

# **DRAFT DUNEDIN TOWN BELT RESERVE MANAGEMENT PLAN**

September 2024



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# 1 INTRODUCTION

*The Dunedin Town Belt Reserve Management Plan* (Plan) has been created to ensure the management of the Town Belt Reserve (the Reserve) complies with the requirements of the Reserves Act 1977 (the Act). It is the intention of the Plan that the development of the Reserve maintains and seeks to improve identified opportunities while still protecting and retaining the values of the Reserve.

The first reserve management plan for the Reserve was prepared in 1982, however, it was not approved until 1990. This plan was reviewed in 1998 and then again in 2007. The Town Belt Reserve Management Plan 2007 (2007 Plan) was adopted in January 2007. The Act requires the administering authority to keep reserve management plans under continuous review.

The engagement data received in March 2024, shows that community desires have evolved since 2007. Feedback received shows that issues such as biodiversity, zero carbon goals and safer transport outcomes promoting pedestrian and cycling are important to our community. The Plan has been updated to reflect this feedback. The 2007 Plan also required updates regarding mana whenua history and values, which have been addressed through this Plan review.

The Reserve is an important asset to the city and fulfils an important amenity role within Dunedin. It is:

- i) a significant landscape feature bordering the urban centre from the hill suburbs;
- ii) a substantial biodiversity asset within the urban space containing original segments of native bush;
- iii) it provides areas for sports and informal recreation;
- iv) and contains a number of facilities including the Southern and Northern Cemeteries.

As a high-profile and highly utilised public reserve, its management and maintenance are important to the Dunedin community.

The Town Belt Reserve Management Plan 2024 draws on feedback from owners/occupiers of neighbouring properties, user groups, interested individuals, community groups and organisations, local and national authorities and internal stakeholder engagement.

## 1.1 Location

The Reserve is located in the central urban area of Dunedin. It stretches across several suburbs including Mornington, Roslyn, Māori Hill, Woodhaugh and Ōpoho. Access to the Reserve is possible at many points along its approximately 4.7-kilometre length. For organised sporting purposes, access is possible at The Oval, Montecillo Ground, Mornington Park, the Belleknowes Golf Course, Robin Hood Park, Littlebourne Ground, Moana Pool, Prospect Park, the Gardens Ground and Ōpoho Park. Access for general purposes is available at these sites as well as through the network of tracks throughout the Reserve and areas such as Unity Park, Jubilee Park, Woodhaugh Gardens and the Southern and Northern Cemeteries.

The Dunedin Botanic Garden, although legally part of the Reserve, is managed separately. It has its own Management Plan, The Dunedin Botanic Garden Management Plan, and its management is not addressed in this document.

There are several areas that, to all intents and purposes, form part of the Reserve, but which were not included in the formal definition of the Reserve at the time of its vesting. Included in this are areas such as Roberts Park (neighbouring Moana Pool) and reserve land in Newington Avenue. Additional land adjoining areas of the Reserve has also come through land acquisition. These areas



are included in the definition of the Reserve used in this plan and managed as part of the Reserve.

Figure 1 below depicts the Reserve. The Botanic Gardens are shown in red, while the remainder of the Reserve, subject to this Plan are shown in blue.



*Figure 1: The Dunedin Town Belt Reserve. Botanic Gardens area shown in red.*

## 1.2 Purpose of a Reserve Management Plan

A management plan is required by section 41 of the Act to provide for and ensure the use, enjoyment, maintenance, protection, preservation and to the extent that resources permit, the development of the Reserve for the purpose 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 Dunedin City Council (Council) would like to apply to reserves. Reserve management plans outline Council’s general intentions for use, development and maintenance of its reserves. The aim of the Act is to ensure that the Reserve development meets the purpose of the Reserve and through the public’s involvement ensures their needs are considered while managing the resource in a sustainable manner.

The update of this management plan implements the following action within the Parks and Recreation Strategy 2017 – 2027:

*“Review current Reserve Management Plans, including Coastal Reserves, and existing open space policies.”*

This Plan is an update of the 2007 Plan. It is intended to identify the unique characteristics of the Reserve and provide a clear vision for its ongoing management and development. When adopted, this Plan will replace the 2007 Plan. Site specific reserve management plans are subject to ongoing review and regular comprehensive reconsideration.

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 under separate review. Where any issue is addressed by both the General Policies and this Plan then the policies within the Plan take precedence.

The Plan has been drafted for the benefit of the various stakeholders in the Reserve. It will provide clarity to:

- The users of the Reserve regarding the Council’s management intent for the Reserve.
- Community groups who actively participate in volunteer activities within the Reserve.
- Council’s strategic and operations staff tasked with carrying out the Reserve’s ongoing maintenance and development.
- Councillors who are ultimately responsible for the allocation of resources for this Reserve.

## **2 DESCRIPTION OF THE RESERVE**

### **2.1 Legal Description**

The land managed as the Reserve includes:

1. Land that was originally set aside as part of the Reserve;
2. Land that has been acquired through endowments after the establishment of the Reserve  
or;
3. Land placed under the management of the Council managed for reserve purposes.

The Reserve is made up of 24 parcels of land, with various classifications, and a number of unformed legal roads as notated in Appendix A below.

### **2.2 Leases, Easements and Physical Assets.**

Different interests including leases, easements and assets established on Reserve land. Lease agreements, and physical assets in particular are, subject to regular change. Appendix A to this report provides a list of all current leases and easements held on the Reserve. Physical asset lists are held within asset management plans. Referral to current asset management plans should be made in conjunction to this RMP when undertaking any management decisions.



## 3 BACKGROUND INFORMATION

### 3.1 Mana Whenua

The landscape now known as Ōtepoti Dunedin 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 Te Wai Pounamu from Polynesia. Over time, further groups migrated and 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, and Kāi Tahu from the East Cape of the North Island. Through conquest and intermarriage, these different whakapapa lines are referenced by the phrase 'Kāi Tahu whānui' encompassing the broader ancestral connections underpinned by this history of migration and settlement.



Figure 2: Ōtākou Marae and Te Runaka o Ōtākou

Te Rūnanga o Ōtākou holds the status of mana whenua over the area now known as the Reserve. The coastal takiwā of Ōtākou

centres on Ōtākou on the Otago Peninsula and extends from Pūrehurehu to Te Mata-au. The takiwā of Ōtākou stretches inland encompassing the land and mountains to the west coast under shared authority with rūnaka to the north and south.

