire circle is located east of the Scout Hall. It consists of a sandy bowl, 1.5 metres deep at the centre, and embanked with excavated material around the edge to provide enclosure and wind protection. A 600mm-long section of 1.5 to 2.0 metre-diameter concrete pipe is set into the ground in the centre of the circle to contain the fire.



The pattern of tree planting on the Council Yard site reintegrates this area with the rest of the reserve, screens the Scout Hall and Winter Sports Clubhouse from the road, and delineates spaces for various activities. Providing a wooded setting for the buildings and car parks helps retain the natural quality of the reserve and reduces the encroachment into the reserve of a built-up suburban character.

All areas to be sown or planted on the Council Yard site should be excavated to a minimum depth of 150 mm and the stripped material should be removed from the site. Ripping to break up a compacted sub-grade may also be required. Stockpiled sand from the Neplusultra Street frontage and/or other topsoil should be respread on these areas to achieve design levels. All trees planted in this area should be placed in generous pits and backfilled with soil to which organic matter and nitrogenous fertiliser have been added.

#### c. Skating Rink

The proposal shows that eventually the area currently occupied by the Skating Rink is to be regraded and re-sown to provide a large central open space.

The implications are significant for the Winter Sports Club since their clubrooms are adjacent to the rink. However, it is reported that sufficient ice for skating has failed to form on the rink in recent years. As a result, the rink is an eye-sore and a potential hazard rather than a recreational amenity. Theories advanced for the lack of ice include the shade from the pine trees, the prevention of cold air drainage by the pine trees, the failure of the pine trees to trap the cold air, the higher temperature of the water now supplying the pond, and a generally warmer trend in the climate. Of these, the last is the most probable. Disregarding current theories, it is most probable that the future presence of a large body of water adjacent to Cromwell, in the form of Lake Dunstan, will have the effect of raising local humidity and therefore local temperatures to some extent, thereby further reducing the possibilities for natural ice formation on the pond.

The development plan for Anderson Park recognises this problem by proposing the provision of a sealed rink adjacent to the swimming facilities where it could be used for roller skating in summer and the pool's heat pump could be used in winter to aid the formation of ice for skating. With the provision of such a facility, it would be logical for the Winter Sports Club to relocate its activities to Anderson Park. Their existing clubrooms may then be used - under a lease or purchase agreement - by other organisations, such as Scouts and Guides, senior citizens, or modellers, which might benefit from the location.

#### d. Litany Cemetery

The plan for the Cemetery is based on apparent plot occupancy, the presence and distribution of headstones and railings, the historical and aesthetic significance of the



monuments, and the Cemetery's relationship to the rest of the reserve and to the community.

Central to the proposed development of this site is the provision of a small interpretative point in the form of a timber lych-gate on the Litany Street frontage. This structure is to contain a plan of the Cemetery which is keyed so that individual plots may be located. Also keyed to the plan is a text which gives some of the history of the Cromwell area as represented by the burials in the Cemetery. This would include such people as Jolly, Goodger, Marsh, McKellar, and Dr Corse as examples of residents who played important parts in the early days of the area, as well as the Scally family, which touchingly represents the hardships suffered by early settlers, and the two Chinese graves where headstones remain.

Council has had a plan of this Cemetery prepared. Mr Ron Murray is currently involved in researching additional information about this Cemetery and has indicated a willingness to participate in the provision of texts required for interpretation. Most of the plots to be identified for historical purposes have existing monuments; in those that do not but where identification is required, it is proposed that a small bronze plaque be cast - which simply contains name and date of death - to be set into concrete flush with the ground.

The lych-gate forms the primary pedestrian entrance to the Cemetery and is located to be visible from Neplusultra Street. The interpretative map is placed within the lych-gate in such a way to provide a view over the Cemetery to which the map can be related. The presentation of information about the people of early Cromwell offers the opportunity to give a general history of the town and the area; provision to do this is proposed within the lych-gate which also provides seating along its north side. The interpretative information and the historical background are proposed to be presented on etched metal sheet. Sketches of the lych-gate are included on the detail plan for the Cemetery.

