



Reserve Management Plan

Wanaka Recreation Reserve (A & P Showgrounds)



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NEXT STEPS

Action	Date
WCB to make recommendation to Council for the adoption of the final version of the Reserve Management Plan.	Feb 2017
QLDC adopt the Reserve Management Plan via Council resolution.	March 2017



1. INTRODUCTION

This Reserve Management Plan provides a vision for the Wanaka Recreation Reserve (the Reserve). It describes the general intentions for the use, maintenance, protection, preservation and development of the Reserve, through a series of objectives and policies. The objectives and policies assist with decision making regarding development and use of the Reserve.

Over the years the Reserve has been used by many community groups for a variety of events and it continues to be well used today.

The Reserves Act 1977 requires the Queenstown Lakes District Council (QLDC/Council) to prepare Reserve Management Plans for all land classified as 'Recreation Reserves' under Council management or control.

The Recreation Reserve was gazetted in 1910, and was under the control of Wanaka Island Domain Board.

2. SITE DESCRIPTION

The Reserve fronts Lake Wanaka and is situated to the west of Pembroke Park, approximately 700 metres from the Wanaka Town Centre. The Reserve forms part of an arrival area when driving from Queenstown and is afforded views of the lake and surrounding mountains.

The Reserve is legally described as Section 12 Block

XV Town of Wanaka and Section 10 Block XV Town of Wanaka. The site is gazetted under the Reserves Act 1977 as Recreation Reserve. The extent of the Reserve is identified as Designation 100 Recreation Reserve, encompassing an area of 7.3 hectares.

The southern area of the Reserve is occupied by the Wanaka Lakeview Holiday Park, and is identified as Designation 101 Recreation Reserve (Motor Park), encompassing an area of 4.4 hectares. The Wanaka Lakeview Holiday Park leased area extends slightly beyond the identified Designation 101 area along the north of Brownston Street, to include existing buildings. The Wanaka Lakeview Holiday Park lease is for 25 years from 28 November 2014 (expiring on 27 November 2039).

The northern area of the Reserve is principally used by the Upper Clutha A & P Society and the Upper Clutha Rugby Football Club (UCRFC). This area of the Reserve is often referred to as the Wanaka A & P Showgrounds, with the Wanaka A & P Show activities taking precedence in early March each year. This Reserve Management Plan is principally concerned with this northern area.

The Reserve is bordered by mature Douglas Fir trees along the northeast boundary with McDougall Street, with some stock pens being located along that row of trees on the west side.

The primary access to the Reserve is from McDougall Street on the eastern boundary, with a compacted gravel track providing vehicle access within the Reserve.

The western boundary of the Reserve is bordered by Stone Street, which is unformed legal road.

Both the Upper Clutha A & P Society and the UCRFC have (as of 2016) long term leases for buildings associated with their activities. The UCRFC lease is for 30 years (commencing on 1 July 2012) and provides for an area of occupation measuring 50 x 35 metres (1750m²), to contain its existing clubrooms. The Upper Clutha A & P Society lease is for 33 years (commencing on 1 September 2015) and provides for an area of 930m² for its premises, which will provide for an extension of their existing building. The Upper Clutha A & P Society lease also provides for a right of way to its lease area from McDougall Street.

The Upper Clutha A & P Society also occupies a 1,673m² area for horse yards near Brownston Street, and a 1,342m² area for sheep yards located toward the west of the Reserve near Stone Street. These yard structures remain in situ year round and are not temporary.

At the northwest end of the Reserve is a small building that has previously been used by the local pottery club. The building is currently unused and its current state of repair might not support future use.

The central area of the Reserve contains the Wanaka A & P Show 'Main Ring' which is a defined fenced area with a perimeter of approximately 456 metres, and bench seating located outside the ring. The UCRFC has its main playing field within the Main Ring, and a secondary (smaller) field located to the east. Both sports fields can be illuminated for use in darkness hours.

3. DESCRIPTION OF PRIMARY USERS AND ACTIVITIES

3.1 Upper Clutha A & P Society and the Wanaka A & P Show

The Wanaka A & P Show was established by the Upper Clutha A & P Society in 1933 for the benefit of the Wanaka community. The show is an annual event, typically held on the second weekend of March, on the Friday and Saturday. The show is run by the Upper Clutha A & P Society and is a major event on the Wanaka calendar.

3.2 Upper Clutha Rugby Football Club

The UCRFC was established in 1922, and formed from the union of the Wanaka and Tarras clubs. The current membership is around 280 juniors and seniors, and on some Saturdays there can be up to 20 teams playing at the Reserve during the day. On weekdays around six teams may use the Reserve, in addition to Wednesday and Friday night games, Women's Rugby and the occasional Golden Oldies match. The Reserve is also used for touch rugby and six a side.

3.3 Wanaka Lakeview Holiday Park

The Wanaka Lakeview Holiday Park activities upon the Reserve are subject to a lease agreement and a defined activity area.

4. VISION, OBJECTIVES AND POLICIES

4.1 Vision

The Reserve is managed for the benefit of the community to facilitate recreation and sporting uses, provide for the Wanaka A & P Show, and retain its status as an iconic Recreation Reserve.