The Reserve is located within the ancestral landscape surrounding the Otago Harbour. Ōtākou is the original name of the eastern channel that runs from the harbour entrance along the eastern edge almost as far as Harwood where it abruptly stops. However, the harbour waterway that spans the area from Te Rae o Tupa (the northern tip of Pukekura) and extending up to Ōtepoti at the head of the harbour, although an ocean harbour, it was commonly referred to as an awa by their tūpuna due to its riverlike characteristics, albeit an ebb and flow behaviour.

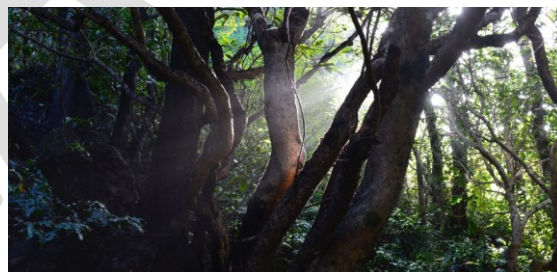


Figure 3: Town Belt Forest

The landscape of the Reserve was once the site of a significant podocarp forest that stretched inland to the north and west of Otago Harbour. Woodhaugh Gardens to this day retains the kahikatea-kowhai-ribbonwood-lacebark forest type typical of the original wetland environment. Species like kahikatea, pōkaka and tōtara were common in the wider area. Records indicate a wide range of uses of these species, including food, technology, and medicinal applications. Furthermore, these forests provided significant habitats and ecosystems for many

indigenous bird species, another important food source for mana whenua.

A significant site within the Reserve to mana whenua was the Toitū stream which flows down the route of Serpentine Avenue, (this has now been culverted under the road) and has a tributary called Waimoi that still runs through Jubilee Park. The outflow of the Toitū into the Ōtākou Harbour was the site of Toitū Tauraka Waka. This was one of several Kati Mamoe – Kāi Tahu landing places in the Ōtākou Harbour at the time of colonial settlement in the region. The tauraka waka site provided a softly sloped beach for landing waka, a good point of entry to the surrounding bush and mahika kai, as well as access to fresh water.

The loss of this tauraka waka site as a result of reclamation in the city centre of Dunedin, represents a loss of a way of life for mana whenua. This is important context when understanding the history of mana whenua and their relationship with the Ōtākou Harbour.

See Figure 4 below.



Figure 4: Toitū Tauraka Waka site

Ōpoho Creek runs south along the western flank of Te Pahure-o-Te-Rakipokihia / Te Pahuri-o-Te-Rakipokihia (Signal Hill) and alongside Logan Park before being diverted through culverts and flowing into the Ōwheo (the Water of Leith). Ōpoho was also the name of the former inlet at Otago Harbour known as Pelichet Bay, which was reclaimed in 1913 to construct Logan Park. The Ōwheo,

which Ōpoho creek discharges into, then flows into the Otago Harbour. There were other named places, including a kāika or settlement in the close vicinity.

### 3.2 History of the Reserve

- The original inhabitants of Ōtepoti Dunedin were the Kāti Hāwea and Te Rapuwai. They settled Te Wai Pounamu from Polynesia. Over time further groups migrated and settled here including the Waitaha people who arrived on the waka Uruao
- In the 17th and 18th centuries there was migration and settlement from the North Island including Kāti Māmoe and Kāi Tahu.
- Te Rūnanga o Ōtākou holds the status of mana whenua over the Reserve.
- Toitū Tauraka waka was used as a landing area to access the forested hills adjacent to the Toitū Stream to gather mahika kai.
- November 1831- The Weller brothers establish their Whaling Station at Te Umukuri, Wellers Rock.



Figure 5: Wellers Rock, the landing point of the first whalers and beginning of colonisation in Dunedin.

- 1840 – Korako and Karetai signed the Treaty of Waitangi at Pukekura.
- 1844 – The sale of the Otago Block from Māori to the Otago Association was concluded at Kōpūtai (Port Chalmers).
- 1846 – Charles Kettle, surveyor sets out the layout of Dunedin City and the original extents of the Reserve.
- 1846- Arthur Street Park established as Dunedin's first Cemetery.

- 1848- NZ Company surrendered unsold land and Reserve land to the Crown.
- 1854- Public Lands Ordinance passed recognising Town Belt as an area to preserve.
- 1848-1900- large pressure on the Reserve from quarrying, timber removal, squatting and road development.
- 1869- Ngāti Ruanui political prisoners brought to Dunedin and built Maori Road traversing through the Reserve.



Figure 6: Ngāti Ruanui Prisoners

- 1873- Unity Park Levelled for a cricket ground

- 1887- Queen Victoria's Jubilee. Jubilee Park established in her honour.
- 1888- Formation of the Dunedin Amenities Society by Alexander Bathgate and Thomas Brown.
- 1881- Dunedin's first cable car served Roslyn, cutting through the Reserve near Robin Hood Park.
- 1918- Grazing of horses ceased, shepherd appointed to run a sheep grazing programme.
- 1945-46 Arthur Street redeveloped, and single obelisk erected to mark the people known to be buried there. Land use changed to be a playground.
- 1948- Stuart Street constructed
- 1964- Moana Pool constructed
- 2016 Town Belt Kaitiaki was established.



Figure 7: Town Belt Kaitiaki

### 3.3 District Plan

The Resource Management Act 1991 (RMA) requires the Council to prepare a district plan under Section 73. The purpose of district plans is to assist the Council in carrying out its functions as described in Section 31 of the RMA. The District Plan must also reflect the functions and purpose of the RMA, promoting sustainable management.

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

The Reserve has the following zoning and overlays:

Zoning: Recreation

Overlays:

- Archaeological Alert Layer (Heritage)
- Urban Biodiversity Mapped Area
- Wāhi Tūpuna Mapped Area - Ōwheo

- Area of Significant Biodiversity Value
- Scheduled Trees
- Scheduled Heritage Sites (Northern and Southern Cemeteries)
- Hazard 3 (Flood) Overlay
- Hazard 3 (Coastal) Overlay

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## 4 SPECIFIC RESERVE AREA VALUES

### 4.1 Arthur Street Cemetery

#### **History**

The Arthur Street Cemetery in Dunedin, established in 1846, served as the city's primary burial site until the opening of the Southern Cemetery in 1858. Despite being repurposed as a camp for soldiers and later as a temporary lunatic asylum in the 1860s, it was neglected until 1880 when gravestones were replaced with a single obelisk. Although designated for recreation use in 1875, legal ownership wasn't accurately transferred. Portions were later acquired by the Crown for education. In 1945-46, the cemetery underwent redevelopment. In 2022, legal ownership was rectified: the obelisk area was gazetted as a cemetery, the playground became a recreation reserve, and school access was formalised.