Cedar trees and a shrub screen are planted on the north and west boundaries to separate and screen the Cemetery from recreational activities on the reserve. Larch trees on the southern portion of the western boundary will reduce winter shading problems for properties south of Ortive Street. Planting inside the Cemetery is primarily of one species of oak, the trees being placed so to reinforce the spatial units formed by the patterns of the monuments, to aid in locating individual plots, to indicate the locations of walkways between blocks of graves, and to reduce visibility between the cemetery and the surrounding residences. Along the east and south frontages is an enclosure which is made of local stone and wrought iron. Iron was chosen because of the relatively high number of iron railings existing in the Cemetery and because it controls circulation without preventing vision into the Cemetery from the street. The enclosure is to be stepped down the slope so its height varies from 1.0 to 1.5 metres.

Although the Cemetery is included in Stage 4, much of the work on the interior and the east and south frontages can be completed at any time. Regardless of when construction may proceed,

it is recommended that the gathering and documenting of information which was initiated by Mr. Murray be completed in the near future. Perhaps, in the interim, a pamphlet containing this information can be produced by the Borough. The graves which have collapsed should be filled and the surface re-sown as soon as possible.

## 2.3 Management Aspects

### a. Tree Removal

The proposal calls for a staged sequence of felling, thinning, and replanting in the existing pine plantation. This permits integration of the different activities within the reserve and separation of each activity from the others in order to avoid conflict. The creation of a series of open spaces within the trees provides for informal play activities throughout the site.

Thinning of trees results in better growing conditions for younger healthy specimens, but it must be done carefully if windthrow when protective trees are removed is to be avoided.

An initial removal of trees was carried out in July 1981; the base plan for the design work shown in this report was prepared after this initial thinning. The criteria for determining which trees were to be removed are outlined below; similar criteria were used for planning the thinning which is shown in this proposal:

1. Remove dead, stag-headed, and misshapen trees.
2. Achieve an irregular edge on the perimeter of the plantation.
3. Remove trees on the interior in order to develop a hierarchy of interior spaces.
4. Remove older trees to provide room for the future growth of younger ones.
5. Retain perimeter trees which provide significant wind protection for those on the interior. Some of the older trees on the perimeter may be progressively removed in the future, but wholesale removal of them at one time, especially on the north side, was felt to be unwise since it could lead to windthrow on the interior.

### b. Tree Planting

The proposed tree planting, of primarily deciduous species, provides seasonal variety and interest due to the contrast of colour, texture, and form with the existing pines. Being predominantly deciduous, the proposed planting reduces winter shade problems for surrounding properties. The introduction of open spaces and groups of deciduous trees into the edges of the reserve relieves the monotony of rigid pine boundaries and provides variety of views both in and out of the reserve throughout the year.

The following species are used for block planting to complement and contrast with the pines:



		Type
<u>Populus tremuloides</u>	aspen	deciduous
<u>Populus nigra "Italica"</u>	Lombardy poplar	deciduous
<u>Quercus coccinea</u>	Scarlet oak	deciduous
<u>Larix leptolepis</u>	Japanese larch	deciduous
<u>Cedrus deodara</u>	deodar cedar	evergreen

Tree species have been chosen partly for their resistance to drought, so that permanent irrigation is unnecessary. But temporary watering, until the trees are established, will be required. Watering can be facilitated by forming individual watering basins around each tree at planting, where the trees are widely-spaced or on a slope, or by forming low embankments around large groups of trees so that whole areas of trees can be shallow-flooded at once. Quick-coupling valves (or "turf valves") are to be installed at intervals within the tree groups so that watering basins may be filled by hose and nozzle or hose and sprinkler. Detail design of these systems will be required closer to the time of implementation.

The irrigation should be sufficient only for survival of the establishing trees; the goal should be to harden them up for eventual removal of the irrigation. It is therefore envisaged that irrigation would be carried out manually only a few times over each summer period.

#### c. Lawn Area

Sown lawn is to be located along the Neplusultra Street frontage and in the vicinity of the Scout and Guide Hall. Stumps are to be removed, the existing embankment flattened, and areas which are compacted are to be deep-ripped to promote healthy root development.

The irrigation system should be fully operational before the grass is sown. Sprinkler heads should be initially installed at 50 to 100mm above finish levels to reduce backwashing of silts into the mechanisms.

