



**Statement of Proposal  
Mosgiel Recreation Area Reserve  
Management Plan**



## Introduction

The Dunedin City Council (DCC) is seeking submissions on its Draft Mosgiel Recreation Reserve Management Plan (the draft plan). This Statement of Proposal provides background information, what is being proposed, reasons for the draft plan, explains how to make submissions, and specifies the duration of the consultation period.

The draft plan outlines the ways the DCC is proposing to improve the reserve (see Appendix A, the plan). The DCC considers the draft plan is the best way to manage the reserve.

Management plans are a requirement under the Reserves Act 1977 to ensure proper management for reserves and they need to be continuously reviewed.

The draft plan is a new site-specific plan for the reserves identified in the Mosgiel Recreation Area. Currently, the plans are managed under the General Policies Reserve Management Plan and the Sportsground Management Plan. The draft plan aims to better honour the site's recreational, biodiversity, cultural and mana whenua values to help it receive the care and attention it requires (see Appendix A). We would like your views on this.

## Background

The Reserves Act 1977 requires management plans for all DCC reserves (except local purpose reserves) under its control, management, or administration. Under the Act, we're required to consult with the public when creating or reviewing a reserve management plan.

The Mosgiel Recreation Area (MRA) includes the following reserves: Mosgiel Memorial Park, Mosgiel Memorial Gardens, Peter Johnstone Park (including Murray Street Playground) and the Silverstream Bank Reserves. These reserves do not currently have a site-specific reserve management plan and are managed entirely under the General Policies Reserve Management Plan and the Sports Ground Management Plan.

In 2019 DCC designated Peter Johnstone Park (Reid Avenue), including Murray Street Playground, Mosgiel Memorial Park (Gordon Road) and Te Puna o Whakaehu (215 Gordon Road), as the Mosgiel Recreation and Community Area, to provide for a range of recreation and community uses. In addition to the reserves identified within the designation this reserve management plan will also apply to Silverstream Bank Reserves, which serves as a green way linking nearby residential properties with the reserve.

The development of this management plan responds to the need for these reserves to be managed under a site-specific management plan. It is intended to identify the unique characteristics of the MRA reserves and provide a clear vision for their ongoing management and planning.

## What we're proposing

The Reserves Act 1977 requires that we publicly notify the draft reserve management plan, inviting feedback from all interested parties. We will advertise our intention in a local newspaper, notify the media and encourage feedback through social media and the DCC's website. Parks and Recreation Services staff will be available to discuss the proposal and explain how to make submissions.

In the plan, we are proposing to improve recreational and educational opportunities for reserve users and the Mosgiel community. Ideas include improved management of the reserves in terms maintenance and amenity, improving public accessibility and wayfinding to and within the reserves, consider opportunities for improving biodiversity within the reserves, investigate opportunities for building resilience in the provision of recreational facilities and better spatial planning to prevent ad hoc development. We also want to honour mana whenua values through interpretation and storytelling projects.

## Have your say

We would like to hear your thoughts about the draft plan and its suitability for managing the reserves within the Mosgiel Recreation Area. Your feedback is an important part of the process and will help shape the final document. The submission period is from **Monday, 27 January 2025** and will close **at 5pm on Monday, 31 March 2025**.

If you would like to speak about the draft plan at the Council Hearing, **please indicate in your submission your intention to speak**.

## How to give feedback

A submission form is attached as Appendix B. Submission forms can be sent these ways:

- Online: [www.dunedin.govt.nz/consultation](http://www.dunedin.govt.nz/consultation)
- Emailed to: [parksconsulting@dcc.govt.nz](mailto:parksconsulting@dcc.govt.nz)
- Posted to:  
Draft Mosgiel Recreation Area Reserve Management Plan Parks  
and Recreation Services  
Attention: L Summers  
Dunedin City Council PO  
Box 5045  
Dunedin 9058
- Delivered to a DCC service centre or library.

For any queries, please email [parksconsulting@dcc.govt.nz](mailto:parksconsulting@dcc.govt.nz)

## The proposed next steps are:

- The submission period is from Monday, 27 January 2025 to 5pm on Monday, 31 March 2025.
- May 2025 - Council Hearing (if required, date to be decided), and consideration of all submissions.
- By July 2025 – Adoption of a final plan.

## **Documents**

Appendix A     Draft Mosgiel Recreation Area Reserve Management Plan 2024.

Appendix B     Submission Form

## **Appendix A**

### **Draft Mosgiel Recreation Reserve Management Plan 2024**

## Draft Mosgiel Recreation Area Reserve Management Plan





# 1 Introduction

*The Mosgiel Recreation Area Reserve Management Plan (Plan) has been created to ensure the management of the reserves included within the Mosgiel Recreation Community Area Designation along with the Silverstream Bank Reserves comply with the requirements of the Reserves Act 1977 (the Act). It is the intention of the Plan that the development of the reserves maintain and seeks to improve the recreation opportunities while still retaining the values of the reserves.*

The Mosgiel Recreation Area Reserve Management Plan (Plan) is a new site-specific management plan for those areas identified within the Mosgiel Recreation Community Area designation (Te Puna o Whakaehu, Mosgiel Memorial Gardens, Mosgiel Memorial Park, and Peter Johnstone Park) and the Silverstream Bank Reserves (Mosgiel Recreation Area abbreviated in the report as MRA). In 2019 the Dunedin City Council (DCC) designated Peter Johnstone Park (Reid Avenue) including Murray Street Playground, Mosgiel Memorial Park (Gordon Road) and Te Puna o Whakaehu (215 Gordon Road) as the Mosgiel Recreation and Community Area, to provide for a range of recreation and community uses. In addition to the reserves identified within the designation this reserve management plan will also apply to Silverstream Bank Reserves which serves as a green way linking nearby residential properties with the reserve.

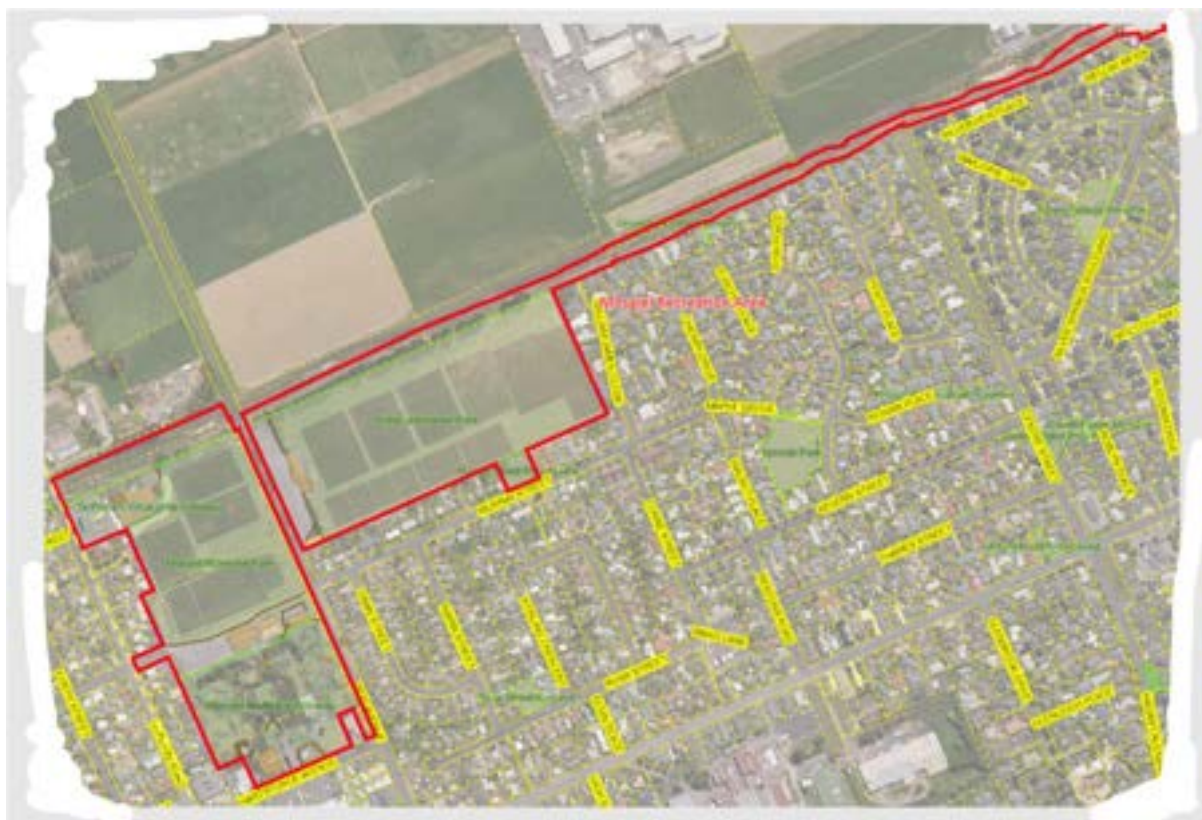


Figure 1: The location of the reserves within the Mosgiel Recreation Area.

The MRA is recognised as a key recreation and amenity resource within Mosgiel having a high landscape and recreational value for the community. The reserves within this area, in particular the Whakaehu/Silverstream, has significant value to Mana Whenua. The recreational facilities, playgrounds, established woodland and amenity gardens make it a popular recreation space for the community. There are many recreational organisations that use and or base themselves within the MRA.

The ongoing management of these reserves is particularly relevant given its value and increased level of use. The MRA Reserve Management Plan draws on feedback from neighbouring property owners/occupiers, user groups, interested individuals, community members and groups, local and central authorities, and internal stakeholder engagement.