Figure 8: Location of Arthur Street Cemetery

#### **Site Specifications**



Figure 9: Obelisk at Arthur Street Cemetery

The site contains a memorial obelisk and a community playground. The site also has some notable scheduled trees. Arthur Street School has right of way access established over the Reserve.

The site is bordered by roads on three sides and as a result the playground has a sense of isolation from the Reserve. This isolation is likely because the area is quite open, grassed, and physically separated from the forested hills behind.

#### **Opportunities**

Increase planting at the site to promote biodiversity, and to create a buffer from the road environment. Future playground upgrades should align with the Play Spaces Plan 2021 to provide a “unique” experience to the site, linking to natural elements of the Reserve within play structures.



## 4.2 Belleknowes

### **History**

Initially used for grazing, the ground at Belleknowes was gradually transformed into exotic turf with the removal of gorse and other weeds. Planting of exotic trees began alongside Queens Drive, and in 1911, the Punga Croquet Club established two lawns. The Belleknowes Golf Course development commenced in 1923, initially as a six-hole course, later extended to ten holes by 1928. A proposal for further extension in 1968 was approved in principle but abandoned the following year.



Figure 10: Location of the Belleknowes area of the Town Belt

### **Site Specifications**

The Reserve reaches its highest point at 167 meters above sea level here, offering panoramic views over the southern part of the Reserve and Dunedin's southern suburbs. The undulating main part of the course is surrounded by mixed exotic/native forest, with specimen trees lining the boundaries.

The area features the Golf Club pavilion-garage and the Croquet Club pavilion and shelters, the Belleknowes Golf Club, is a 9-hole course which attracts players who prefer a shorter game.

Leases are held by the Punga Croquet Club for the pavilion and lawns, and by the Belleknowes Golf Club for the pavilion and course.

### **Opportunities**

Lawson Street residential properties while directly adjacent to the Reserve are somewhat cut off from access as a result of the golf course restricting thoroughfare. A trail that connects Lawson Street to Queens Drive would improve this situation. It has been suggested that a bridge that connects Lawson Street to Harcourt Street may also provide a solution to gaining access to the nearby bush environs.



Figure 11: Location of Cosy Dell

### 4.3 Cosy Dell

#### **History**

The site was allocated for courts for the Cosy Dell Tennis Club in 1911. Three courts and a pavilion were developed, with the pavilion being extended in 1959. In 1983, the Club sought approval to replace the pavilion, but objections from local residents led to the new building being required to be constructed on the existing site. A new pavilion was completed in 1983, along with a jointly funded paved car park in 1984. In recent years, the club has had issues with carparking as increased resident parking has occupied the Kyle Street carparking area. The club has resurfaced their carpark and is working actively with Council to manage this parking situation.

#### **Opportunities**

- Improved carparking outcomes to retain membership.
- Road safety improvements on Kyle Street.

### 4.4 Gardens Ground



Figure 12: Location of Gardens Ground

#### **History**

The Dunedin Botanic Garden was relocated to the Reserve in 1869 and designated as a Domain in 1876. Initially used for casual picnics, the Gardens Ground transitioned to sports development in 1888, starting with football and later cricket. The St Martin's Cricket Club built a pavilion in 1905. Over the years, various clubs, including the North-East Valley Cricket Club and the Dalmore Croquet Club, utilised the grounds. In 1954, a new pavilion was jointly built with the North End Football Club. Proposals for further development, including a gymnasium and social rooms, were made but faced delays until 1985 when joint ownership of the pavilion was established. Roading developments in 1957 and 1968 impacted the ground's boundaries.

#### **Site Specification**

The ground is bordered by roads on all sides including State Highway 1, Northbound Highway exiting Dunedin. The adjacent roads are utilised for parking.

#### **Opportunities**

- Border planting around ground could be enhanced to help with ball travel into road environment and to promote biodiversity.

## 4.5 Jubilee Park



Figure 13: Location of Jubilee Park

proposed in 1998 and officially opened in 2000. Since then, further development of other mountain biking tracks has meant that the main user groups of Jubilee Park are dog walkers and education purposes as there are several schools and early childhood centres nearby.

### History

Jubilee Park, located between Māori Road and Serpentine Avenue in City Rise, Dunedin, has a colonial history dating back to 1866 when it was leased out for grazing. In 1869, Ngāti Ruanui prisoners were responsible for the construction of Māori Road which provides access to Jubilee Park. In 1887, it became the site for commemorating Queen Victoria's jubilee, evolving into a garden representing the flora of the British Empire. This initiative, along with public involvement, led to the establishment of the Dunedin Amenities Society in 1888. Renamed Jubilee Park in 1912, it underwent further development, including the creation of hockey grounds and a mountain bike track

As discussed above in sections 3.1 above, the wider Town Belt area, including Jubilee Park, was likely a location for Kāi Tahu mahika kai gathering due to the presence of Toitū Stream and Waimoi, a tributary stream of the Toitū. This is depicted in Figure 14 below.

### Site Specification

The site features Sportsfields utilised for junior soccer, changing rooms and toilets, a number of trails and forested hillslopes, and the old bowls club. This club is now leased by the Southern Youth Development Trust Board. The Dunedin Orienteering Club also runs events at the park. The trails located at Jubilee Park are Buggy friendly and have lengths suitable for short walks for young children. Jubilee Park also is one of the only locations where tributaries of the Toitu Stream are daylighted.





Figure 14: precolonial Otepoti and location of Toitu Stream and tributaries. (source: Dunedin Amenities Society's webpage)

#### Opportunities

- Historical sign discussing the construction of Māori Road by Ngāti Ruanui political prisoners.
- Information signage and/or a cultural marker signifying the importance of Toitū to Kāi Tahu, including as the location of a tauraka waka (waka landing site). Opportunities for the enhancement and daylighting of Toitū and Waimoi will be explored.
- Introduction of a bird sign hunt for under 5-year-olds (like a fairy door walk) of the birds of the Town Belt. Tracks are suitable for strollers and well suited for walks for young families.

