

ARROWTOWN – LAKE HAYES RESERVE MANAGEMENT PLAN

AUGUST 2013



Process for preparing a reserve management plan in accordance with the Reserves Act 1977.

6 December 2011	Committee approves developing reserve management plan
	Plan awaited process for vesting and classification of reserves from Department of Conservation
12 December 2012	First notice inviting suggestions for the management plan
3 February 2013	Suggestions closed
23 March 2013	Supplementary notice call for suggestions for additional reserves
5 April 2013	Supplementary suggestions closed
7 May 2013	Committee approves release of draft reserve management plan
15 May 2013	Public notice calling for submissions
19 July 2013	Submissions close
1 August 2013	Hearing held
13 August 2013	Full Council adopts management plan

Status at 13 August 2013: Approved Management Plan

Acknowledgement

All historical research has been undertaken with the generous assistance of the Lakes District Museum.

Cover photo: Jack Reid Park

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Part 1: Introduction

This management plan has been prepared to enable the Council to establish the desired mix of uses for the reserves described in the plan, and set in place policy to guide day-to-day management.

All 31 reserves within the Arrowtown – Lake Hayes area are included within the plan. In total the reserves cover an area of over 72 hectares.

Determining community preferences and establishing the best means to provide for them are essential ingredients of good management planning. A management plan provides the community with certainty about the function and management of each reserve which is managed by the Council, and it provides the Council with efficiency gains in management of the reserve by not requiring public notification or ministerial consent for some routine matters.

The majority of reserves included in this management plan are classified as recreation reserves. The Reserves Act 1977 (s.17) sets out the purpose of recreation reserves as:

"For the purpose of providing areas for the recreation and sporting activities and the physical welfare and enjoyment of the public, and for the protection of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and on outdoor recreational activities, including recreational tracks in the countryside"

The objectives of this plan have been based around this purpose, and the policies have been developed to ensure the above objectives are achieved.

The balance of the reserves included in the plan are local purpose reserves. These reserves are managed for the purpose shown in the classification (e.g. tree planting). The Arrowtown Gaol reserve is a Historic Reserve for which the primary management objective is to manage structures, objects and sites to illustrate with integrity the history of New Zealand.

Both Monument Hill and Marshall Park are owned by Council as freehold land without reserve status. They have been included in the plan for completeness however Council cannot be bound by the terms of the Reserves Act for those freehold areas.

1.1 Interpretation

As this management plan has been prepared for all the reserves administered by Council in the wider Arrowtown – Lake Hayes area, all policies shall apply to all reserves included in the plan unless specifically stated otherwise.

When adopted, this management plan will supersede the Buckingham Green Reserve Management Plan, Nairn Street Reserve Management Plan and the Lake Hayes Reserves Management Plan (Department of Lands and Survey 1982) as far as it relates to reserves administered by the Queenstown Lakes District Council.

1.2 Related Policy, Strategies and Bylaws

The following documents are relevant to the future management of the reserves in Arrowtown. All documents are currently available on the Council's website: www.qldc.govt.nz

Arrowtown Community Plan (2003)
Policy on Dogs
Tree Policy
Community Facility Pricing Policy
Parks and Open Space Naming Policy
Plaques, Memorials and Monuments Policy
Tables and Chairs Policy
Temporary Use of Public Space for Construction Policy
Parks Strategy
Southern Light – Lighting Strategy for the Queenstown Lakes District
Camping Ground Strategy
Events Strategy
Freedom Camping Strategy
Playground Strategy
Wakatipu Trails Strategy
Wakatipu Wilding Pines Strategy
Lake Hayes Management Strategy 1995 – ORC and QLDC
Dog Control Bylaw 2006
Freedom Camping Control Bylaw 2012
Lake Hayes Management Plan 1982 – Department of Lands and Survey
Buckingham Green Reserve Management Plan
Nairn Street Reserve Management Plan

This management plan has been prepared in accordance with the Reserves Act 1977. As statute, the Act prescribes the powers and responsibilities of a local authority as the administering body of a reserve.

The Council has made Bylaws under the Local Government Act and the Freedom Camping Act to deal with specific issues across the district. The Bylaws cannot override the powers and responsibilities set out in the Reserves Act.