Before cultivation, areas to be sown should be sprayed with a systemic herbicide to remove perennial weeds.

From the soil test on the sample from this location, the following remarks and recommendations regarding soil amendments were made by N.Z. Soil Testing Service:

The pH of this soil is too high for lawn grass. We suggest that one month before sowing the seed you work in 250 grams finely ground sulphur and 25 grams of sulphate of ammonia per sq.metre into the soil to a depth of 10 cm.

Apply as a basic dressing when you sow per sq.metre -  
 50 grams sulphate of magnesium,  
 25 grams sulphate of potash,  
 25 grams serpentine super,  
 25 grams sulphate of iron.  
 Work these into the soil.

When the grass is established give two applications 6 weeks apart each to consist of per sq.metre -

15 grams sulphate of ammonia. This should be watered in.

/s/ N.E. Hornby



The amendments which are to be applied one month prior to sowing should be distributed evenly and incorporated by discing or rotary hoeing. The surface should then be graded and any irregularities smoothed out and all surface debris removed.

The dressing which is to be applied just prior to sowing should be evenly distributed and the final formed surface harrowed to a depth of 25mm to provide for initial root development. After sowing, the seed should immediately be covered with a minimum of 6 mm of soil by a light harrowing or hand-raking. The newly-sown area should be kept continuously moist, with frequent light irrigation, to promote germination.

The following seed mix was recommended for the Down and Bruce Street Greenways and would also be suitable for this location:

	<u>Proportion by Weight</u>
Perennial Ryegrass "Nui"	50%
Red Fescue "Highlight"	20%
Southland Dogstail	20%
Browntop Bent "Bardot"	10%

As a result of their turf trials, the Ministry of Works and Development has suggested the following seed mixture for greenways; this would also be suitable for this location:

	<u>Proportion by Weight</u>
Manawa Ryegrass	20%
Scaldis Hard Fescue	60%
Tracenta Browntop	20%

The lawn should be given its first mowing when it reaches 40 mm in height and cut back to no less than 30 mm in height. The sprinklers are to be reset to finish grade prior to the first mowing. Trimming of edges should commence when the lawn is about six months old. Mowing should be as frequent as necessary to keep the lawn in the range of 30 to 40 mm in height; the edge between the lawn and the surrounding herbaceous cover should be informal in character and curving in alignment.

Once established, the lawn should be irrigated so that the cover is maintained but without producing an over-lush sward. Using existing evapotranspiration figures and rainfall average for the period 1941-1970, this may be achieved by running the sprinklers a total of about 4 hours per week during the hottest months of December and January.\* For efficient use of the water and of the open space and for the health of the lawn, it is desirable that irrigation be carried out at night and that it consists of significant periods of time spaced out over the week.

\* The amount of irrigation required is based on the need to make up, for the month of December, an average difference of 74 mm between the water lost to evapotranspiration and the water gained through precipitation for that month. In order to deliver 74 mm, assuming a 20% loss during application, it is necessary to apply 92.5 mm over the month, or 23 mm per week. At a precipitation rate of 6.5 mm/hour, the sprinklers must be run an average of 3.56 hours per week. Because these figures are based on averages, it may be necessary for this time to be increased over any period when less than the average rainfall is received.

For example, the controller would be set so that the sprinklers are run for an hour's time every other day of the week.

Detail design of the irrigation system will be required closer to the time of implementation.

d. Herbaceous Cover

The existing vegetative cover on the site is important not only for amenity reasons, but also for the protection against wind erosion it helps to provide. Every care must be taken during all work throughout the reserve to avoid unnecessary disruption of the existing cover since widespread exposure of the underlying sand through removal or degradation of the cover could result in a resumption of a sand nuisance from this area.

Some of the species found in this cover are given in Section 1.3. The existing cover is to be replaced, where necessary, and supplemented as work proceeds throughout the reserve. The cover is to consist of tough, mat-forming, relatively low growing herbs, many of which occur naturally in pasture and waste places in the area. Its purpose is to provide a drought-resistant ground cover in clearings and other unirrigated areas of the reserve.