## 4.6 Littlebourne Ground



Figure 15: Location of Littlebourne Ground

### History

Littlebourne's history is intertwined with the development of the adjacent land. It began as a cemetery reserve in 1846, then served as military barracks (1861-63), a Lunatic Asylum (1863-84), and later a high school (1885). The asylum inmates excavated the hillside, creating a level playing ground by 1875. Various sports clubs, including the Pirates Football Club and the Albert Cricket Club, utilised the ground. In 1912, it was allocated to Boys' High School Soccer Club and the Football Association, with the Roslyn-Wakari Football Club granted permission to build a pavilion in 1913. Over the years, the high school gained increased use of the ground, leading to conflicts with public access. In 1926, temporary classrooms were

erected, and in 1948 tennis courts were added. Temporary buildings were constructed in 1977 and 1978, removed in 1982 upon completion of school rebuilding. The ground underwent extensive redevelopment in 1982, including the demolition of the pavilion. In 1984, cricket nets were erected at the southern end of the ground for school and code use.

### Site Specification

Littlebourne Ground, nestled within the Reserve hillside, faces drainage challenges and occasional slipping due to its topography. It features a grandstand and cricket nets owned by Otago Boys High School. Pedestrian access is available from Queens Drive, with limited car parking. The school primarily uses the ground for cricket, rugby, and athletics, but despite its significant development contributions, full lease authority from the Council hasn't been granted. Adjacent land use includes the school's expansion, leading to temporary and permanent encroachments on Littlebourne Ground, which serves as the school's primary playing area.



Figure 16: Littlebourne Ground and Grandstand

### Opportunities

Given the nature of the drainage and slippage around the adjacent banks of Littlebourne, planting of specific plants to stabilise the banks and to reduce pluvial runoff onto the field would be appropriate.



## 4.7 Moana Pool



Figure 17: Location of Moana Pool

### **History**

Moana Pool, situated at Stuart Street/Littlebourne Road in Roslyn, has a rich history. Initially, it was the site of Moana Tennis Club's courts and pavilion in 1911. However, in 1950, the extension of Stuart Street led to the club's relocation. The former tennis site was considered for a municipal pool, and plans were approved in 1959. Construction began in 1961, with subsequent developments including a diving pool, car park, sun terrace, and paddling pool. The pool opened for public use in November 1964 and gained a reputation for its quality facilities. In 1970 and 1975, the heating system was upgraded.

### **Site Specification**

The approximately 1.2-hectare pool site was well-utilised in its basic design, offering users a view of the Reserve's wooded slopes through west-facing windows. Access to Moana Pool and its facilities is via the main entrance, with car parking available for approximately 140 cars off Littlebourne Road. The pool site is defined by surrounding landforms and roads, with steep, bush-covered hills to the west and Stuart Street and Littlebourne Road on other sides. The pool's extension possibilities are limited by the topography and narrow Reserve extent. Roberts Park, adjacent to the bush alongside Moana Pool, is also part of the area. Residential properties, some with informal access across Moana Pool Number Two carpark, adjoin the Reserve to the southeast.

Moana Pool is the largest user of LPG within DCC assets and generates approximately 2% of DCC's total carbon emissions. Council is actively looking at ways to reduce these emissions through heat pump alternatives and other possible systems.

### **Opportunities**

Review of Moana Pool facilities is being undertaken through the Aquatics Strategic Review. If the building needs to be developed on another site within the Reserve, any development must align with Objective 8 - Identify and manage future development and associated policies.

## 4.8 Montecillo Ground



Figure 18: Montecillo Ground

### **History**

Montecillo Ground has played a pivotal role in Dunedin sports history, hosting the city's first anniversary games in March 1849 and serving as a venue for various sports until Forbury Park's opening in 1871. Over the years, it has been home to cricket, football, and rugby clubs, witnessing numerous sporting activities and undergoing several improvements, including dressing rooms in 1900 and a pavilion in 1932. Floodlighting was introduced in 1960, and further developments followed, such as gully filling and pavilion extensions. Despite a proposed squash court addition being dropped in 1976, upgrades like an artificial cricket wicket in 1985 and the replacement of the rugby pavilion after a fire in 1986 continued. Adjacent to the ground, Montecillo Ridge, a forested area restored by local resident over two decades, now features public tracks, showcasing native forest scenery since 2024.

### **Site Specification**

The ground near the ridgeline along Eglinton Road boundary is predominantly open and exposed. A historic landfill on the northwest side of the ground was responsible for constructing the large flat area that steeply descends towards bush-covered slopes above the Southern Cemetery and Maitland Street. Unlike other parts of the Reserve, this area features a broad open space, including sportsgrounds, disrupting the continuous bush cover. Facilities include the Zingari-Richmond Football Club pavilion, training shed, floodlights, a nearby reservoir, and play equipment near Steep Street. Access is facilitated by a post and rail fence along Eglinton Road, a paved footpath connecting Steep Street to Maitland Street, and a sealed car park near the rugby pavilion. Presently, the ground hosts Otago Cricket Association competitions, Zingari-Richmond Football Club and Rugby Football Club activities, and events such as motorcycle sports during festivals. Montecillo Ridge features a restored native forest and two trails which connect the Southern Cemetery to the pedestrian walkway along the paper road of Steep Street. The Southern Cemetery adjoins to the south, while residential properties across Eglinton Road have raised concerns about parking and attendance at social events. Lease interests include arrangements with the Zingari-Richmond Rugby Football Club for pavilion and training shed usage.

### **Opportunities**

Trail connections from Montecillo Ground to Unity Park and closing the link for a pedestrian walkway across the Reserve.

## 4.9 Mornington Park



Figure 19: Location of Mornington Park

### History

Mornington Park holds historical significance as Dunedin's and purportedly New Zealand's first golf course, operated by the Dunedin Golf Club from 1872 to 1876, before the club relocated and rebranded in 1895 as the Otago Golf Club at Balmacewen. The formation of sports fields, initially managed by amateur clubs, commenced in the late 19th century, with the Council granting permissions for cricket and football grounds. Over the years, various sports clubs utilised the grounds, including cricket, football, and tennis clubs, leading to infrastructure developments such as pavilions, playgrounds, and terraces. Proposals for additional amenities, like a swimming pool or a civic centre, were debated but ultimately shelved due to disagreements and concerns over the Park's character and potential congestion.

Nevertheless, the park continued to evolve, with

upgrades to playgrounds and the addition of facilities such as a skateboard park and a new sports pavilion with improved amenities in 1983. Future improvements to the Skate Park are proposed to be implemented within the 2025-2034 Long Term Plan. The Dunedin Heritage Light Rail Trust has a display building on the Reserve. Their long-term goal is to reinstate the Cable Car on High Street and establish a base on the Reserve.