4.2 Objectives

The following objectives and policies will guide the management of the Reserve:

- 4.2.1 The Reserve is managed to meet the needs of the community, including to accommodate the primary functions of recreation and sporting uses, and to enable the Wanaka A & P Show.
- 4.2.2 The Reserve accommodates appropriate activities in defined areas that enhance the communities use, access and enjoyment of the Reserve.
- 4.2.3 The Reserve is maintained and developed in a planned manner to achieve a high quality reserve that provides enhanced opportunities for the use and enjoyment of the community and visitors.

- 4.2.4 Buildings support the uses of the Reserve and community, and positively contribute to the amenity of the area.

4.2.5 The Reserve is a Smokefree area.

4.3 Policies

4.3.1 Development Plan

- a) Prepare a Development Plan for the Reserve, **in consultation with the community**, that provides the following:
 - i. Redevelopment of the existing rugby fields.
 - ii. Fencing along the Reserve frontages.
 - iii. Upgrade of the existing Wanaka A & P Show Main Ring fence to ensure that it meets the needs of both the A & P Society and the UCRFC.
 - iv. Landscaping that enhances the appearance, use and function of the Reserve.
 - v. Public toilets on the Reserve to meet the needs of users.
 - vi. Durable hard-surface vehicle access and defined parking areas.
 - vii. Upgraded entrance off McDougall Street.
- b) Consider alternative access points from Stone St.

4.3.2 Signage

- a) Allow for signage at the entrance to the reserve to identify the reserve, facilities available, and additional information.
- b) Support the establishment of a community Information hoarding.
- c) Allow for signage to convey a Smokefree message.

4.3.3 Trees

- a) Assess trees and undertake any necessary works to ensure that sports fields are not shaded to the extent that hard frost might create a hazard for players. Should the trees also be desirable to provide shade for stock during the A & P Show, then a balance between trimming, thinning and temporary stock shelter shall be encouraged.
- b) Alternately, provision shall be made for the removal of Douglas Firs and replacement with different species of trees that provide shade in March, and allow sunshine in colder months.
- c) Produce a tree management and succession plan in conjunction with the Development Plan.

4.3.4 Irrigation

- a) Allow for in-ground irrigation for the grassed areas of the rugby fields in the Reserve. Any system shall be safe from animal damage.

4.3.5 Buildings

- a) Allow the development of buildings and structures necessary to provide for the function and support of the Wanaka A & P Show, and the UCRFC, provided that they are covered by a relevant lease.
- b) Encourage a collaborative and non-exclusive use of buildings, so that they are available for community and sporting groups.
- c) Encourage building designs, colours and materials that are of a high quality and do not detract from the character or amenity of the reserve and surrounds. The input of the Wanaka Urban Design Panel will be required for any new building or redevelopment. Buildings shall be supported by landscaping to ensure that they enhance the character of the Reserve.
- d) Where buildings are no longer being well utilised, an alternative use consistent with the objectives of the Reserve should be found, or the building removed.
- e) Identify a potential lease area to enable the potential establishment of built form to support

the function and needs of the Wanaka community.

4.3.6 Sports Fields

- a) Allow for the future development of an area to be used as a cricket pitch, provided that this is undertaken in consultation with the UCRFC and Upper Clutha A & P Society.
- b) Minimise the impact of organised sport and events on playing surfaces by defining and enforcing maintenance requirements and recovery periods.
- c) Give priority to sporting allocation of the field to rugby as long as the UCRFC has clubrooms adjoining the sports field.
- d) Maintain the sports fields to a level of service equivalent to other highly used sports fields in the District.
- e) Encourage a collaborative and non-exclusive use of the grounds, to ensure they available for community and sporting groups.

4.3.7 Lighting

- a) Enable improved field lighting. Lighting design should minimise light spill or glare on adjoining residential areas.

4.3.8 Events & Activities

- a) Permit the use of the Reserve for sporting, cultural and recreational events and activities, including associated parking.
- b) Ensure that events and activities do not compromise the primary functions of UCRFC and Upper Clutha A & P Society, and that events and activities have contingency plans to relocate should ground conditions not be suitable.
- c) Prohibit the use of glass on areas of the reserve laid out for sporting activities.

4.3.9 Camping

- a) Consider the use of the Reserve for temporary short term camping **to support activities that are occurring on the reserve. (i.e. camping in association)**
- b) Require campers to gain specific permission from (or authorised on behalf of) Council and fulfil any associated requirements.

4.3.10 Dogs

- a) Manage dogs in accordance with Council's current policy on dogs and dog control bylaws.

4.3.11 Stone Street

- a) Integrate the Recreation Reserve with a pedestrian/cycle access in the unformed legal road extending from Stone Street.

4.3.12 Bookings

- a) Direct bookings for the Reserve through the QLDC's Event Booking Coordinator.

4.3.13 Smokefree

- a) Ensure that the Reserve is Smokefree, to negate the effects of tobacco smoke, encourage a Smokefree lifestyle, and send a positive message to the youth of the community.



APPENDIX ONE – WANAKA RECREATION RESERVE