Species for this cover are chosen to provide variety in forms and interest in the colours of flowers and foliage. The mix should contain as many of the following as possible:

<u>Achillea millefolium</u>	yarrow
<u>Thymus vulgaris</u>	thyme
<u>Lotus spp.</u>	lotus
<u>Eschscholzia californica</u>	California poppy
<u>Cotula coronopifolia</u>	bachelor's button
<u>Trifolium subterraneum</u>	subterranean clover
<u>Trifolium arvense</u>	haresfoot trefoil

The seed for some of the plants given above may be available commercially when sowing is to be carried out. Otherwise, it can be collected from local sources, either by Council staff or by a local nursery under contract to the Council.

The mix is to be applied to any areas which are disturbed by earthworks and/or tree removal, with sowing taking place in autumn or spring. The mix may be supplemented with small amounts of cocksfoot seed, especially where it is to be sown under existing pine trees.

Soil preparation for areas to be sown with the herbaceous seed mix should involve deep ripping of any compacted areas, removal of tree stumps (in some areas), and harrowing or raking to provide a seed bed. The seed mix can be broadcast by hand and should be immediately covered with soil by a second light harrowing or raking.



### 3.0 STAGING

It is proposed that the work be divided into five stages. Staging is considered to be necessary in order to allow for work to progress as resources are available and to avoid removing a large portion of the existing pine trees from the site at one time, thereby increasing the risk of erosion and windthrow of remaining trees.

It is recommended that Stage 1, along Neplusultra Street, be undertaken first in order to establish the trees and lawn for shelter, erosion control, and amenity purposes. Stage 2, which consists primarily of the Scout/Guide Hall can not be initiated until the Council Yard is relocated. Stage 3, along Achil and Ortive Streets, is given this place in the sequence because, while the work there could be done at any time, it would be visually and ecologically undesirable to combine this work with or complete this work before Stage 1. Stage 4 consists of the Litany Cemetery and its surrounding tree planting; the work on the interior of the Cemetery, however, may be done at any time when funds and labour are available. The removal of the Skating Rink is left until Stage 5 since this action may be dependent upon the provision of a rink in Anderson Park.

The operations to be carried out in each stage are outlined in the following sections. Included in each section is a preliminary assessment of costs, based on 1982 rates, for the primary works to be carried out in that stage. Because these cost assessments are based on the proposed development plans, rather than on detailed plans and specifications, they must only be regarded as indicative of the general order of costs for development. More precise estimates are possible only when prepared nearer the actual time of implementation and if based upon detailed plans and specifications.

#### 3.1 Stage 1

##### a. Scope

Stage 1 covers felling, thinning and replanting in the northern section of the reserve between the Skating Rink, Council Yard and Neplusultra Street, and the development of the informal recreation area along the Neplusultra Street frontage.

##### b. Timing

These operations are not dependent on any other event for their timing and could be carried out immediately. In its establishment of deciduous plantings and formation of extra open space, the development of the Stage 1 area provides an initial setting for the Scout and Guide Hall in Stage 2.

##### c. Primary Operations (order of work depends upon time of year the work is started).

1. Fell and remove all pine trees marked "X" on the Stage 1 plan to create a new clearing north of the Skating Rink for Scout and Guide use and to clear areas for replanting. Remove tree stumps from areas to be sown in lawn.



2. Retain the large Lombardy poplar and the solitary pine tree close to the road reserve on Neplusultra Street.

3. Grade out the sand embankment along the Neplusultra Street frontage, removing large debris, to give a smooth grade for lawn sowing. Stockpile the sand.

4. Install quick-coupling valves for irrigation of areas of new planting.

5. Replant with the required deciduous species in those positions and areas shown on the Stage 1 plan.

6. Install spray irrigation system.

7. Construct footpath, kerb and channelling and parking bay on Neplusultra Street.

8. Sow new clearing with herbaceous seed mix.

9. Sow grass in spray irrigated areas and herbaceous seed mix in the area on the corner of Neplusultra and Litany Streets.

d. Preliminary Cost Assessment (July 1982)  
\$40,000.

### 3.2 Stage 2

#### a. Scope

Stage 2 covers the redevelopment of the Council Yard site for use by the Scout and Guide troops and the alteration of access to and development of new parking areas around the Winter Sports Clubhouse. It also involves block planting with cedars and a shrub screen as a background and screen for the northern end of the Cemetery.