### Site Specification

Mornington Park features a moderate slope, with steep banks alongside Queens Drive. One playing field, unique for not being built up by tipping, is bordered by specimen trees and offers a northeast outlook over the city centre, enhancing its spacious ambiance. Pedestrian access is facilitated from Eglinton Road and Parkhill Terrace boundaries, with additional access points from Meadow Street and a footpath connecting Eglinton Road to High Street, providing entry to the skateboard park. Presently, the park accommodates Mornington School, various sports clubs including cricket, tennis, and football, along with skateboarding and a children's playground. Adjacent to Mornington's retail centre and residential areas, any further development should consider existing traffic and parking concerns. Lease interests include arrangements with the Mornington-Roslyn Tennis Club.



Figure 20: Mornington Skate Park

### Opportunities

Mornington Park currently has no clubs utilising the field as their home ground. Football is a growing sport and also one that can utilise turf. Turfs can accommodate approximately 40 hours of playing time a week in contrast to the 10 hours grass surfaces can accommodate. Additionally, they are more resilient to higher levels of rain, and do not degrade. Mornington Park may be a suitable



location for a football turf if future demand requires one, and a suitable location for additional changing facilities should use increase.

#### 4.10 Northern Cemetery (Victorian Garden Cemetery)

##### **History:**

Considerable opposition and debate surrounded the planning of a new 'Northern Cemetery' in Dunedin due to concerns for preserving the Reserve. Initially, a Bill supporting the cemetery development introduced to the General Assembly in 1868 was rejected. However, the urgency for a new burial ground led to the enactment of The Northern Cemetery Act in 1872, allocating approximately 20 acres of the Reserve for this purpose. The cemetery opened later that year and remained in operation until 1937, accommodating 17,758 burials of various religious denominations. While family plots may still be used if space permits, such occasions are now infrequent. In 2006, the New Zealand Historic Places Trust classified the Northern Cemetery as Category I in the Historic Places Register. This includes Larnach's Tomb, also a Category 1 historic place.



Figure 21: Location of the Northern Cemetery



Figure 22: Sextons Cottage

##### **Site Specification**

The Northern Cemetery, located on a ridge overlooking Logan Park, features sloping terrain with a steep gully dividing the site. Access is limited to Lovelock Avenue during daylight, with pedestrian entry available from various points, including informal routes to nearby educational institutions. Hosting notable graves and unique period stonework, the cemetery holds significant heritage value, serving recreational purposes like guided tours and genealogical research. Burial rights were restricted to a register list after registration in 1974.

There are 17,885 recorded burials on site. Enclosed

by the Reserve, it adjoins Bracken's View recreation area and is bordered by the Botanic Garden and Ōpoho Sports Fields. The Sexton's Cottage, built in 1872, is a protected heritage site, while Larnach's Tomb, another historic place, has undergone restoration. Structures like headstones are maintained by families, and the Southern Heritage Trust supports preservation efforts, occupying the Sexton's Cottage. The Heritage Rose Association has operated in the cemetery from 2003. A conservation plan was prepared for the Northern and Southern Cemeteries by the Historic Cemeteries

Conservation Trust of New Zealand. This was not adopted by Council as the maintenance work was out of budgetary scope.

### **Opportunities**

1. Review conservation plan to adopt feasible restoration work on the Northern Cemetery.
2. A landscape plan identifying removal of trees and appropriate plants for replanting in the cemetery.
3. Signage policy for protection of heritage values in cemeteries.
4. Formalise the existing occupation and use of the Sexton's Cottage by community groups through appropriate lease or license.

## **4.11 Ōpoho Park**

### **History**

Ōpoho Park's history traces back to 1878 when the Council approved development by the Waverley Cricket Club. Over the years, the park saw the establishment of various sports clubs like rugby, cricket, tennis, and bowling, with significant developments including fencing, pavilions, and lighting. The addition of amenities like playgrounds and croquet lawns diversified its usage, but the cricket club ceased activities around 1920, and the Croquet Club closed in 1941. Despite challenges such as fires and closures, the park continued to evolve with developments like new pavilions, floodlights, and a children's playground in 1972, partly funded by Ōpoho residents. In 1987, the Alhambra pavilion was converted into a training facility following a merger with the Union Rugby Football Club.



Figure 23: Location of Ōpoho Park

### **Site Specification**

Ōpoho Park features main sports fields on a levelled ridgeline, with lower filled land to the east. Despite its elevation above Lovelock Avenue, the open space is obscured by surrounding structures along Ōpoho Road. A shelter belt of pines offers protection, while ornamental plantings adorn the Lovelock Avenue boundary. Amenities include rugby and tennis pavilions, floodlights, a scout hall, and a playground. Pedestrian access primarily originates from Ōpoho Road, with limited parking available nearby. The park is utilised by various sports clubs and organisations. Surrounding properties are mostly residential, with the Botanic Garden to the west and bush-covered land sloping to Ōpoho Creek in the east. Notable features include managed native bush and leased premises to sports and community groups.

### **Opportunities**

Trail opportunities in the bush surrounding Ōpoho Park that connect the Northern Cemetery, Signal Hill Track Network and Ōpoho Park would extend the track network and improve commuter connections to Logan Park High School.



## 4.12 Prospect Park



Figure 24: Location of Prospect Park

### History

Queen's Drive, designed by S. H. Mirams in 1872, culminated at 'The Clear,' offering a dramatic hilltop vista. In 1881, Māori Hill Cricket Club obtained permission to level the area for sports use, followed by Pioneer Football Club in 1884, further developed for football in the subsequent year. Renamed 'Māori Hill Ground' in 1911-12 after filling, levelling, and extension, it saw the construction of Māori Hill AFC pavilion. Playground enhancement and road realignment to enlarge the ground occurred in 1923, with the present name adopted in 1925. In 1958, plans to replace the pavilion by Old Boys Cricket Club and Māori Hill soccer club led to the formation of Māori Hill Sports Amenities Association, completing the new pavilion in 1965 with Council assistance. Road relocation in 1961-62 extended the playing area, and in 1968, a lookout was built by Dunedin Lions Club. Floodlights for soccer practice were installed in 1975, requiring modification in

1986 due to traffic hazard. Barriers along Queen's Drive in 1982 prevented vehicular access. The Sports Association was disbanded in 1982, transferring pavilion ownership to member clubs, with Grange relinquishing its interest in 1988. North End United Soccer club has previously pursued a gymnasium addition in 1983, however was not approved by Council at the time.