## 1.1 Location

The reserves within the MRA are located between the Silverstream, Gordon Road, Hartstonge Avenue, Reid Avenue, Murray Street and Wingatui Road.

The reserves are near the main commercial area of the Mosgiel Taieri area and are also well positioned to the local secondary school. The MRA along with Seddon Park and Brooklands Reserve provide a green chain that runs parallel to the main commercial area. It is possible, via adjacent carparks, accessways and Taieri College, to easily walk between these reserves.

As will be identified in the background, the MRA reserves are made up from land acquired by the Mosgiel Borough Council over previous decades. The reserves were purchased as a war memorial. The Memorial Gymnasium/Hall located in Memorial Park also built as a war memorial.

These reserves provide many facilities to the local community including Te Puna o Whakaehu. The original Mosgiel Baths (pool) was the first recreation facility along with one sportsground established on these reserves.

Other facilities include the Taieri Football Rugby Club pavilion and rugby grounds, Memorial Gymnasium/Hall and Grandstand, football fields, cricket ovals, athletics track, long jump pit and throwing circles, squash courts, changing rooms and clubrooms, mini-BMX track, a destination playground and a local playground, woodland, amenity gardens including a rose garden, courtyard and water feature, BBQs and picnic areas, public conveniences, and the Library/Community Centre.

The district plan designation in 2019 consolidated the recreation, sporting and amenity attributes of these reserves and enabled the Council to manage and maintain these consistently.

It is recognised that all reserves, apart from Silverstream Bank reserves, are long-established sport and recreation spaces within Mosgiel and there are many stakeholders who have an interest in the management of the reserves.

## 1.2 Purpose of a Reserve Management Plan

Reserve Management Plans are required by Section 41 of the Act to provide for and ensure the use, enjoyment, maintenance, protection, and preservation, as the case may require, and to the extent that resources permit, the development, as appropriate of the reserve for the purposes for which it is classified.

Section 17(2)(b) of the Act states that *“where scenic, historic, archaeological, biological, geological, or other scientific features or indigenous flora or fauna or wildlife are present on the reserve, those features or that flora or fauna or wildlife shall be managed and protected to the extent compatible with the principal or primary purpose of the reserve:*

*Provided that nothing in this subsection shall authorise the doing of anything with respect to fauna that would contravene any provision of the Wildlife Act 1953 or any regulations or Proclamation or notification under that Act, or the doing of*

*anything with respect to archaeological features in any reserve that would contravene any provision of the Heritage New Zealand Pouhere Taonga Act 2014.”*

Reserve management planning is a process for determining the management direction that the community and the DCC would like to apply to the reserves in accordance with the purpose that it has been classified under the Act. Reserve management plans outline the DCC’s general intentions for use, development, and maintenance of its reserves.

The development of this management plan responds to the need for these reserves to be managed under a site-specific management plan.

It is intended to identify the unique characteristics of the MRA reserves and provide a clear vision for their ongoing management and planning. Site specific reserve management plans are subject to review in accordance with the Act.

The policies of the *Dunedin City Council Reserve Management Plan – General Policies* (General Policies) are an integral part of this management plan. The General Policies set out general policies applying to the day-to-day administration of all reserves in Dunedin and provides a consistent policy management approach for reserves. This Plan does not replicate the policies in the General Policies as they are being reviewed. Where any issue is addressed by both the General Policies and this Plan then the policies within the Mosgiel Recreation Area Reserve Management Plan take precedence.

The management of DCC sportsgrounds in relation to sporting activities is managed under the Sports Ground Management Plan. This Plan does not replicate the policies in the Sports Ground Management Plan as they may be reviewed in the future. Where any issue is addressed by both the Sports Ground Management Plan and this Plan then the policies within the Mosgiel Recreation Area Reserve Management Plan take precedence.

It is imperative that the Plan is read in conjunction with the Act, the principal statutory framework dictating procedures for activities contemplated under the Plan. Consideration of other relevant legislation (including bylaws), and council documents and policies is also essential when determining appropriate reserve management practices. Nothing in this Plan avoids the need for activities and development on reserves to comply with other relevant legislation. The Plan has been drafted for the benefit of the various stakeholders in the reserves. It will provide clarity to:

- The users of the reserves regarding the Council’s management intent for the reserves.
- Those organisations who have a lease arrangement with the Council for activities within the reserve.
- Community groups who actively participate in volunteer activities within the reserves.

- Council’s strategic and operations staff tasked with carrying out the ongoing maintenance and development within the reserves.
- Councillors who are ultimately responsible for the allocation of resources for the reserves.

## 2 Description of the Reserve

### 2.1 Legal Description

The reserves in the MRA comprise five distinct areas administered by Dunedin City Council as shown in Figure 2. In the main these reserves are managed for recreation purposes for which they are classified under Section 16 of the Act. The purpose of these reserves as provided for in Section 17 of the Act “... *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.*”

However, it is important to note that while the MRA in the main contains land held as reserve administered by the DCC under the Act, it also contains other parks owned/used by the DCC in accordance with the LGA 2002, and other land held/used by the DCC under other legislation which the DCC treats in a similar way to reserves under the Act or parks. Accordingly, the term **reserve** in this Plan is used to refer to all these categories for ease of reference only.

Consideration should be given when applying the Plan to how the land is held or used by the DCC. While a reserve management plan is required for reserve held under the Act in the main, the Plan may also be used as general guidance by the DCC relating to other land within the MRA not strictly subject to the Act.

Below is an aerial map and a table identifying the property details for the reserves within the MRA.



Figure 2: Reserve Parcels Map

Parcel	Reserve	Physical Address	Legal Description	Area	Record of Title	Purpose (RA1977)	Gazette Notice
1	Peter Johnstone Park	35 Reid Avenue	PT Lot 15 DP 8951	10.4858HA	OT3A/968	DCC Freehold (held for Recreation Reserve subject to Reserves Act 1977)	
		33 Reid Avenue	Section 25 Block VI East Taieri Survey District	0.0234m2	OT3A/968	Local Purpose (site for a Scout Hall Reserve)	1984 page 4074
2	Mosgiel Pool – Te Puna o Whakaehu Complex	215 Gordon Road, Mosgiel	Lot 1 BLK V DP 3697, PT Lot 2 BLK V DP 3697, PT Sec 6 BLK VI SO 63 East Taieri SD	0.2023m2	OT281/68	DCC Freehold - Not a Reserve	
			Lot 3 Block V Deposited Plan 3697	0.1012m2	OT269/299	DCC Freehold - Not a Reserve	
			SEC 1 SO 11828		RT296322#	DCC Freehold held for Pleasure grounds and sports grounds.  (It is a Reserve under Reserves Act 1977 as per the definition in that Act)	# part of Mosgiel Memorial Park
3	Memorial Park	187D Gordon Road, Mosgiel	Lot 1 DP 9385	3.2375HA	RT289571	DCC Freehold (held for Recreation Reserve under Reserves Act 1977)	
			Part Section 1 SO Plan 11828	3.7899HA*	RT296322*	DCC Freehold held for Pleasure grounds and sports grounds.	* Includes part of Mosgiel Pool

						(It is a Reserve under Reserves Act 1977 as per the definition in that Act)	
4	Memorial Gardens	7 Hartstonge Avenue, Mosgiel	Lot 2 DP 9385	2.7392HA	RT289572	DCC Freehold (held for Recreation Reserve subject to Reserves Act 1977)	
			Lot 8 DP 25666 #	1.5552HA	OT17D/161	DCC Freehold - Not a Reserve	# includes Mosgiel Library
5	Silverstream Bank Reserve	225 Gordon Road	Part Section 4-6 Block VI East Taieri District shown on Deposited Plan 4560	1.9731HA	OT273/150	DCC Freehold - Not a Reserve	
6	Silverstream Stopbank Reserve	Lot 3 Gordon Road, Mosgiel	Lot 3 DP 11002	0.6349HA	RT571183	DCC Freehold (held for Recreation Reserve subject to Reserves Act 1977)	
7	Silverstream Bank Reserve	16 Alpine Close, Mosgiel	Lot 65 DP 4179, Lot 72 DP 4179,	7874HA	OT16B/37 OT6B/38	DCC Freehold (subject to Reserves Act 1977)	Vested on deposit of DP 24179 as Local Purpose Reserve (Esplanade Reserve)
			Lot 75 24179,		OT16B/39	DCC Freehold	Vested on deposit of DP 24179 as Local Purpose Reserve (accessway)
			Lot 76 DP 24179		OT16B/40	DCC Freehold	Vested on deposit of DP 24179 as Local Purpose Reserve (accessway)
8	Silverstream Floodbank Reserve	47 Severn Street, Mosgiel	Lot 3 DP 26703,	0.3137m2	OT18D/311	DCC Freehold	All vested on deposit of DP 26703 as Esplanade Reserve
			Lot 8 DP 26703,	0.0283m2	OT18D/312	DCC Freehold	Road reserve vested on deposit of DP 26703
			Lot 12 DP 315905	0.0130m2		Road	Vesting on deposit of 315905 for accessway.
9	Silverstream Esplanade Reserve	215 Wingatui Road, Mosgiel	Lot 3 DP 26908,	0.8641m2	OT18C/689	DCC Freehold (subject to Reserves Act 1977)	Vested on deposit of DP 26908 as Local Purpose Reserve (Esplanade Reserve)
			Lot 163 DP 415647	0.0191m2	RT 479725*	DCC Freehold (subject to Reserves Act 1977)  *All of Lot 163 is incorporated into adjoining private freehold property at 213 Wingatui Road, Mosgiel (RT 841713). This is a known encroachment and discussion has been had with the property owner - March 2022. The reserve land adjacent is a potential carpark.	Vested on deposit of DP415647 as recreation reserve.