The Council from time to time also establishes policies and strategies. These also cannot override the powers and responsibilities set out in the Reserves Act. As such, a policy adopted as part of this management plan has more weight than a general policy or strategy adopted by Council. For this reason it is important that the community participates in its development.

1.3 Structure of this management plan

1. The nature of each reserve is first described along with the reserve classification and legal description.
2. General policies that apply to all reserves within the scope of the management plan are detailed.
3. Specific policies required for any particular reserve are then detailed.

Part 2: The Reserves

Arrowtown is very fortunate to have many reserves which add significantly to its status of being a beautiful tree lined, garden town. The reserves provide a treasured amenity for the town's inhabitants and visitors, especially children. Some reserves are historical, created when the town was first surveyed. Others have been acquired by the council as land has become available in strategic locations and others have been acquired through development contributions during residential subdivision. The reserves come in various forms:

- neighborhood parks often with playgrounds
- civic spaces providing for market days, events and other community activities
- reserves that provide links through the residential community between houses, other parks, the river and the school
- natural areas adjoining the Arrow River and Lake Hayes that provide for walking, cycling, exploring, gold panning , swimming and boating.

The reserves have different management requirements as to how and what degree they are maintained to and as to what activities are appropriate and which are not. Some parks are formal, well-manicured parks with rose gardens while others are valued for their semi-wild character.

A number of reserves outside of the town centre were set aside as reserves contributions following the Adamson subdivision. They 'had so been arranged that they would provide green belts and generally follow across the subdivision, giving access to the main reserve adjoining camping ground. ... Considerable thought had been giving to placing these reserves with a view to making the area more appealing.'¹

The Adamson subdivision reserves include De La Parrelle Park, Edwards Way, Hamilton Way, Jenkins Place, Summers Way, Foxes Terrace, Cotter Ave, Kircher Place, Advance Terrace, Reed Park and the reserve between Cotter Avenue and McDonnell Road. Today the interconnectedness of these reserves is certainly a notable feature.

¹ Arrowtown Borough Council Minutes, 23 June 1975

2.1 Alma Stevenson Park

This reserve connects Centennial Avenue with Tipperary Place and Elva Dawson Place. The reserve includes a playground. The reserve is classified a recreation reserve.

The reserve is not designated under the Council's District. The underlying zone is Residential. The legal description is Lot 41 DP 23953. The total land area is 2506m².



Figure 13. Tipperary Gold Mine, Macetown. c.1880s. Lakes District Museum Collection EP 3209

Tipperary Place was named after the Tipperary Gold Mine of Macetown. Elva Dawson was the wife of Alan Dawson, who developed the subdivision.

Following submissions it is proposed to name the park Alma Stevenson Park after resident and author Alma Stevenson.

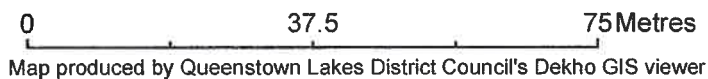
Alma Stevenson Park



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2.2 Anderson Park

Anderson Park is located on the intersection of Devon Street and Centennial Avenue. While the reserve itself is small it is surrounded by a much larger road reserve which more than doubles its apparent size. The reserve is classified as a recreation reserve.

The reserve is designated under the Council's District Plan (Designation 132). The underlying zone is Low Density Residential. The legal description is Lot 25 DP 16532 Block XXVI Arrowtown Town. The land area is 715m².



Figure 1. Arrowtown Cricket Team, including the Anderson Brothers. Lakes District Museum Collection, EP0056

The Anderson brothers were early Macetown miners and renowned cricketers, playing for Otago in the 1860s.^{2 3} Jim Anderson, senior, built Anderson's Battery, an all metal stamping battery which operated in Macetown from 1907 – 1910.⁴ Jim Anderson, descendant, was an Arrowtown Borough Councilor in the mid-1960s.

² According to Taylor Reed. According to OW18/02/1903 their names do not appear in the players list of the 01/02/1864 Otago v England game.