### Site Specifications

Prospect Park offers stunning panoramic views of Woodhaugh, North Dunedin, and the city beyond, with its playing field bordered by a roadway, posing a challenge of soccer balls being lost over the nearby cliff to the north, suggesting the use of temporary barriers for control. Shelter is provided by the rising bush-covered Reserve to the southwest. The presence of Douglas firs along the north-western perimeter is considered out of place, therefore any replacement trees providing shelter should be consistent with neighbouring native species. Facilities include a soccer pavilion, lookout, and children's play equipment. Vehicular access is restricted, with parking available along Queen's Drive. The playground is located across the road on Prospect Bank. Currently, it is utilised by North End Football Club, Dunedin Orienteering Club, and serves as a lookout. Adjacent properties are residential, and the pavilion is leased to North End United AFC.

### Opportunities

Review the function of parking and lookout at Prospect Park.  
Protect lookout values.

## 4.13 Roberts Park

### **History**

Roberts Park, named after Sir John Roberts, a prominent Dunedin figure, was established in 1881 when he acquired the property and built Littlebourne House in 1890. After his passing in 1934, the Roberts family offered the house and grounds to the city for vice-regal residence or other civic purposes. Managed by the Superintendent of Reserves, the house served various roles, including student accommodation and housing for Dutch refugees during World War II. However, due to the extension of Albert Street in 1946, the house was demolished in 1949, with its materials used for other projects. The site was then repurposed into Roberts Park sportsfield in 1957. While a proposal to allocate the park to the YMCA in 1965 was agreed upon, it was not pursued, leading to the renovation of the playing field in 1972-73. This is currently used for football matches and by Otago Boys High School.



Figure 25: Location of Roberts Park

### **Site Specifications**

Roberts Park, positioned atop the Roslyn ridge at around 100 meters above sea level, boasts a nearly flat terrain post-levelling, with some raised banks along the roadside and northern edges. The park features mature English beech trees with native shrubs on its north side. The Parks and Recreation Department utilises the old depot building on-site for storage, though its deteriorating condition necessitates attention to prevent safety hazards. Access to the depot is via a driveway from Littlebourne Road, while parking is limited to nearby streets, with pedestrian access largely unimpeded. Presently, the park serves as a venue for activities like junior soccer in winter, although lacking changing facilities, with adjacent land use mainly residential and the eastern boundary abutting the Reserve's open space, extending to the bush-covered slope behind Moana Pool. Otago Boys High School and its tennis courts are situated nearby, approximately 400 meters from the park.

### **Opportunities**

Like Littlebourne Ground, this ground is surrounding by banks, and the field itself often gets boggy at times of high rain. Planting native shrubs along these banks should be considered as it will aid in reducing runoff onto the field, reduce grass maintenance and improve biodiversity outcomes.

## 4.14 Robin Hood Park

### History

During the 1860s, the park and adjacent Reserve hosted soldiers during the gold rush. Sports development began in 1881 with the Roslyn Cricket Club clearing space for cricket near the tramline. This area, known as "Tramsheds Ground," later accommodated football clubs. The old quarry became a shooting range in 1900, then a playing field known as Robin Hood Park. In 1960, a deal with Catholic School authorities expanded the park to rugby size. Earlier, in the 1860s, it housed a geological survey office and meteorological observatory, relocated in 1864. The Astronomical Society secured a new site for an observatory in 1915, delayed by war until it opened on Arthur Street Reserve in 1922. The Moana Tennis Club moved to the lower Robin Hood ground in 1950. Vandalism led to protective measures, like chain barriers in 1972 and building alterations in 1981. Notable additions include the "Queen's View" lookout in 1954 and observatory extensions in 1958.



Figure 26: Location of Robin Hood Park



Figure 27: "Queen's View" outlook

### Site Specifications

The Reserve gently slopes to the east, intersected by City Road and Queens Drive, the area features a significant terrace between the sports field and the tennis courts. Robin Hood Park stands apart from the adjacent school park, while the former quarry site houses the tennis courts. City Road serves as a prominent entrance to the Reserve, surrounded by exotic woodlands near Robin Hood Park. The former cable-car route delineates the southern boundary. Key structures

include the tennis pavilion, "Queen's View" plane table, Beverly-Begg Observatory, and cricket nets. Pedestrian access is available from Ross Street or City Road, leading to the observatory and tennis club. Presently used for schoolboy rugby, Trinity College rugby, Moana-Kaituna Tennis Club, and Dunedin Orienteering Club activities. The observatory, now managed by the Otago Branch of the Royal Society of New Zealand, welcomes public viewing upon request. Leased to the Moana-Kaituna Tennis Club and the Dunedin Astronomical Society Incorporated for the observatory.

### Opportunities

1. The Catholic School authorities retain the right to erect a Rugby Pavillion on Robin Hood Park as per their negotiation in the 1960s.



2. The Observatory is currently undertaking investigations to install a toilet on site for night-time stargazing use.

## 4.15 Southern Cemetery

### **History**

In 1857, concerns about the need for new burial grounds prompted the Dunedin Town Board to designate a site at "Little Paisley" in the southern Reserve. The Southern Cemetery opened on April 1, 1858, with the burial of David McGibbon, aged 6 years and 4 months. It accommodates 22,720 burials, divided into five sections representing major religious denominations and ethnicities of the era: Anglican, Jewish, Catholic, Presbyterian, and Chinese. There is also a memorial for the 18 Ngati Ruanui prisoners buried in the cemetery. In 2006, the NZ Historic Places Trust designated the Southern Cemetery as Category I in the Historic Places Register.



*Figure 28: Location of the Southern Cemetery*

### **Site Specifications**

Closed to burials since 1972, the cemetery still allows for family plots if space permits, though this is now uncommon. It holds significant local, regional, and national heritage value, with notable citizens interred there. Visitors engage in passive recreation such as guided tours, genealogical research, and artistic pursuits like sketching and photography. In 1974, a public notification required registration for burial claims, limiting entitlements to those who applied at that time. Adjacent to the cemetery are private residential properties to the south and the Reserve to the north. The Morgue, constructed in 1903, is now a protected heritage building used for equipment storage until a more suitable purpose aligning with the cemetery's values is identified. Other structures, including headstones and grave surrounds, are maintained by the families of the deceased. Trees are particularly an issue in the Southern Cemetery where roots are disturbing plots and burial infrastructure. A conservation plan was prepared for the Northern and Southern Cemeteries by Historic Cemeteries Conservation Trust of New Zealand. This was not adopted by Council as the maintenance work was out of budgetary scope.