## 2.2 Reserve Leases

Below are tables showing the existing leases on Mosgiel Memorial Park and Peter Johnstone Park.

### Mosgiel Memorial Park

Reserve	Occupier	Type of Occupation	Building Ownership	Agreement Type	Area m2	Term	Expiry Date
Mosgiel Memorial Park	Athletics Taieri Inc.	Clubrooms	Lessee	Lease	0.0428	20yrs	30 June 2035
Mosgiel Memorial Park	Mosgiel Assn Football Club Inc.	Clubrooms	Lessee	Lease	0.0354	33yrs	30 Sept 2049
Mosgiel Memorial Park	Taieri Squash Racket Club Inc.	Clubrooms and courts	Lessee	Lease	0.0424	33yrs	28 Feb 2049

### Peter Johnstone Park

Reserve	Occupier	Type of Occupation	Building Ownership	Agreement Type	Area m2	Term	Expiry Date
Peter Johnstone Park	Taieri Rugby Football Club Inc.	Clubrooms and deck	Lessee	Lease	0.1737	14yrs	30 Sept 2027
Peter Johnstone Park	Mosgiel Scout Group (Scout Assn of NZ)	Scout Hall	Lessee	Lease	0.0250	10yrs	30 June 2029

## 2.3 District Plan

The zoning and rules for the MRA's reserves under Dunedin City's Second Generation District Plan (2GP) are operative.

The reserves have the following zonings, schedules and mapped areas:

Mosgiel Pool – Te Puna o Whakaehu Complex

Zone: Recreation

Designation: D900 – Dunedin City Council – Enable the existing recreational and community activities to continue to operate and to develop.

Mapped Areas: Wahi Tupuna Mapped Area – Kokika o Te Matamata (area surrounding Mosgiel)

Hazard 3 (Flood) Mapped Overlay

Archaeological Alert Layer

Dunedin Airport Flight Fan

Mosgiel Memorial Park:

Zone: Recreation

Designations: D900 – Dunedin City Council – Enable the existing recreational and community activities to continue to operate and to develop.

Mapped Areas: Wahi Tupuna Mapped Area – Kokika o Te Matamata (area surrounding Mosgiel)

Hazard 3 (Flood) Mapped Overlay

Dunedin Airport Flight Fan

Mosgiel Memorial Gardens

Zone: Recreation

Designations: D900 – Dunedin City Council – Enable the existing recreational and community activities to continue to operate and to develop.

D615 – Dunedin City Council – Mosgiel Service Centre – Dunedin City Service Centre and Library.

Mapped Areas: Wahi Tupuna Mapped Area – Kokika o Te Matamata (area surrounding Mosgiel)

Hazard 3 (Flood) Mapped Overlay

Dunedin Airport Flight Fan

Peter Johnstone Park

Zone: Recreation

Designations: D900 – Dunedin City Council – Enable the existing recreational and community activities to continue to operate and to develop.

Mapped Areas: Wahi Tupuna Mapped Area – Kokika o Te Matamata (area surrounding Mosgiel)

Hazard 3 (Flood) Mapped Overlay

Dunedin Airport Flight Fan

Silverstream Bank Reserve

Zone: Taieri Plain

General Residential 1

Designations: D217 - Lower Taieri Flood Protection Scheme - includes all works, structures, facilities, devices and appliances associated with the scheme and all activities relating to the scheme including construction, operation, maintenance, repair, reconstruction, extensions

Mapped Areas: Groundwater Protection Area – Lower Taieri Aquifer

High Class Soils Mapped Area

Silverstream Bank Reserve Mapped Area

## 3 Background

### 3.1 *Mana Whenua*

The landscape now known as Ōtepoti Dunedin, within which Mosgiel sits, is part of the wider ancestral landscape under the mana and rakatirataka of Kāi Tahu whānui. The original inhabitants of the area were Kāti Hāwea and Te Rapuwai, who settled here, including the Waitaha people who are known to have arrived on the waka Uruao. A well-known tribal ancestor of Waitaha was Rākaihautū, who carved out the lakes and rivers of Te Wai Pounamu with his kō Tuwhakaroria, a supernatural digging implement.

Further migration and settlement by groups from the North Island occurred in the seventeenth and eighteenth centuries, including Kāti Māmoe from the Hastings area, Kāi Tahu from the East Cape of the North Island. Through conquest and intermarriage, these different whakapapa lines are referenced by the phrase ‘Kā Tahu whānui’ encompassing the broader ancestral connections underpinned by this history of migration and settlement.

The Taiari<sup>[1]</sup> plain was a highly significant food and fibre source for Kāi Tahu whānui. As well as important awa (rivers) such as the Taiari, it contained lakes, lagoons and wetlands which were a rich source of tuna (eels), kanakana (lamprey) and other fish species as well as a variety of manu (birds). It was the most significant wetland south of the Waitaki River that contained both raupo and harakeke (flax). Many of the lakes, wetlands and lagoons have been drained since European settlement but two lakes remain – Waihora (Waiholā) and Waipōuri (Waipori). The Taiari was home to a range of settlements including seasonal settlements (nohoaka), more permanent settlements (kāika) as well as being overlooked by fortified pā.

The Mosgiel and Silverstream area within which the MRA lies is synonymous with the narrative of the taniwha Matamata, said to be a guardian of the famous Kāti Māmoe warrior Te Rakitauneke. One night Matamata woke to find Te Rakitauneke not there. Matamata formed the Silverstream (Whakaehu) and meandering lower Taiari River as he slithered and searched for Te Rakitauneke. The depression where Mosgiel sits is known as Te Konika o Matamata, a hollow created by the crawling of Matamata. After also scooping out the Ōtākou harbour in his search, Matamata was caught by the sun and now lies solidified in the humps of Saddle Hill (Te Pukemakamaka & Turimakaka). In contemporary times, this narrative or pūrākau relating to Matamata has been represented in the design of Te Puna o Whakaehu (the Mosgiel Pool), located within the MRA.

<sup>[1]</sup> Taiari is the correct spelling of Taiari

### 3.2 *Colonial History*

#### **1840 – 1900**

In the 1840's the Taiari Plains were nothing but a wilderness of scrub and swamp lands. The early Mosgiel was an industrial and residential town an hour travel from Dunedin. It had several flax mills, flour mills, blacksmiths, wheelwrights, sawmills and woollen mill. The first shop in Mosgiel was a small store built on Bush Road known as the Ballarat Store opened by an Australian named Mr Valentine. Three other commercial enterprises were built on either side of the store along with a few houses forming a tiny village. The first large scale industry was in 1871 when Mr Arthur Burns opened the first woollen mill in Otago. Mr Arthur Burns' farm Mossgiel became the recognised name for the settlement. The farm was named after Mr

Arthur Burns great uncle, a famous poet. Mr Arthur Burns became known as the original founder of Mosgiel as it was, he who organised the land for the Presbyterian Church and founded the woollen mills. The settlement was known as Mossiel in the early days but at some point, the second “s” was dropped.

### 1900 -1950

Between 1900 and 1920 houses and shops began to spring up around those existing businesses and the population increased rapidly. Fires during the two world wars had a massive impact on the character of Mosgiel. Numerous fires swept through the roughly built wooden structures forming the settlement. The most serious fire was on the corner of Bush and Gordon Roads.

### 1950 - 2000

In 1950 the first major improvement loan was approved to seal the major street of the settlement, laying considerable lengths of concrete paths, extensions to the foul and water reticulation and an underground pumping station. 1954 saw two further loans approved for providing drainage to those areas currently unserved and to build a new sewerage treatment station. This station was to have the outfall pump going to the Taieri River instead of to the Silverstream where it had previously gone. It was from the 1950s onwards that Mosgiel began to grow significantly and spread in all directions.

To manage and plan for this growth the Mosgiel Borough Council formulated the most important plan in the town’s history the “Town Planning Scheme”. The Town Planning Scheme was first suggested in 1948 and it was put into action in 1952, with revisions planned



Figure 3: 215 Gordon Road, Mosgiel Pool – Te Puna o Whakaeahu Complex

every five years. The scheme plan had identified an area of land abutting the Silverstream as reserve for which the Council hoped to establish a Botanic Garden.

Negotiations were held between the Mosgiel District Committee and Mr Breeze regarding the acquisition of his land to commemorate World War II. Negotiations failed on an acceptable price and Committee requested for the Mosgiel Borough Council to complete the acquisition. Council, after negotiations with Mr Breeze's widow, took the land under the Municipal Corporation Act 1933 and the Public Works Act 1928. Internal Affairs subsidised the land purchase. The land was gazetted for the purposes of pleasure grounds and sportsgrounds. In 1952 a joint committee from the Mosgiel Borough Council and the Mosgiel District Civic Committee was appointed to consider the layout of the grounds and the planning of buildings. 215 Gordon Road was developed as a recreation reserve with one large playing field. Other improvements at the time included a small, bricked wall, gents and ladies' convenience and swimming baths, the first Mosgiel swimming pool. At the same time as the Town Planning Scheme was being actioned the government was considering Mosgiel for future state housing.