#### b. Timing

Timing of these operations is dependent on the relocation of the Council Yard.

#### c. Primary Operations (order of work depends upon time of year the work is started.)

1. Remove all boundary fences from the Council Yard site.

2. Fell and remove the pine trees marked on the Stage 2 plan and remove any tree stumps in proposed parking areas.

3. Construction operations entail:

a. Construction of Scout and Guide Hall.

b. Conversion of Council building to equipment store.

c. Formation of a new access on Litany Street.

d. Construction of vehicle barriers.

4. Form parking areas.

5. Form fire circle.

6. Remove stony material and deep-rip, as required, areas which are to be sown or planted.

7. Install a manually-operated sprinkler head to provide a green clearing north of the Scout Hall. Sow this area with grass seed.

8. Install quick-coupling valves for irrigation of areas of new planting.

9. Plant with the required tree species in those positions and areas shown and plant the shrub screen between the cedars and the cemetery.

10. Sow herbaceous seed mix in areas shown along the Litany Street frontage.

d. Preliminary Cost Assessment (July 1982)

Covering only that work outside the vicinity of the Scout and Guide area:

\$14,000.

### 3.3 Stage 3

#### a. Scope

Stage 3 covers felling, thinning and replanting on the western and southern sections of the reserve. Stage 3 extends eastwards to the existing access track to the Skating Rink.

#### b. Timing

The timing of these operations is not really dependent on any other activity. However, they should not be combined with Stage 1 operations as this would open up large areas of the site at one time, reducing its recreation potential and possibly leading to windthrow. If necessary, Stage 3 can be combined with the Stage 4 planting to the west of the Cemetery.

c. Primary Operations (order of work depends upon time of year the work is started.)

1. Fell and remove the pine trees marked on the Stage 3 plan.

2. Install quick-coupling valves.

3. Replant with Populus tremuloides in the required areas shown on the plan.

4. Sow with herbaceous seed mix where indicated.

d. Preliminary Cost Assessment (July 1982)

\$8,000.

### 3.4 Stage 4

#### a. Scope

Stage 4 includes removal of the line of pine trees along the western boundary of the Cemetery, and planting of cedars, larches, and a shrub screen to separate the Cemetery from the recreational areas. It also includes planting within the Cemetery and the construction of the lych-gate and the stone and iron enclosure on the east and south frontages.



b. Timing

Planting within the Cemetery and construction of the lych-gate and enclosure can proceed at any time.

Removal of pines and replanting west of the Cemetery are dependent upon vehicle access to the Winter Sports clubhouse being relocated within the Council Yard site in Stage 2. In order to prevent the Cemetery being totally exposed when the pines on its boundaries are removed, it is recommended that the pines on the western boundary are not removed until the cedars planted in Stage 2 are established.

c. Primary Operations (order of work depends upon the time of year the work is started.)

1. Fell and remove the pine trees marked on the Stage 4 plan.
2. Before replanting, the surface of the access track off Ortive Street is to be deep ripped to aid root development.
3. Replant with the tree species shown. Plant the shrub screen and the trees within the Cemetery.
4. Construct the lych-gate and enclosure.
5. Fill graves which have collapsed and re-sow the surface.

d. Preliminary Cost Assessment (July 1982)  
\$28,000.

3.5 Stage 5

a. Scope

Stage 5 covers final felling, replanting and sowing in the irregular-edged clearing that is developed on the Skating Rink site.

b. Timing

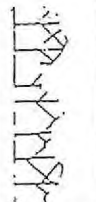
Timing of these operations is dependent on the relocation of the Skating Rink.

c. Primary Operations (order of work depends upon time of year the work is started.)

1. Remove all boundary fences from the Skating Rink site.
2. Fell and remove the pine trees marked on the Stage 5 plan.
3. Remove the clay lining the Skating Rink.
4. Grade out the embankment all around the Skating Rink to give a smooth slope towards the centre of the clearing.
5. Plant Populus tremuloides in the areas shown on the Stage 5 plan.

6. Sow the clearing with herbaceous seed mix where indicated.

d. Preliminary Cost Assessment (July 1982)  
\$25,000.