### **Opportunities**

1. Review conservation plan to adopt feasible restoration work on the Southern Cemetery.
2. A landscape plan identifying removal of trees and appropriate plants for replanting in the cemetery.
3. Signage policy for protection of heritage values in cemeteries.

## 4.16 The Oval



Figure 29: Location of the Kensington Oval

### **History**

The (Kensington) Oval in Dunedin has a rich history dating back to 1860 when it was developed by the Dunedin Cricket Club, with support from Shadrach Jones. Initially known as the Southern Recreation Ground, it underwent various improvements over the years, including the addition of pavilions and structures like the South African War Memorial. Reclamation works in 1921 and negotiations over land encroachment in 1961 impacted its layout. Plans for redevelopment and renovations, including addressing damage from temporary circus events, have been ongoing, with a designated area now available for such events to protect sports pitches.

### **Site Specifications**

The Oval stands as a distinct open space in the southern end of the city, offering visual relief and serving as a flexible sportsground venue. Mature trees line its western boundary, complemented by recent specimen plantings and a privet hedge along Andersons Bay Road. Play equipment has been relocated, and artificial wickets were installed in 2002, along with improved drainage. Key structures include pavilions, first aid rooms, and the South African War Memorial. Pedestrian access is available from Princes and King Edward Streets, while vehicular access is restricted to Ardmore Drive. Currently, it hosts various sports associations, circus events, and public gatherings. While no direct property abuts the Oval, ball damage to nearby premises prompted field use rearrangements. The Oval is located on reclaimed land and within the projected Sea Level Rise Hazard area on the Otago Regional Council Database.

### **Opportunities**

The area at the Oval is flat and very close to the City Centre, making it an attractive location for a possible sportshub or sports facility. Given the site is vulnerable to the impacts of sea level rise, any development must consider possible implications of this hazard.

## 4.17 Unity Park

### **History**

Unity Park, formerly known as the Town Belt at Eglinton, has a history dating back to 1873 when it was used for cricket by the St Paul's Church YMCA. Over the years, it hosted various sports clubs and underwent levelling and development. In 1904, it was named Unity Park after the Unity Soccer Club. In 1962, a lookout was built by the Dunedin Jaycees, followed by a memorial to Rear-Admiral Richard Byrd in 1967. The field was renovated in 1980-81.



Figure 30: Location of Unity Park



### Site Specifications

High on Eglinton Ridge, the park offers a strategic, if bracing, lookout over the city, although the view to the South is now partially obscured by the adjacent trees. Upper Unity Park contains the sports field and lookout, while lower Unity Park features areas of plantings and one very large, grassed area over a sloped area falling toward the city. The site was previously used as a landfill, and the rather harsh contours of the site are being softened by further planting.



Figure 31: Viewshaft from lookout at Unity Park

### Opportunities

The lower sloping grounds of Unity Park offer the opportunity for forest regeneration as the larger grassed areas offer minimal recreation benefits in their current form. Walking trails should be established at the same time to support a continuous network of trails that cross the entirety of the Reserve.

## 4.18 Woodhaugh Gardens



Figure 32: Woodhaugh Gardens. Scenic Reserve depicted in blue, Recreation Reserve portion in yellow.

### History

Woodhaugh Gardens' history is deeply rooted in its early use for industry due to its abundant native bush and accessible water supply. W.H. Valpy's sawmill and later flour mill in 1850 marked its industrial beginnings. The area was popular for picnics by the 1860s. Development plans emerged in 1873, with landscaping efforts starting in 1895, transforming it into a garden with bush walks and shrubs. Various amenities like a bathing basin and sports facilities were added over the years, alongside flood protection measures. Approximately half of Woodhaugh's natural

features are classified as a scenic reserve, while the remainder is recreation reserve. Figure 32 above depicts the boundaries of these different classifications. In 2004, gas barbecues and picnic tables were installed, enhancing its recreational appeal.



Figure 33: Historic image of Woodhaugh Gardens

corner of the Gardens, while the rest is open parkland with scattered trees and shrubs. The Playground is widespread across the open space. The paddling pool, established in 1961, is located next to the barbeque and toilet facilities.

**Opportunities:**

The trails in the gardens offer excellent accessibility opportunities however there are no accessibility carparking options in the vicinity. An accessibility carpark would be appropriate.

**Site Specifications**

The gardens are nestled between Pine Hill and Maori Hill, providing a sheltered and picturesque setting with views of the nearby hills and Flagstaff. While the Water of Leith no longer flows through, the duck pond remains as a prominent water feature. The vegetation, though altered by logging, still contains remnants of indigenous species, offering habitat for wildlife. The Gardens feature a diverse mix of plants, from broad-leaved shrubs to native trees, creating different ecosystems within the Reserve. The Bowling and Croquet Club occupies a

## 5 SITE ANALYSIS

### 5.1 Values to be protected.

#### 5.1.1 VICTORIAN HERITAGE VALUES

The Reserve, in its formalised colonial form, separating urban areas from suburbs, emerged from urban planning ideals influenced by Edward Gibbon Wakefield. Initially proposed in Adelaide in 1837, it was later applied to Wellington and Dunedin. These three cities feature the only Victorian Town Belts in the world. Charles Kettle, Dunedin's surveyor, envisioned public spaces but not specifically a belt. The New Zealand Company's financial struggles delayed its development until 1865. Despite early challenges and encroachments, efforts to preserve and develop the belt intensified over time.



Figure 34: Illegal Tree Felling in the Town Belt

The Dunedin City Council, established in 1865, eventually took responsibility, leading to improvements like scenic drives and sports facilities.

The original intent when creating the Reserve was to establish clear boundaries between the urban and peri-urban Dunedin landscape while promoting air quality, recreation and natural spaces for Dunedin residents. It is considered these elements of the Reserve should be retained and these values should be promoted. Victorian ideas were in many ways very progressive, and the preservation of natural spaces for the benefit of mental and physical health in city residents were values

that were promoted at the origin of the Reserve. These holistic values should be promoted and retained.

In addition to the holistic values that Victorian ideas promote, the physical remnants of the past that are still present today are also valuable to acknowledge and gain mātauranga. Preservation of heritage structures within the Reserve should be promoted.

The Reserve has significant European Heritage values. Monuments on the Reserve include the South African War Memorial (Boer War, The Oval), Admiral Byrd Memorial Lookout (25th Anniversary of Jaycees and 1928 Byrd expedition to Antarctica, Unity Park), Jubilee Memorial (Queen Victoria's Jubilee, Jubilee Park) and the Memorial Obelisk (site of Arthur Street Cemetery). Both the Southern and Northern Cemeteries contain Otago Pakeha history. Johnny Jones, Thomas Burns and William Cargill are all buried in the Southern Cemetery, while William Larnach and Thomas Bracken are buried at the Northern Cemetery.