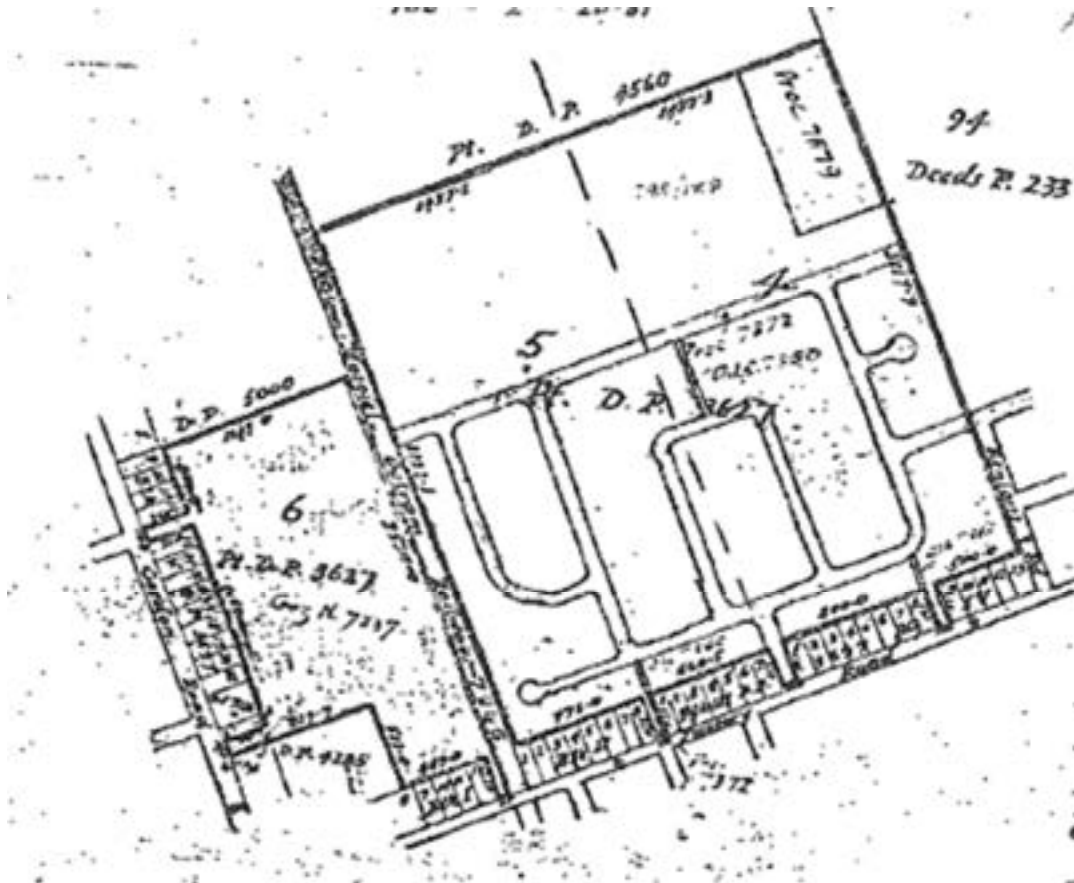


Figure 4: Reid Avenue Block

In 1952 Cabinet approved the purchase of the block of land, the Reid Block, for the construction of state housing when subdivided. This residential development conformed with the Mosgiel Borough Council's Town Planning Scheme providing a generous section for reserves and setting aside part of the land for light industry. In 1952 a Queen Carnival was held to raise money to use alongside a government subsidy for a war memorial. This war memorial was to take the form of a recreation ground. The main entrance was located off



Gordon Road where it was planned to locate the Memorial Pavilion. The Mosgiel Borough Council also acquired land from the Railways Department of the abandoned Mosgiel Outram line between Factory Road and the Silverstream to use to form Reid Avenue providing access to sports grounds, new housing and the industrial areas. A plan was prepared to support all summer and winter sports within recreation ground and a camping ground alongside the Silverstream.

In 1961 work started on the Mosgiel Sport Centre, which was built as a war memorial. This project struggled to progress with minimal funding. Local fundraising and financial assistance received from the Golden Kiwi Lottery Committee and a government subsidy enabled the Council to raise \$250,000 in 1971 to develop the Mosgiel Sports Centre (Memorial Hall/Gymnasium) which was opened in 1976 taking approximately 15 years to complete.

A throwing circle was developed on site for the first Taieri Highland Games and was used by the Taieri Harriers and Athletics Club who had based themselves at Memorial Park since 1957. Other clubs also started to use Memorial Park, men's hockey (1965) and association football (1974) building their clubrooms in 1984 adjacent to the hall/gymnasium. Taieri Basketball Club used the hall/gymnasium and squash developed their courts from 1978 to 1983.



Figure 5: Peter Johnstone Park (includes Murray Street Reserve)

The Mosgiel Borough Council brought 25 acres of land between Murray Street and the Silverstream from the Crown through the Department of Lands and Survey in 1965 and installed water and sewerage services to the boundary of the reserve. The ground was named Peter Johnstone in honour of Peter Johnstone a former Otago representative and an All Black. In 1967 the Taieri Rugby Football Club opened their pavilion.



Figure 6: Memorial Park, Memorial Gardens and Queens Park

In 1967 the Mosgiel chapter of Jaycees approached the Mosgiel Borough Council with a suggestion of establishing a Botanic Garden in Memorial Park. A landscape gardener was commissioned to design the park and gardens which was implemented by Jaycees and Mosgiel Borough Council staff. In the 1990s efforts were made to establish a children's playground. The 1990s also marked the start of the local body amalgamation which saw the Dunedin City Council take over the administration of the reserves.

In the mid-1990s the Dunedin City Council proposed the sale of Queens Park which was opposed by the community. In the early 2000s a retail precinct was planned for the former reserve.

## 4 Site Analysis

The MRA is made up of nine reserve parcels (including the Silverstream Bank Reserves), two playgrounds, a community pool, community centre and library, four carpark areas, two indoor recreation facility and four clubrooms. The total land area is approximately 26.72ha and is made up of eighteen properties. The reserves on the western side of Mosgiel are bordered by the Silverstream, AMP showgrounds and farmland to the west, Gordon Road (SH87) and residential to the south, residential properties to the north and Mosgiel's main commercial centre to the east. Taieri College, Seddon Park and Brooklands Park run in a line with Mosgiel Memorial Gardens and Memorial Park providing a green chain through the centre of Mosgiel township. This chain of reserves is accessed from the commercial centre on Gordon Road via Anzac Park which runs between Gordon Road and Church Street.

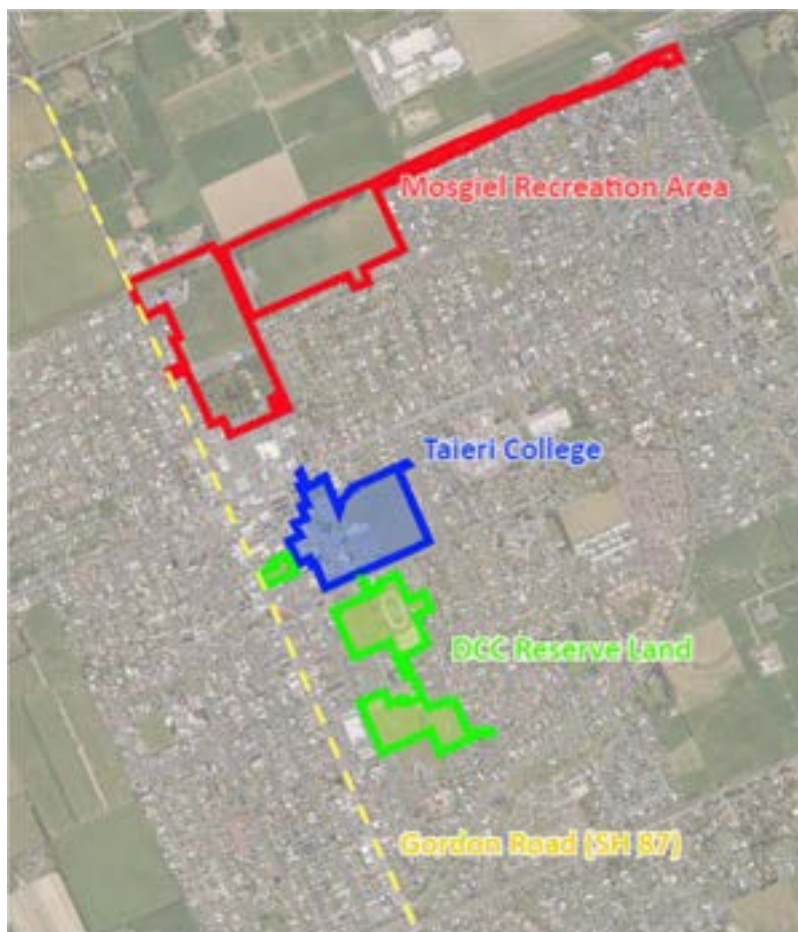


Figure 7: Chain of reserves and Taieri College in relation to Gordon Road (SH87)

### 4.1 Access

There are two vehicle access points off Gordon Road, one into the carpark area at Te Puna o Whakaehu complex and the second into the carpark area at Mosgiel Memorial Hall / Gymnasium. There is one vehicle access off Hartstonge Avenue, opposite the New World carpark entry into a small parking area beside the Mosgiel Library and Community Centre and the Mosgiel Memorial Playground. There is currently one vehicle access point off Reid Avenue into a large carpark between Mosgiel Memorial Park and Peter Johnstone Park.

There are also multiple pedestrian/cyclist entry points into the reserve including the Silverstream Bank Reserve which runs from Wingatui Road along the Silverstream to Gordon Road. This also has many entry points from the adjacent new residential development. There is also pedestrian entry into Murray Street Playground and then into Peter Johnstone Park off Murray Street. There is access from Read Avenue into Memorial Park across the swale and Hartstonge Avenue into Mosgiel Memorial Gardens Playground.