³ <http://paperspast.natlib.govt.nz/cgi-bin/paperspast?a=d&cl=search&d=OW18861126.2.31&srpos=3&e=-----100-OW-1----0anderson+battery+macetown-->

⁴ <http://www.odt.co.nz/news/queenstown-lakes/147031/miners-grandchildren-gather>
<http://paperspast.natlib.govt.nz/cgi-bin/paperspast?a=d&cl=search&d=OW19080429.2.182.1&srpos=2&e=-----100-OW-1----0anderson+battery+macetown-->

Anderson Park



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2.3 Arrowtown Gaol Reserve

The original gaol built in Cardigan Street was a wooden two-celled hut. In 1875 the current schist building was constructed, and used intermittently until New Year's Eve, 1987.

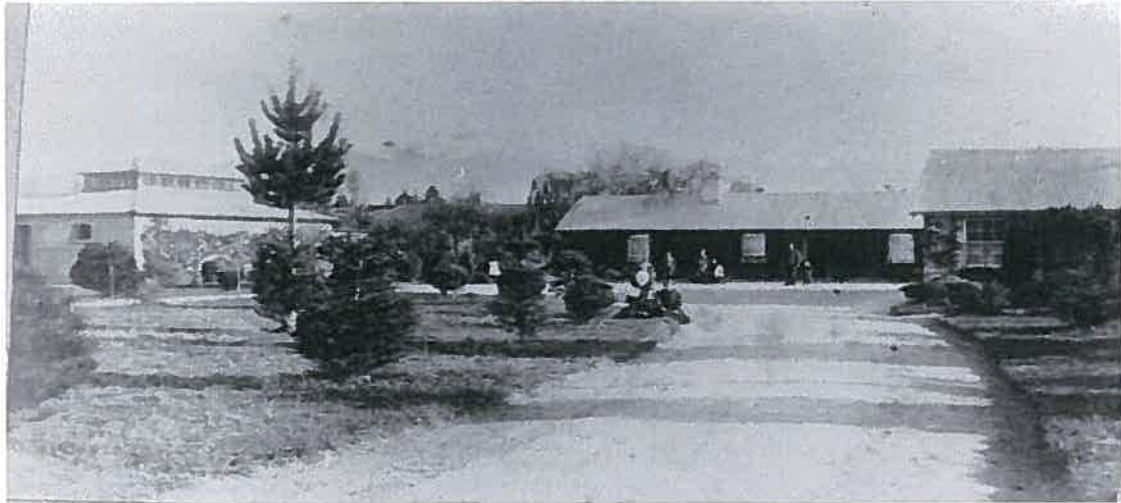


Figure 2: Arrowtown Gaol compound, 1880s. Lakes District Museum Collection, EL1882

The land was vested in the Arrowtown Borough Council and the Lakes District Museum in 1961 after the Department of Lands and Surveys sold the surrounding land, which was primarily purchased by 'crib' or holiday house owners.

The reserve is classified as an historic reserve. The underlying zone is residential (Arrowtown Historic Zone). The legal description is Lot 7 DP 9914. The total land area is 582m².

The Gaol and reserve is a Category 1 protected feature in the Queenstown Lakes Council District Plan (Reference 375) and a Category 1 protected feature listed by the New Zealand Historic Places Trust.

Arrowtown Gaol Reserve



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2.4 Arrow River Reserve and Butler's Green

The Arrow River reserve and Butler's Green are the main reserve areas adjoining the township. They include the lower section of Bush Creek adjacent to the Chinese Village, the car park areas at the confluence of Bush Creek and the Arrow River, the skate park and the land between the Arrow River and Flint Street.

The reserve is under pressure to accommodate increasing demands for parking balanced with a desire to maintain the character of the river area. The Queenstown Trail passes through the reserves as does the 4WD road to Macetown and the area is frequently used for events. Most visitors to Arrowtown will take the time to walk around the river or try their hand at fossicking for gold in the adjoining arrow river.

The reserves are classified as recreation reserves and are designated under the Council's District Plan (Designation 144 and 145). The underlying zone is Rural General. The legal description is Sec 2 SO 18158, Sec 3 SO 19928 Block XXV Arrowtown TN, Part Sec 2, Part Sec 20 Block IX. The total land area is 9.6603 hectares.