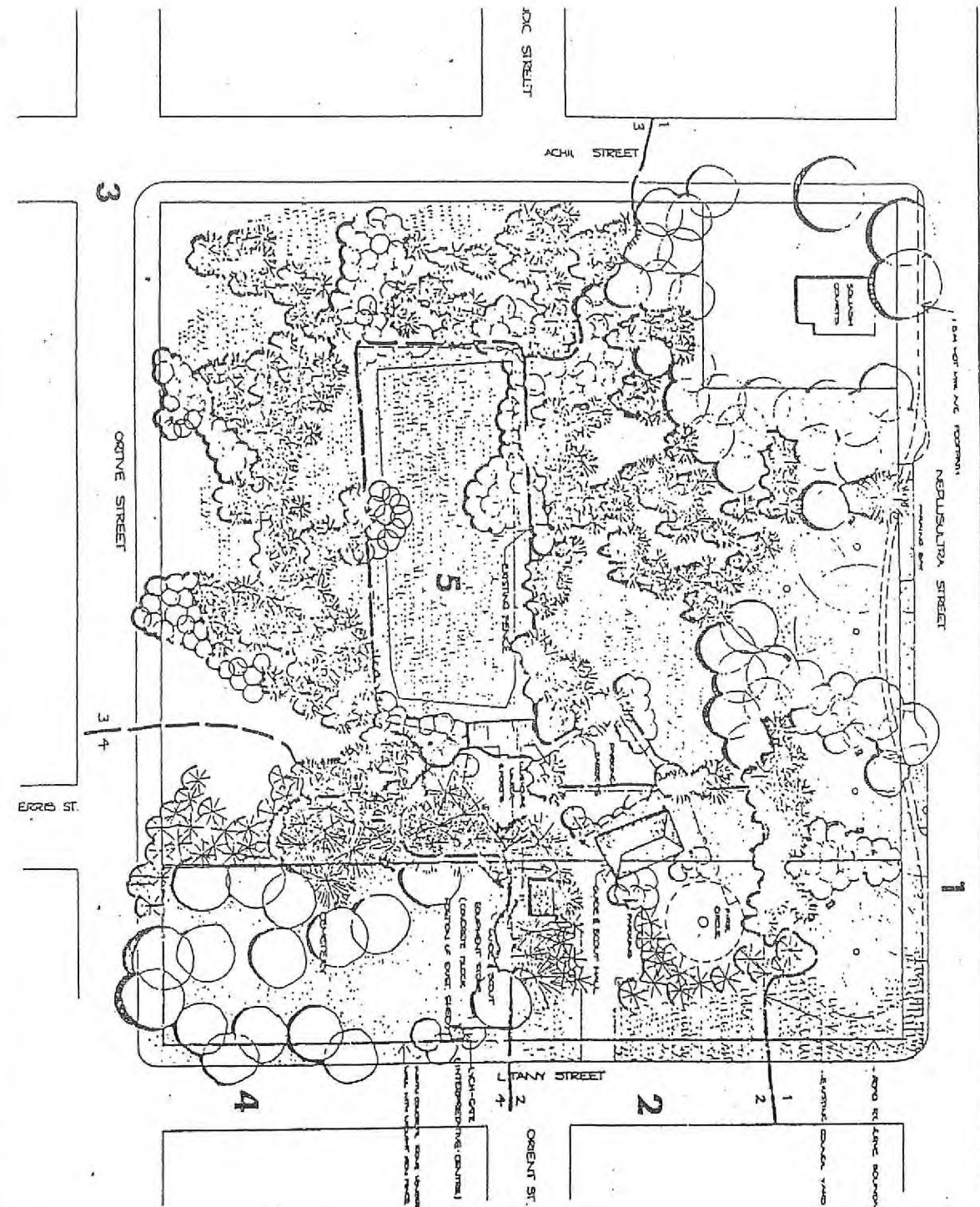
NEPUSULTRA STREET RESERVE DEVELOPMENT PLAN

PROPOSED BY: [Name]

DESIGN	DATE	BY
CONCEPT	15/02/2018	[Name]
SCHEMATIC	15/02/2018	[Name]
LANDSCAPE	15/02/2018	[Name]