Even with the significant amount of parking provided, during any large sports or community event held at the reserves the neighbouring streets take the brunt of overflow parking. During the DCC's engagement some of the feedback received from residents in the vicinity expressed concern around the nuisance of this parking and the increased risk of conflict between vehicles and pedestrians.

Concerns were also around the speed of vehicles travelling on the streets adjacent to the reserves particularly Murray Street and Reid Avenue. There were requests for traffic calming measures within these streets and pedestrian crossings to make them safer for pedestrians particularly children accessing the reserves.

The access into Peter Johnstone Park from Murray Street Playground is hampered by chain and bollard boundary treatments between the two spaces. Murray Street Playground also has no formed path within the reserve making it not easily accessible for all users.

There were concerns about the entrance into the reserve off Hartstonge Avenue, particularly as the vehicle entryway is directly opposite the busy entrance into the New World carpark. Within the feedback there were also requests to establish a pedestrian crossing with traffic lights on Hartstonge Avenue in the immediate vicinity of the reserve entrance. Providing safe access points for the whole community was a consistent suggestion. A benefit identified of pedestrian crossings was the provision of drop-down kerbs for visitors with a physical disability or pushing prams to make access into the reserve easier.



*Figure 8: Pedestrian and vehicle entry points into the reserves*



## 4.2 Public Transport

Although there are bus routes within the vicinity of the reserves along Hartstonge Avenue and Murray Street, there is currently no bus that travels down Gordon Road, in a southerly direction from Te Puna o Whakaehu as shown in the map below. There is a north bound bus on Gordon Road that does a circuit around the western side of Mosgiel.

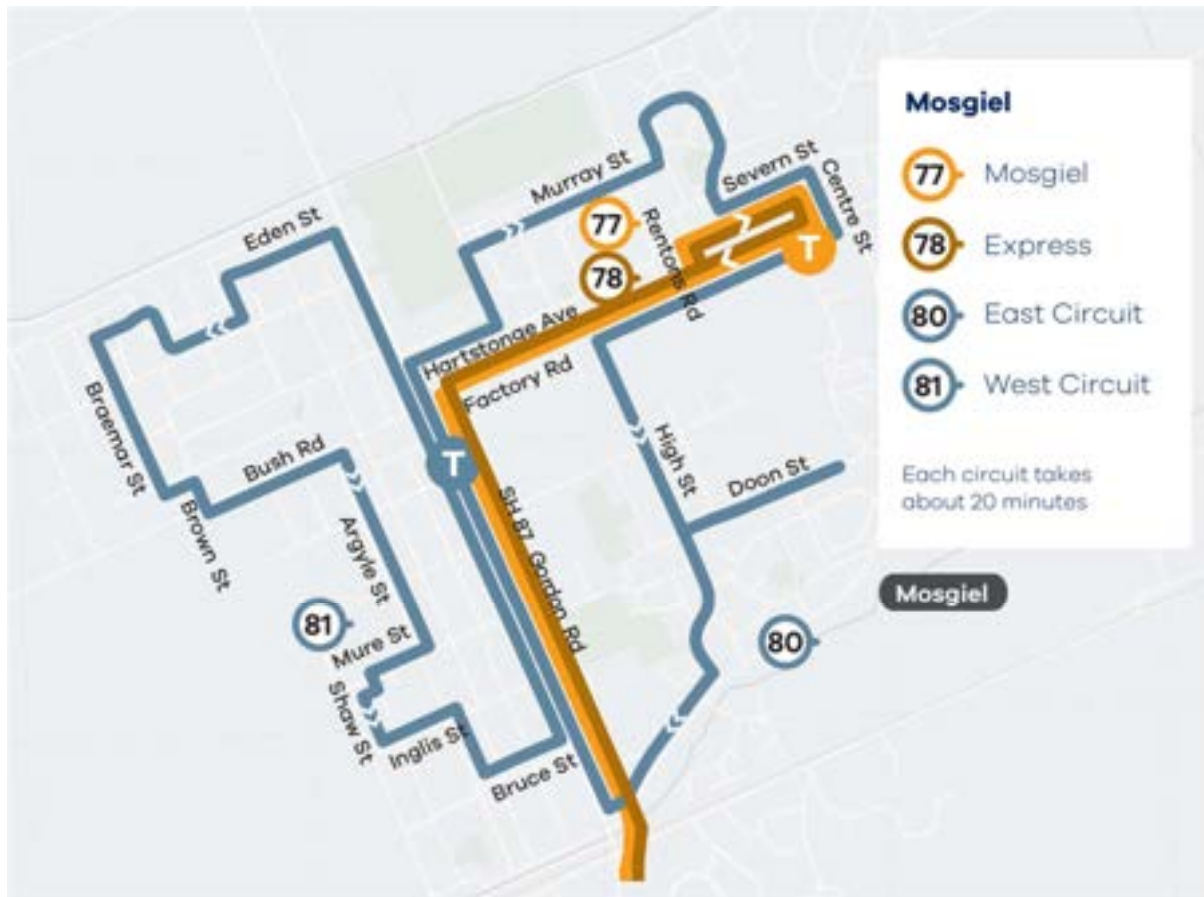


Figure 9: Bus route map for Mosgiel (<https://www.orc.govt.nz/media/iipb4sqc/orbus-dunedin-full-routes-map-september-2023.pdf>)

## 4.3 Community

The Mosgiel and Taieri communities have a long and committed history to these reserves. As identified in the history, the reserves were initially acquired as war memorials for those locals who lost their lives in World War 2. The reserves have since been important for providing an aquatic facility, sportsgrounds for various sporting codes, a grandstand to watch various sporting or community events, hall/gymnasium for indoor sports and community events, squash courts, various clubrooms, playgrounds, community centre and library, public convenience facilities and amenity gardens. Much feedback was received from the community appreciating the open space character of the reserves and wanting to retain these aspects. The community also requested improvements to access and circulation around the reserves as well as improvements to the maintenance of the reserves. The community in the past have held multiple community events from these reserves and its location near the commercial centre make it a popular visiting space for visitors.



There was a general feeling that the reserves were underutilised and that the provision of a centre/heart to the space to draw the community in, i.e., a sport/community hub may help with this. The community also indicated that they would like to see some investment into Memorial Gardens to make it a space they can be proud of. In particular, mention was made of making the Memorial Gardens similar to the Dunedin Botanic Garden, making it a destination for locals and visitors. There was a lot of support for investing in the Mosgiel Memorial Gardens Playground making it one of the city's three destination playgrounds to draw families into the space.

The early borough planners were mindful of good urban planning for the future growth of Mosgiel. Effective future planning of these reserves can best manage the needs of the community both now and into the future especially with the level of growth Mosgiel and the Taieri are experiencing.

#### *4.4 Accessible and Inclusive*

As part of the DCC's engagement process, the DCC received feedback around improving accessibility within the reserves and facilities that are part of the MRA. Existing facilities that are inclusive are Te Puna o Whakaehu (Mosgiel Pool) and the Mosgiel Library and Community Centre. The other buildings within the MRA are not easily accessible. It is considered that improvements could easily be made to the pedestrian network by widening paths and providing a continuous level surface. It was noted that the walkway along the Silverstream Bank Reserve is not easily accessible for prams, wheelchairs, and walkers due to tree roots. It was also identified that it is difficult for wheelchairs, pushchairs, walkers, and people with limited mobility to enter the reserve as a pedestrian. There are insufficient drop kerbs at entry points, busy roads bordering the reserve and no easy crossing points. A crossing on Hartstonge Avenue was suggested near the intersection of Reid Avenue and Hartstonge Avenue at the entrance into the Memorial Gardens Playground. Another issue identified by the accessibility community was that the mobility carparks at the Mosgiel Library are too short for rear-loading mobility vans.

#### *4.5 Landscape and Amenity*

The Mosgiel community appreciate the landscape value of the MRA. The community identified the value of the open spaces provided by the reserves, the amenity provided within Memorial Gardens and the opportunities for passive recreation and social activities within the space. The community also greatly appreciate the public accessway along the Silverstream Reserve.

In the feedback received from the community there was concern around the level of maintenance within the reserves, in particular Mosgiel Memorial Gardens and the Silverstream Bank Reserve.

#### *4.6 Mana Whenua Context*

As outlined in section 3.1 above, the Whakaehu (Silverstream) is of particular significance to Mana Whenua, being associated with the narrative of how the taniwha Matamata formed Whakaehu and other geographic features in the wider area. The other reserves in the MRA

also form part of Te Konika o Te Matamata, the hollow in the Taiari (Taieri) Plain where the taniwha Matamata crawled and rested. The Matamata narrative has been represented in the design of Te Puna a Whakaehu (the Mosgiel Pool) and, along with other Kāi Tahu cultural values relating to the area, provides a basis for management and design approaches for the reserves.

#### 4.7 Vegetation and Ecology

Currently there is a mix of indigenous and exotic vegetation within the reserves.

Predominantly the vegetation is pastoral in character with large shelter belts along the western boundaries of Peter Johnstone Park and Mosgiel Memorial Park, a mix of evergreen and deciduous trees within Mosgiel Memorial Gardens with exotic border planting and a formal rose garden. In recent years the community have been interested in establishing riparian planting along the banks of the Silverstream but have been restricted due to Otago Regional Council management of the Flood Protection Structures and neighbouring residential properties.

Predominantly, vegetation coverage is turf grass for the variety of turf sports played on these reserves, including rugby, touch rugby, football, cricket and athletics.