Flint Street was established shortly after Arrowtown was settled in 1862. Although the paper road still exists, it was abandoned following the 1863 flood. Willows were later planted along the river bank to prevent erosion of the township.

Butler's Green is named after William Butler, original Arrowtown settlers and early hotel owners. Butler's Wall (included in Butler Park) was built in 1886 for £400 to provide a retaining wall for the road down to the Arrow River.

In 1978 the Arrowtown Borough Council decreed that the encroachment of the newly established Ramshaw Lane onto Municipal Land should be legalised and the accompanying land to be regarded as recreational, especially the unoccupied Crown Lands which were then overgrown.⁵

The skate park was constructed as a community initiative and was opened in 2003. It now integrates well with the surrounding and is popular among skaters, bikers and spectators.

Bush Creek was heavily infested with broom and largely unusable until the Council undertook a major clearance project in 2008, which has opened up the reserve to people. Toilets were constructed in the same year and in 2012 the Queenstown Trail was formed through the reserve to connect the Arrow River with Manse Road.

Vehicle access is generally restricted but overflow parking onto the meadow areas of the reserves is provided by way of removable bollards when seasonal demand dictates.

The remaining building of the Arrowtown Police Camp is located on the reserve (circa 1863) It is a Category 2 protected feature in the Queenstown Lakes Council District Plan (Reference 375).

⁵ Arrowtown Borough Council Minutes, 21 February 1978

Butler Green and Arrow River Reserve



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2.5 Arrowtown Village Green

The Village Green is a local purpose (public utility) reserve accommodating the Arrowtown Library on the corner of Buckingham Street and Wiltshire Street.

Originally part of the reserve was the site of the Cotter family home, which was destroyed by fire in 1926. Richard Cotter arrived in Arrowtown either with, or shortly after, William Fox⁶. Their legacy lives on in the Mary Cotter Tree (Corner of The Avenue and Wiltshire Street), named in 1867 after Richard's daughter who skipped around the tree.



Figure 3. Mr & Mrs Cotter outside their home, destroyed by fire 1926. Lakes District Museum Collection, EP0270

The site was never rebuilt on. Other houses also existed along the street frontage in the early days of Arrowtown but were either shifted or demolished. The Arrowtown Borough Council took over the maintenance of the grounds from the Department of Lands and Surveys in the 1970s⁷. The current library was built in 1984 to replace the antiquated library, then based at the Athenaeum Hall.

The reserve is designated under the Council's District Plan (Designation 139). The underlying zone is Rural General. The legal description is Sec 2 SO 18158, Sec 3 SO 19928 Block XXV Arrowtown Town, Part Sec 2, Part Sec 20 Block IX. The total land area is 4224m².

As well as housing the library the reserve is popular for picnics and is frequently used for events and market days. A small petanque terrain was established in front of the library in 2007 and is occasionally used.

⁶ Annie Hamilton, 1948 Oral History Tapes

⁷ First mentioned in Arrowtown Borough Council Minutes, May 1972. 19 February 1974 the Department of Lands and Survey requested a part-payment of \$4000 from the ABC for the Village Green

Village Green



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2.6 Bedford Street Recreation Reserve

The Bedford Reserve was established by the Arrowtown Promotion Association in 1974, understood to be for the purpose of community squash courts.⁸

The reserve is classified as recreation reserve and designated under the Council's District Plan (Designation 138). The underlying zone is Rural General apart from a portion of the reserve between 7 and 11 Bedford Street which is zoned residential. The legal description is Section 15 Block XXIV Town of Arrowtown. The total land area is 1.6500 hectares.

The reserve provides access to the Arrow Millennium Trail from Nairn Street and incorporates part of the Arrow River flats. The reserve adjoins the Arrow River Reserve and Wilcox Green.

The part of the reserve between 7 and 11 Bedford Street has the appearance of a vacant residential section and unusually has a separate zoning despite being part of the same title. This portion of the reserve could be considered for disposal.

⁸ Arrowtown Borough Council Minutes, 26 February 1974, mentions the Arrowtown Promotion Association establishing a 'plot' in Bedford Street.

Bedford Street Recreation Reserve



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2.7 Buckingham Green

Buckingham Green is located on Buckingham Street in the centre of Arrowtown's commercial area. The Green provides an important green space within the street and is frequently used for events and community gatherings.