NO.	DATE	BY	REVISION
1	15/02/2018	[Name]	ISSUED FOR PERMIT

SCALE: 1:500  
 REF: C2-4-2  
 SHEET 1 OF 7



- LEGEND**
- SHADDED BROADLEAF TREES
  - PINES (EXTERNAL TREES RETAINED)
  - COPPICES
  - LAWNS
  - LAWN GRASSES
  - HERBACEOUS COVER
  - SPRAY IRRIGATION
  - PAVING TILES
  - SPACE BOUNDARIES
  - CONCRETE PAVEMENT







**13 Vesting portion of a closed cemetery in the Corporation of the Borough of Cromwell for street purposes and as public reserves**

Whereas by the Cemeteries Ordinance 1865 of the Province of Otago, Section 1, Block XCIII, Town of Cromwell, containing an area of ten acres, was reserved for a public cemetery: And whereas by an Order in Council dated the tenth day of June, nineteen hundred and forty-one, and published in the Gazette of the nineteenth day of that month, it was ordered and directed that the cemetery should be closed from and after the first day of December, nineteen hundred and forty-one, and that the said cemetery should, from and after that date, be vested in the Cromwell Borough Council (in this section referred to as the Council) under the provisions and for the purpose of section seventy-eight of the Cemeteries Act 1908: And whereas burials have been made in only a small portion of the said cemetery, and the greater portion has been used for street purposes, for recreation, and as a site for a borough depot: And whereas such use of the greater portion is contrary to the trusts upon which the land is held: And whereas in order to provide for the proper control and use of the said greater portion it is desirable that the existing vesting of that portion under the Cemeteries Act 1908 should be cancelled, that part of the land should be declared to be a public street, and that the remainder should be reserved for the purposes for which it is now used and vested in the Mayor, Councillors, and Citizens of the Borough of Cromwell (in this section referred to as the Corporation) in trust for those purposes: Be it therefore enacted as follows:

- (1) The vesting in the Council under the provisions and for the purpose of section seventy-eight of the Cemeteries Act 1908 of that portion (in subsections two, three, and four of this section referred to as the said land) of the closed cemetery described in subsection five of this section is hereby cancelled.
- (2) The portion of the said land described in subsection six of this section is hereby declared to be a public street subject to the Municipal Corporations Act 1954, freed and discharged from all trusts, reservations, and restrictions heretofore affecting it.
- (3) The portion of the said land described in subsection seven of this section is hereby declared to be a reserve for recreation purposes subject to the [Reserves Act 1977], and to be vested in the Corporation in trust for those purposes.
- (4) The portion of the said land described in subsection eight of this section is hereby declared to be a reserve for a site for a borough depot subject to the [Reserves Act 1977], and to be vested in the Corporation in trust for that purpose.
- (5) The portion of the closed cemetery to which subsection one of this section relates is described as follows:

All that area in the Otago Land District, Borough of Cromwell, containing nine acres and fifteen perches and five-tenths of a perch, more or less, and being part Section 1, Block XCIII, Town of Cromwell: as shown on the plan marked L. and S. 2/439A, deposited in the Head Office, Department of Lands and Survey, at Wellington, and



thereon edged red (S.O. Plan 12757).

- (6) The land to which subsection two of this section relates is described as follows:

All that area in the Otago Land District, Borough of Cromwell, containing one acre, more or less, and being part Section 1, Block XCIII, Town of Cromwell: as shown on the plan marked L. and S. 2/439B, deposited in the Head Office, Department of Lands and Survey, at Wellington, and thereon coloured yellow (S.O. Plan 12691).

- (7) The land to which subsection three of this section relates is described as follows:

All that area in the Otago Land District, Borough of Cromwell, containing seven acres and fourteen perches and eight-tenths of a perch, more or less, and being Section 4 (formerly part Section 1), Block XCIII, Town of Cromwell (S.O. Plan 12692).

- (8) The land to which subsection four of this section relates is described as follows:

All that area in the Otago Land District, Borough of Cromwell, containing one acre and seven-tenths of a perch, more or less, and being Section 3 (formerly part Section 1), Block XCIII, Town of Cromwell (S.O. Plan 12692).