Although the New Zealand South Island Robin (*Petroica australis*) or Kakaruai is not currently found within the Silverstream Bank Reserve, a small, male-dominated population exists in the DCC Silverstream Water Catchment Reserve, approximately 11 kilometres away. This population is at risk of extinction due to the absence of predator management. Historically, the Kakaruai population in the area was larger, but concerns over predation led to the relocation of some individuals to Orokonui Ecosanctuary. Future efforts to protect and translocate additional Kakaruai to the Silverstream area could provide a valuable opportunity to enhance the Silverstream Bank Reserve to function as a corridor, allowing the species to move between adjacent reserves. For this to be successful, the habitat would need to comprise an indigenous shrub understory and a tall canopy, which provide suitable habitat for Kakaruai.

#### 4.8 Recreation Facilities

The community are proud of the facilities provided in the MRA. The reserves offer:

- four football pitches (+ 2 junior fields)
- three cricket fields
- five rugby fields (+ 12 junior fields, 4 rippa rugby fields and 10 touch rugby fields),
- turf athletics track
- throwing circles
- a long jump pit
- an undersized indoor basketball court (also an outdoor court in memorial gym carpark?)
- squash courts
- accessible leisure pool
- partial dirt BMX track
- grandstand
- a variety of clubrooms with changing rooms and meeting facilities
- two playgrounds

Mosgiel Memorial Park provides a mix of senior and junior football turfs over the winter season and three cricket fields and athletics facilities in the summer. Peter Johnstone Park provides five full sized rugby fields, 12 junior fields and 4 rippa rugby fields over the winter. In summer it provides 10 touch rugby fields. Currently Mosgiel Memorial Park is oversubscribed, and Peter Johnstone receives minimal use outside of the rugby season. The maps below show the layout of the sportsground within the two reserves.

#### Memorial Park Sportsground layout



Figure 10: Memorial Park Sportsground layout

#### Peter Johnstone Sportsground layout



Figure 11: Peter Johnstone Park Sportsground layout

### 4.9 Potential Development and Growth of Sports Facilities

The Draft DCC Sports Facility Review has identified a shortage of indoor facilities across Dunedin. The current direction supported by Sport New Zealand's Coastal Otago Spaces and Places Strategy 2023 is to provide community sports hubs across the city to ensure adequate level of service for each community while supporting DCC with its carbon zero 2030 target.

The number one risk identified for Dunedin was the reliance on one location for many sports, i.e., Edgar Centre for indoor sports. The risk to the public is that if the Edgar Centre was unable to operate the impact on those indoor sports users is that they will be unable to play as there are limited facilities elsewhere. Having community sports hubs across the city helps decrease the risk for those indoor sports reliant on the Edgar Centre.

Dunedin has a large number of single-use facilities, many used or owned by clubs or organisations with static or declining membership. This signals a need for more creative partnerships, amalgamations and potentially rationalisation of underutilised facilities. Examples of codes where this issue applies include bowls and rugby club facilities. With many indoor sports having high participation numbers such as basketball, volleyball, netball, futsal, and the increase in pickle ball the recommendation from the Coastal Otago Spaces and Places Strategy 2023 is for these facilities to be developed into multi-use facilities to meet demand.

Mosgiel's flat terrain and potential risk of flooding needs to be a consideration when assessing potential new facilities or the conversion of current facilities.

When planning facilities and outdoor sports grounds, it's crucial to include adequate amenities like toilets, changing rooms, and storage facilities. These would be important considerations to add to any possible hub and spoke model being developed in Mosgiel.

#### *4.10 Site Services*

There are services that currently cross the reserves as shown in the maps below:

##### **Wastewater**

There are two mains that cross over the reserves, one is east to west across Mosgiel Memorial Park from Murray Street across Reid Avenue through to Gordon Road and the second is south to north across the Silverstream Bank Reserves between the residential properties on Cherry Drive/Kanuka Close and William James Close. There are also some wastewater pipes from Te Puna o Whakaehu complex to Gordon Road via the main that crosses Memorial Park adjacent the Memorial Gym/Hall discussed above.



*Figure 12: Wastewater infrastructure Memorial Park and Peter Johnstone Park map*



*Figure 13: Wastewater infrastructure Silverstream Bank reserves map.*

### **Stormwater servicing**

It is important to recognise that the Silverstream is recognised as forming part of Otago Regional Council's Lower Taieri Flood Protection Scheme and as such there are limitations as to how this area can be managed and developed in the future. There is a DCC open water channel that runs north to south at the boundary of Memorial Park adjacent and parallel to Reid Avenue. There is also DCC stormwater infrastructure within Mosgiel Memorial Gardens and crossing the Silverstream Bank Reserves in the same location as the wastewater main discussed above.





*Figure 14: Stormwater infrastructure Memorial Park and Peter Johnstone Park map.*



*Figure 15: Stormwater infrastructure Silverstream Bank reserves map.*

There are planned works for upgrading of stormwater pipes in Reid Avenue programmed to take place between 2025 and 2027.

### **Water infrastructure**

All reserves apart from the Silverstream Bank Reserves are located within the water boundary for Mosgiel. There is a water main running in the same location as the wastewater main running east to west from Murray Road across Reid Avenue through Memorial Park to Gordon Road. There is also a water connection to the southwestern corner of Peter Johnstone Park, Te Puna o Whakaehu and off Hartstonge Avenue. There is also a water pipe that runs south to north across the Silverstream Bank Reserve from Centre Street.



*Figure 16: Water infrastructure Memorial Park and Peter Johnstone Park map*



*Figure 17: Water infrastructure Silverstream Bank reserves map*

#### **4.11 Neighbouring Properties**

The predominant neighbours for the reserve are residential with only the southern boundary and southeastern corner being adjacent to commercial properties.

## 5 S.W.O.T Analysis

The following analysis sets out to identify a range of both positive and negative aspects that can be used as an additional tool to guide policies and objectives.

### Strengths:

- Central location within Mosgiel and ease of access.
- Proximity to other sportsgrounds and facilities within Mosgiel.
- Size and scale enabling a variety of activities or sports to be hosted within the reserves.
- Significant established vegetation.
- Two playgrounds located within the reserves one recognised as a destination playground for the city.
- Mosgiel Memorial Playground offers a good variety of inclusive play elements.
- Grandstand
- Great indoor pool complex.
- A wide range of facilities across all reserves.
- Great amenity spaces.
- Good drainage.
- Good topography.
- Large areas of open space.

### Weaknesses:

- Undersized indoor sports facilities and insufficient space for court sports (tennis, netball, volleyball, basketball etc).
- Potential for poor drainage in some areas of the reserves, usually away from the sportsgrounds.
- Reduced accessibility of existing facilities.
- Some existing facilities not meeting current needs- such as accessibility and being gender inclusive.
- Disjointed pedestrian network with reduced accessibility.
- Reduced wayfinding and directional signage.
- Historic lack of coordinated development.
- Poor management of interface along boundaries with residential properties.
- Lack of co-ordination between organisations.
- Perceived security concerns and antisocial behaviour (vandalism).
- Perceived inadequate maintenance and management of Memorial Gardens.

### Opportunities:

- Improve accessibility for all users.
- Consolidate future building development.
- Establish council operations/curator on site to assist with daily management.
- Make clear safe linkages to surrounding facilities-such as Taieri College, Seddon Park, Brooklands Park and commercial centre.
- Reconfigure parking to prioritise pedestrian/cycling options.
- Support the location of bus stops adjacent the reserve.

- Mosgiel Memorial Gardens to become recognised as award winning garden.
- Improved skate park.
- Better accessible connections between spaces.
- Multipurpose sports hub for all codes providing internal sports facilities, changing and washroom facilities, meeting rooms and social spaces, gym space.
- External outside gym equipment located near sports hub.
- External court facilities maybe with canopy cover.
- Reduce the area covered by built elements by the construction of single structure to provide all necessary facilities in one space.
- Ensure all new facilities are inclusive and accessible.
- Investigate sustainable and ecological management opportunities.
- Improve entrance into Memorial Gardens.
- Appoint a curator for Memorial Gardens.
- Potential to redesign Memorial Gardens.
- Include CPTED influences within any master plan.

**Threats:**

- Identified in the Hazard 3 (Flood) overlay map – from Silverstream and surface flooding.
- Adhoc development and loss of open space.
- Considering how the reserves can be better used to service the needs of community.
- Potential reverse sensitivity issues because of encroaching residential activity.

## 6 Potential Actions

Below are suggestions of actions that this reserve management plan could assess in response to the S.W.O.T analysis above:

- ✓ Improve entry points into the reserve by introducing signage showing maps identifying locations within the reserve.
- ✓ Market the reserve and identify potential community events that could use the reserve.
- ✓ Consider opportunities to provide accessible linkages and connections through and around the reserves and to the wider transport network.
- ✓ Provide opportunities to link and connect the reserves to adjacent reserves and recreation facilities.
- ✓ Look for opportunities to meet the needs of Dunedin's disability community providing for and enabling them to enjoy and participate in recreational activities within the reserves.
- ✓ Provision of a "Changing Places" facility.
- ✓ Ensure all facilities, e.g., toilets, parking, seating, drinking fountains, furniture, and pathways etc, where possible are accessible to all users.
- ✓ Identify areas for furniture and utilities within the reserves to support all users.
- ✓ Improve Murray Street Playground as a Local Playground, investigate what play opportunities would meet the needs of neighbouring residents.
- ✓ Consider opportunities within the reserves to provide community gardens.
- ✓ Provide an up-to-date and modern destination playground at Memorial Gardens.
- ✓ Emphasise the delivery of increased management and maintenance within the reserve, for example an increased level of maintenance and management within Memorial Gardens and along the Silverstream Bank Reserves.
- ✓ Investigate whether additional informal recreational activities may fit within the reserves, e.g., disc golf, croquet, pétanque etc.
- ✓ Investigate what other formal sports may be suited to be based within these reserves, e.g., hockey, tennis, etc.
- ✓ Investigate the need for artificial turf within the reserve.
- ✓ The addition of an up-to-date skate park designed by and for the local skate community.
- ✓ Support the addition of an indoor sports facility, to create a sport hub for the Mosgiel Taieri area.
- ✓ Provide an outdoor covered court facility and the opportunity for gym equipment.
- ✓ Support the opportunity to establish suitable planting and vegetation to improve biodiversity of the reserves, particularly along the Whakaehu / Silverstream.
- ✓ Investigate whether there would be benefit for a predator and pest management programme within the reserves.