A stage area at the south of the green has been formed to the backdrop of a schist wall and this abuts a natural rock which is popular for children to play on. Arrow Lane can also be accessed from the Green.

Table and chairs licences have been granted to the adjoining Stables Restaurant and "The Shed" (Yorozuya Ltd). These are due to expire in November 2013.

The Buckingham families were Australian actors and entertainers who arrived in Arrowtown, early in the gold rush. The daughter, Rosie (or Rosa) Buckingham, married renowned scoundrel and rival publican, Captain William 'Bully' Hayes. She drowned in 1864 just out of Nelson, along with her daughter and brother, George, in mysterious circumstances⁹.

The Green was once home to the Arrow Observer printing office, Campbell's Butchery, Lawrence's Saddlery and the old Morning Star Hotel. In 1896 Mr. J. McKenzie, a tobacconist and barber, held the hotel lease when a fire started in the hotel on 1 December 1896. All the buildings were destroyed, including the second story of Pritchard's General Store. The site then remained empty.

The Arrowtown Borough Council purchased the section from Clive Manners-Wood in 1982 for \$57,500 because they considered it to be important to the town's character, situated in the midst of Arrowtown's historic commercial area, and to 'preserve in perpetuity Buckingham Green as an amenity area for the enjoyment of the people and visitors to Arrowtown'.¹⁰¹¹²

The reserve is classified as a recreation reserve and designated under the Council's District Plan (Designation 141). The underlying zone is Town Centre. The legal description is Sections 14-16 Block VI Town of Arrowtown. The total land area is 733m².

⁹ <http://paperspast.natlib.govt.nz/cgi-bin/paperspast?a=d&cl=search&d=TC18640909.2.13&srpos=2&e=30-08-1862-17-12-1888--100--1----0buckingham+hayes-->

¹⁰ Arrowtown Borough Council Minutes, 29th July 1982 the offer was made, under the condition it was to be settled no later than 31 August 1982.

¹¹ Buckingham Green Management Plan Prepared Under the Reserves Act, 1977, by Arrowtown Borough Council.

¹² Arrowtown Borough Council first mentioned purchasing Sections 14 – 16, Block VI as early as 1976. Protracted discussions followed as detailed in the Arrowtown Borough Council minutes.

Buckingham Green



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2.8 Butel Park Reserves

Butel Park Recreation Reserve is located in the center of the Butel Park residential subdivision. The recreation reserve was vested in the Council on subdivision of the land for housing in 2003. The reserve connects to the Butel Park community facilities (gym, swimming pool and tennis court) however these facilities are owned by the residential body corporate and are not available for public use.

A tree planting reserve separates Essex Street from the adjoining industrial/commercial land and several small segregation reserves are provided along Manse Road to prevent legal access from residential properties directly onto Manse Road.

Originally from Normandy, France, John and Peter Butel arrived at the start of Arrowtown's gold rush. The pair established the Arrow Flour Mills and Mill Farm, situated where Millbrook is today. The mill was constructed of Bush Creek milled timber. The mill produced flour of such quality it was considered to be 'dressed finer than that by any other mill in the Colony.'¹³

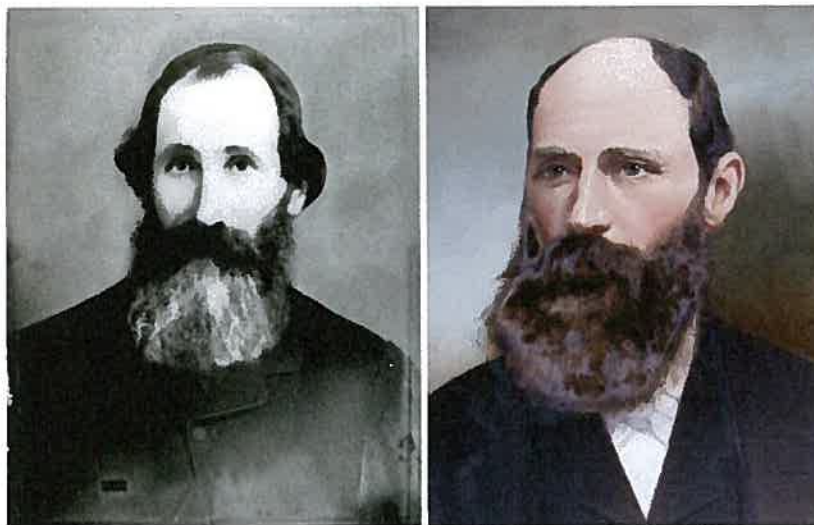


Figure 4. John (left) and Peter Butel, Lakes District Museum Collection EP 207 & 216

The reserve is designated under the Council's District Plan as recreation reserve (Designation 255). The underlying zone is Meadow Park Zone. The legal description is Lots 100, 110, 111 DP 323992. The total land area is 4680m².

¹³ <http://paperspast.natlib.govt.nz/cgi-bin/paperspast?a=d&cl=search&d=OW18831208.2.32&srpos=20&e=-----100-ODT%2cOW-1-byDA---Obutel+mill+arrowtown-->

Butel Park Reserves



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2.9 Centennial Avenue Reserve

This local purpose (beautification) reserve provides a green entrance to Arrowtown when entering Arrowtown from the east.

Centennial Avenue was named after the 1948 Otago Centennial Celebrations.

The reserve is designated under the Council's District Plan as part of the adjoining Dennison Weir reserve (Designation 256). The underlying zone is residential. The legal description is Lot 26 DP 17272 Block XXVI Town of Arrowtown, Lot 42 DP 300511 and Lot 43 DP 302291. The total land area is 1360m².

Centennial Ave Local Purpose Reserve



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2.10 Cotter Avenue – Kircher Place - Advance Terrace reserves

These local purpose (beautification) reserves connect Kircher Place (off Cotter Avenue) with the Arrowtown School and Advance Terrace. They provide for protection of the amenity of the terrace and walking connections between the residential properties and the school.

The reserves were set aside as part of the more recent stages of the Adamson subdivision.

The reserves are designated under the Council's District Plan (Designation 257 and 293). The underlying zone is residential. The legal description is Lot 12 DP 326175 and Lot 30 DP 369201 for Advanced Terrace and Lot 25 DP 309418 and Lot 27 DP 300001 for Kircher Place. The total land area is 9496m².



Figure 5. Cotter Brothers Store, to the right of Murphy's, Buckingham Street, Arrowtown. Lakes District Museum Collection El 1541

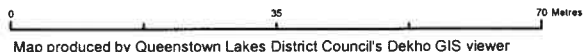
Cotter Ave - Advance Terrace Walkway



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Cotter Ave - Kircher Place - Advance Tce



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2.11 Dennison Weir Reserve

This reserve connects Devon Street and to the Arrow River. The reserve was provided as part of the Dennison subdivision as a local purpose (drainage) reserve.

The reserves are designated under the Council's District Plan (Designation 256). The underlying zone is residential. The legal description is Lot 49 – 51 DP 315088. The total land area is 2405m².

A portion of the reserve is located between 103, 105 and 107 Devon Street, 12 - 14 Alexandra Place and 19 - 21 Isabel Court. The form of this reserve means that it is unlikely to be used by the wider public and given the extent of the reserves in the area it could be considered for disposal.



Figure 6. Bill Dennison

Dennison Weir Reserve



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2.12 De La Perrelle Park

This park is located off Adamson Drive and connects Bracken Street, Cotter Avenue and Douglas Street.

The reserve is classified as a recreation reserve and is designated under the Council's District Plan (Designation 133). The underlying zone is residential. The legal description is Lot 32 DP 16747 and Lot 36 DP 20153 Block VII Shotover Survey District. The total land area is 5860m².

Named after Phillip Alderbough De La Perrelle, owner of the Lake County Press newspaper from 1895 – 1913. De La Perrelle had served as the Member of Parliament for Wallace from 1922 – 1925 and again from 1928 – 1935.¹⁴



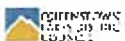
Figure 7. Phillip De La Perrelle (standing, left) and family. Lakes District Museum Collection EP 0185

¹⁴ James Oakley Wilson *New Zealand Parliamentary Record 1840 - 1984*

De la Parelle Reserve



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