- ✓ Identify locations for potential sports facilities while still ensuring most of the reserve is maintained as open space.
- ✓ Reduce the built area within the reserve.
- ✓ Improve the interface between spaces within the reserve and along boundaries within the reserve.
- ✓ Investigate sustainable management options for reserve spaces.
- ✓ To further manage and treat stormwater on site.
- ✓ Improve crossing points into the reserve – encourage traffic calming measures and pedestrian crossings.
- ✓ Identify and mitigate health and safety risks throughout the reserves.
- ✓ Maximise the use of facilities within reserve by encouraging organisations to share spaces and not have ownership over specific spaces.

## 7 Strategic Methodology

The management strategy for the MRA outlines a set of strategic outcomes, management objectives and policies which are informed by the conclusions of the analysis, the identified opportunities, and the wider Dunedin City Council strategic framework.

This section of the Plan works by co-ordinating the ongoing management and development of the MRA to achieve its vision and contribute towards the delivery of Dunedin's wider strategic framework and overall vision to be one of the world's great small cities.

The diagram in Figure 5 below demonstrates how this Plan integrates into the wider strategic framework to deliver the strategically aligned management decisions and outcomes for the MRA.

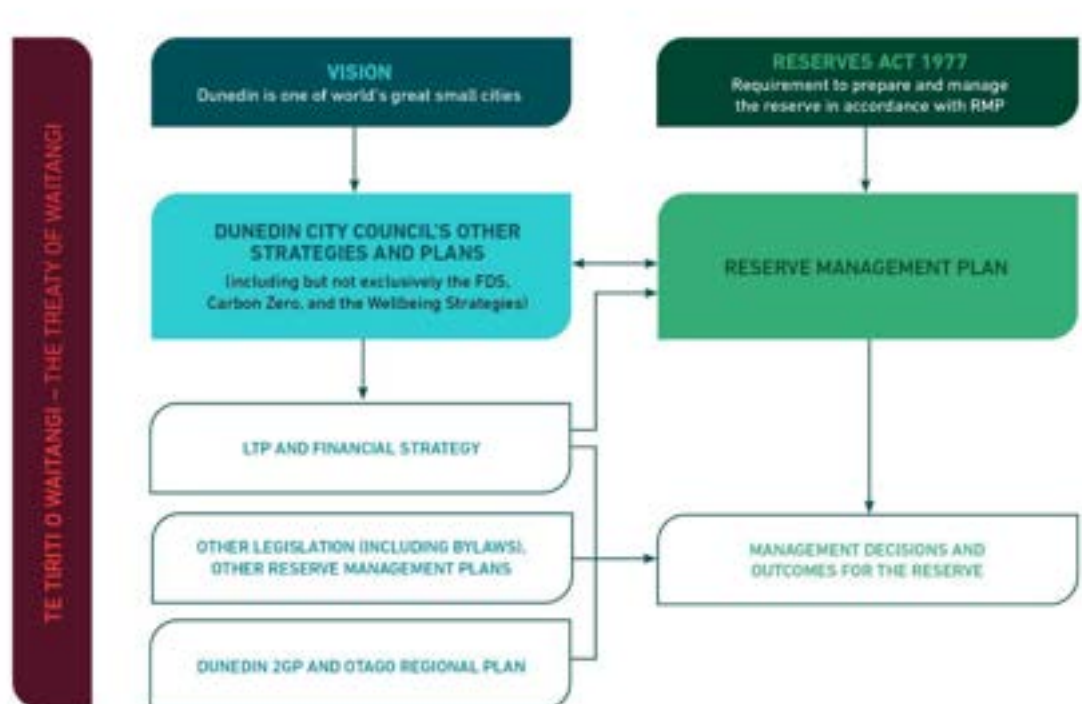


Figure 18: Mosgiel Recreation Area Reserve Management Plan's Relationship with the Wider Strategic Framework

## 8 Management Objectives and Policies

### 8.1 Introduction

The Plan is a statutory requirement and must reflect the “recreation” classification (or other relevant classification) of the reserve under the Act. It will provide a framework for any future proposals for development and enhancement, or any other form of action which may have an impact on the Reserve.

The objectives of the Plan have been oriented towards actions and provide the basis for developing specific policies on matters that Council may need to address. The management objectives operate as a filter to assess the suitability of all activities within the Reserve, and to identify the controls required to maximise benefits and to minimise impacts. The degree to which the activities affect the objectives (or the management activities which enact the objectives) will define the management policies.

The policies enable the objectives to be achieved. Over time, as certain specific objectives are attained or require change, relevant policies will also be amended. The policies in the Plan guide all current and future aspects of the Reserve and provide a framework for continuity of management. Note that all general management policies for reserves are described in a separate document entitled *Reserve Management Plan—General Policies* (General Policies), which should be read in conjunction with this Plan. The General Policies usually apply to the management of the reserve unless they are specifically over-ridden by the policies of this Plan. The reader should refer to the General Policies as if it were a physical part of this Plan but note that those policies are reviewed in accordance with the Act. All of the objectives stated under this Plan are subject to any other legislative requirements in addition to the Act.

### 8.2 Objective 1 – Raise community use within the reserves

Support community interaction and use of the Mosgiel Recreation Area (Mosgiel Memorial Park, Mosgiel Memorial Gardens, Peter Johnstone Park (includes Murray Street Playground and Silverstream Bank Reserves).

Policies:

1. Prepare a **Marketing Plan** to promote and encourage the use of the reserves for community events, local markets, and sports.
2. The **Marketing Plan** will consider opportunities for the reserve to host a variety of events encouraging people to explore the reserves.
3. Identify an area within the reserves to host events and festivals within the guidelines of the General Policies Reserve Management Plan.
4. Seek partnerships and funding opportunities to support the reserve’s management.
5. Sport and recreation uses of the sports fields will have priority over festivals and events unless otherwise authorised by Council.

### 8.3 *Objective 2 – Protection and Enhancement of Amenity Values*

To enhance and protect the amenity values of the reserves.

Policies:

1. Develop a **Reserve Spatial Plan** that considers locations for future development, circulation routes, play spaces, sports grounds, and courts, as well as passive spaces.
2. Consider identifying the Mosgiel Memorial Gardens as a satellite curated garden for the Dunedin Botanic Garden.
3. Prepare a **Maintenance and Management Plan** for the reserves, particular focus on Mosgiel Memorial Gardens.

### 8.4 *Objective 3 – Strengthen and Support Biodiversity Opportunities*

Provide for biodiversity opportunities along the Silverstream Bank Reserves and within the other reserves of the Mosgiel Recreation Area.

Policies:

1. An **Ecological Assessment** of the Silverstream Bank Reserves will inform the process of habitat restoration work along the Whakaehu/Silverstream. The assessment would identify the fauna and flora that currently exists within this area and what native species DCC should be encouraging and supporting within the Silverstream Bank Reserves but also within the adjacent recreation reserves.
2. Discussions with Otago Regional Council as to how we can support biodiversity along the Whakaehu/Silverstream while still enabling the stormwater infrastructure to function as required.
3. A **Revegetation / Landscape Plan** will be developed, in collaboration with mana whenua and stakeholders, identifying native plant species to be used within the reserves and the locations for revegetation planting. This plan will also include a schedule / order of areas to be planted.
4. To permit the removal of vegetation where required and agreed by Dunedin City Council's Parks and Recreation Services for the better use and management of the reserves.

### 8.5 *Objective 4 – Support and Protect Cultural, Historic and Mana Whenua Values*

To enhance, protect and manage the social, cultural, historic and mana whenua values of the reserves within the Mosgiel Recreation Area.

Policies:

1. To investigate the development of a mechanism to manage the identification and avoidance of archaeological sites and features within the reserves during earthwork activity.

2. Consult with mana whenua about appropriate ways of recognising the Kāi Tahu mana whenua status and cultural heritage in the management of the reserves, which may include indigenous plantings, interpretation, artwork/cultural design, and Kāi Tahu Māori names.
3. Consider the development of an **Interpretation/Narrative Plan** that investigates opportunities and identifies historic and /or cultural values within the reserves in liaison with Council's heritage staff and local iwi. A plan would look to manage, enhance, and celebrate the social, cultural and mana whenua history of the reserves in a manner that engages and informs visitors.

## 8.6 *Objective 5 – Enabling and Supporting Appropriate Recreational Activities*

The management of reserves within the Mosgiel Recreation Area shall enable, encourage and provide appropriate recreational opportunities and associated facilities for residents and visitors to Dunedin.

Policies:

1. To manage the reserves within the Mosgiel Recreation Area as a multipurpose recreational resource focusing primarily on play, active recreation, sports, events and leisure.
2. The **Reserve Spatial Plan** will assess where best to locate and encourage recreational activities, facilities, and infrastructure within the Mosgiel Recreation Area and how it connects and relates to other recreational areas within Mosgiel. The following should be considered as part of the Spatial Plan:
  - The location of drinking fountains, toilet facilities, shelters, signage, bins and picnic/barbeque areas within the reserves.
  - Identify the location of access points, carparking, connections and circulation routes within and around the reserves.
  - Identify existing tracks with linkages to external networks.
  - Identify suitable locations for a multi-purpose sport facility and any ancillary structures.
  - Identify the location for a new skatepark and outdoor courts.
  - Identify the location for a shared clubroom to be used by recreation groups.
  - Consider locations for spectator facilities, i.e., seating, shelter etc.
  - Consider locations for additional lighting.
3. Prepare a **Playground Plan** for the destination playground area in Mosgiel Memorial Gardens to ensure any new development is cohesive and not ad hoc.
4. Ensure any new parking areas and assets (e.g., toilets, seating, drinking fountains etc) are accessible and useable to all.



5. Ensure the new skatepark is located according to good CPTED (Crime Prevention Through Environmental Design) principles to minimise the risk of antisocial behaviour.
6. Consider as part of the **Reserve Spatial Plan** if there would be a suitable location within the reserves for outdoor community fitness/exercise equipment.
7. Investigate as part of the **Reserve Spatial Plan** what types of recreation activities may be supported within the reserve.
8. Investigate as part of the **Reserve Spatial Plan** whether the reserves could provide a dog activity space.

### **8.7 Objective 6 – Identify and Manage Future Built Development**

To manage the location, design and construction of buildings or structures within the reserves to reduce their impact on the recreation, cultural, ecological and amenity values of the reserves.

Policies:

1. Any buildings and structures shall be only located in the approved area identified within the **Reserve Spatial Plan** or an alternate location approved by Council.
2. Any structures or buildings on the reserves not owned by Council must be on land leased to an appropriate public agency, such as a trust or association.
3. To consider and assess commercial operations (and associated structures) that maintains the values of the reserve and may be of benefit to the use of the reserves on a case-by-case basis.
4. Council must approve the design and construction process of any structures or buildings.

### **8.8 Objective 7 – Manage Access, Linkages and Circulation**

To ensure that entry points into the reserve are clear and link back into Mosgiel's transportation network (this includes both cycle ways, bus routes, roading and walkways) to better spread the load over the network but continue to limit vehicle movements within the reserve.

Policies:

1. Upgrade the Silverstream Bank Reserves trail for safer and easier access, particularly alongside Peter Johnstone Park under the large trees that have exposed roots.
2. Improve accessibility along all paths and investigate providing paved and seated areas.
3. Engage with the Otago Regional Council about investigating the possibility of bus routes having stop locations near the reserves.
4. Ensure all tracks provide good connections to facilities within the Mosgiel Recreation Area.

5. Ensure multiuse tracks are wide enough to reduce the risk of conflict or have parallel separate tracks for cyclists and walkers/runners.

### **8.9 Objective 8 – Health and Safety**

Ensure users can partake in recreation activities where risks to health and safety are managed.

Policies:

1. Support no smoking and vaping within the reserve and display signage to inform users.
2. Ensure there is clear directional guidance, e.g., signage, maps etc within the reserve.
3. Discussions with Transportation around Improving parking and safety on Murray Street during events and sports.
4. Maintain tracks to all weather conditions.
5. Enhance (implement greater) security measures across the park, including improving surveillance and lighting.
6. Discussions with Transportation on installing speed limit reduction or speed bumps on nearby streets to enhance safety.
7. Discussions with Transportation on installing lights and a pedestrian crossing at the egress points from the New World carpark and the Community Services Centre / Library.
8. Ensure toilets are accessible during the day and closed after sport finishes.
9. Install locked gates on the Gordon Road entrance to Memorial Park that can be closed at nights.

### **8.10 Objective 9 – Resilient Management of Reserves**

To manage the Mosgiel Recreation Area reserves in a way that supports sustainable practices and considers all values holistically to ensure resilience.

Policies:

1. To ensure sustainable use of the sports fields in the reserves while recognising the amenity, biodiversity, cultural, recreation and mana whenua values of the reserves.
2. To ensure that an adequate level of open space is developed and protected as sports fields.
3. To support where possible resilient and biodiverse management practices.
4. To support and promote the well-being of reserve users.
5. To minimise where possible potential carbon emissions and consider whole-of-life emissions by looking for opportunities for emission reduction over an activity's lifetime (DCC Zero Carbon Policy).
6. Support opportunities for carbon sequestration that aligns with mana whenua and community values.

7. Look for opportunities to treat and manage stormwater within the reserve through the creation of wetlands, supporting carbon sequestration.
8. Look for opportunities to support active transport options to and from the reserves.
9. Encourage the addition of bus stops adjacent to the reserves supported by bus routes that provide easy and direct access to the reserves.
10. Investigate opportunities within the reserve to support building resilient and connected communities.
11. Look for opportunities to upgrade, reuse or recycle when updating assets.
12. Provide opportunities for users to dispose of waste appropriately within the reserves, providing bins to enable sorting of waste.
13. Investigate options for replacing plant that uses fossil fuel to alternative energy options.

### **8.11 Objective 10 - Commercial Activities**

Commercial activities will be considered where they facilitate the use and enjoyment of reserves within the Mosgiel Recreation Area and do not compromise the amenity, biodiversity, heritage, cultural and mana whenua values of the Reserve.

Policies:

1. Commercial activities will be managed in accordance with 'Commercial Use – Concessions' within the *Reserve Management Plan – General Policies*.
2. To ensure the values of the Reserve are not compromised and users' enjoyment not impacted Council reserves the right to limit or restrict numbers or forms/types of commercial activities permitted in the Reserve.

### **8.12 Objective 11 – Disposal, Acquisition, Gazettal and Encroachments**

Council may consider opportunities as they arise to increase the size of the reserves where the acquisition of the land would enhance and contribute to the recreation, amenity, biodiversity, heritage, cultural and mana whenua values of the reserves. Council will ensure legal boundaries of the reserves are protected and use the legal status of the land to control inappropriate activities.

Policies:

1. Council may increase the size of the reserves through land acquisition if the land to be purchased/acquired enhances the recreation, amenity, biodiversity, heritage, cultural and mana whenua values of the reserves.
2. The intention would be to have the additional land become land held under the Reserves Act 1977 as recreation reserve.
3. Council has no current interest to sell any of the parcels that form the reserves within the Mosgiel Recreation Area.

4. Council could be interested in the reclassification of any crown land adjacent to the reserves as an addition to the reserves.
5. Council may consider stopping the legal roads within the reserves and incorporating the land within the reserve to enable closure of the reserve to vehicles at specific times to reduce antisocial behaviour and improve management control.
6. Council will endeavour to use opportunities to limit the impacts of encroachment by neighbouring landowners within the reserves by identifying the reserves' boundaries to landowners where encroachment exists. Encroachments that impact on the values of the reserves will need to cease and Council will provide a reasonable timeframe for the encroachment to be removed at the landowner's own cost. Council will encourage and may assist neighbouring properties to develop a local environment that supports and enhances the values of the reserves.

## **Appendix B**

### **Submission Form**



## Draft Mosgiel Recreation Area Reserve Management Plan 2025 Feedback

We are asking for your feedback on Draft Mosgiel Recreation Area Reserve Management Plan.

The draft plan was prepared with full consideration of the feedback received both from the statutory submission period and also from feedback received through engagement meetings and informal sessions.

The submission period is **Monday, 27 January 2025, and closes at 5pm on Monday, 31 March 2025.**

**Late submissions may not be accepted.**

### Your feedback

**Do you support what is proposed in the Draft Mosgiel Recreation Area Reserve Management Plan?**

☐ Yes ☐ No

**Please tell us what you agree/disagree with and why? (500 words max)**

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**Do you have any other comments about our proposed changes to the Draft Mosgiel Recreation Area Reserve Management Plan? (500 words max)**

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**Do you have any suggestions of improvements to the Draft Mosgiel Recreation Area Reserve Management Plan? (500 words max)**

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**Do you have any other comments? (500 words max)**

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**Do you want us to update you on the next stages of this project?**

☐ Yes ☐ No

## Hearings

**Do you wish to be heard by the Hearings Committee in support of this submission?**

*(If you **do not** tick a box, we will assume you do not wish to be heard.)*

☐ Yes ☐ No

If you wish to speak, you will be contacted with a speaking time as soon as possible after submissions close. *(Note: You may also be able to present your views by audio or audio-visual link.)*

## Your details

If you wish to speak at the hearings or would like to be contacted for further follow up, or to be updated on this work, please ensure you provide your contact details below:

**Name:** \_\_\_\_\_

**Organisation (if applicable):** \_\_\_\_\_

**Email address:** \_\_\_\_\_

**Postal address and/or contact phone:** \_\_\_\_\_

**Please note** that your name and submission will be made public as part of the DCC's decision-making process. However, any personal contact details you have provided will be automatically withheld. This information will be included in papers available to the public and the media but will only be used for the Draft Mosgiel Recreation Area Reserve Management Plan 2025 consultation.

The DCC collects your personal information, like your name and contact information and your views on our proposed plans and projects, to help us manage all the reserves under our control. Providing information is optional. However, if you choose not to provide your name and contact details, we will be unable to contact you again about these matters.

You have the right to ask for a copy of any personal information we hold about you, and to ask for it to be corrected if you think it is wrong. If you'd like to ask for a copy of your information, or to have it corrected, please contact us at [privacy@dcc.govt.nz](mailto:privacy@dcc.govt.nz).