Littlebourne has been the site for a cemetery, military barracks and a lunatic asylum before its present use as a school and sportsfield. Conservation Management Plans exist for both the Southern and Northern Cemeteries. The Northern Cemetery on Lovelock Ave contains a number of historic or archaeological sites/structures including Larnach's Tomb, the former Sextons cottage and a midden. These are recorded in the Dunedin City District Plan.

#### 5.1.2 MANA WHENUA CULTURAL VALUES

The Reserve, encompassing a substantial forested area in Ōtepoti, plays a crucial role in the overall health and wellbeing (hauora) of the city. When the Reserve's biodiversity and freshwater systems are thriving, they significantly enhance the wellbeing of both the environment and the people of Ōtepoti, providing broad benefits to the entire city. These holistic values are embodied in:



1. Te Mana o te Taiao – *is about protecting and restoring the mauri of nature.*
2. Te Mana o te Wai – *is about restoring and preserving the balance between the water, the wider environment and the community.*

These values were introduced to policy in national documents such as the National Policy Statement for Freshwater and the Te Mana o Te Taiao Aotearoa New Zealand Biodiversity Strategy 2020. By applying this holistic perspective to the Reserve, we not only support its landscape and ecological values, discussed further below, but also acknowledge the importance of the health and wellbeing of both people and place. As kaitiaki (guardians) of the Reserve, it is the Council's responsibility to protect and enhance these integral values.

### 5.1.3 LANDSCAPE VALUES

The Reserve, a verdant strip above central Dunedin, serves as a natural divider between urban and suburban areas, presenting a picturesque contrast. Its undulating topography, marked by ridges and gullies, adds to its visual appeal, with sections of steep slopes and elevated positions standing out prominently. The continuous tree cover, interrupted only by sporadic sportsfield developments, contributes to its lush appearance, especially when viewed from a distance.

Within the inner city, the Reserve's steep slopes limit views outward, creating a sense of containment and adding to the area's distinct character. However, from low-lying vantage points further away, it merges seamlessly into the rural landscape beyond Dunedin, with only occasional disruptions to its tree canopy. Yet, the Reserve's significance extends beyond its visual impact. It serves as a tranquil retreat for local residents, offering a cool and green oasis amidst urban hustle. Many Dunedin properties enjoy its scenic outlook, providing a sense of peace and enclosure.

Additionally, the tracks traversing its hills offers a leisurely escape for both locals and visitors.



Figure 35: Town Belt Recreation Trails

In essence, the Reserve holds multifaceted value, enhancing the urban landscape while providing recreational and aesthetic benefits. Its role as a local sanctuary underscores its importance not just to the city but also to individual neighbourhoods, enriching the lives of those who interact with it daily.

### 5.1.4 ECOLOGICAL VALUES

The ecological assessment undertaken by Wildland Consultants for the 2007 plan revealed a diverse array of flora and fauna, showcasing the area's ecological significance. The Reserve and Woodhaugh Gardens host a notable variety of moth species, various avifauna and native plant species, indicating a rich habitat worthy of ongoing monitoring to maintain biodiversity.



Figure 36: Woodhaugh Gardens



### Flora

Regarding flora, the Town Belt boasts a mix of vegetation types, including kanuka forest, moist broadleaved forest, exotic coniferous-deciduous forest, and mown grassland. The composition changes notably north and south of Stuart Street, with native-dominated forest prevailing to the north and exotic-dominated forest to the south. However, the presence of rare and uncommon native species underscores the area's ecological importance.

A total of 394 vascular plant species were recorded, with the majority being exotic or non-local natives. Notably, some native species face threats, with three classified as nationally threatened or uncommon.

Among the various forest types, alluvial forest stands out for its richness in native species and sapling density. However, invasive species like *Coprosma grandifolia* (Kanono), *Acer pseudoplatanus* (Sycamore), and *Lamium galeogdolon* (Aluminium Plant) pose a threat to native flora, particularly in moist habitats. Additionally, the proximity of residential areas contributes to weed invasion, impacting native understorey plants.

The presence of rare and uncommon plant species further highlights the ecological significance of the Reserve. Some, like *Raukawa edgerleyi* and fierce lancewood *Pseudopanax ferox*, are sparsely distributed, emphasising the need for conservation efforts.



Figure 37: The fierce lancewood at Botanic Gardens

### Fauna

The Reserve boasts a diverse fauna, with ongoing “Birds of the Town Belt” study identifying 28 bird species, split evenly between native and exotic species. Common native species include the tauhou (silvereye), kereru (New Zealand wood pigeon), tui, and korimako (bellbird), highlighting the area's importance as a habitat. Recently the Rifleman - Titipounamu population has experienced growth in the Ross Creek reservoir area and as predator control measures are extending through the city. It is considered their habitat likely extends into the Northern portion of the Reserve. During the breeding season, species like the song thrush and dunnock become more widespread.



Figure 38: Tui, a prolific resident of the Town Belt

Woodhaugh Gardens, with its original stand of native bush stands out for its richness in native bird species, followed closely by sites like the Northern Cemetery and Botanic Garden. These areas provide crucial habitat for native birds, emphasising the importance of preserving and enhancing their ecological value.

In terms of invertebrates, the Reserve supports a variety of species, with springtails and amphipods being the most abundant. Dry forest habitats exhibit the highest invertebrate activity and diversity, indicating their importance for maintaining healthy populations. Carabid beetles and large spiders are relatively abundant, suggesting a balanced ecosystem within the Reserve. Overall, the fauna contributes to the area's ecological richness, emphasising the need for continued conservation efforts.

Pest mammal species also inhabit the Town Belt and pose a significant threat to both flora and fauna alike. Possums, cats (feral and domestic), rodents (mice and rats), mustelids (stoats, ferrets and weasels) and hedgehogs are present in moderate abundance within the Reserve. Pest mammals directly impact native fauna as they prey on native birds, lizards and insects that are key to the health of our forests. The intensive, selective browsing of favoured food plant species by the common brushtail possum (*Trichosurus vulpecula*) often results in extensive canopy defoliation thus impacting a wide range of native bird species. Multi-species predator

control is actively undertaken in the Reserve supressing breeding populations thus reducing overall impacts on our flora and fauna. A coarse abundance of each of these species within the Reserve is estimated based off species-specific predator monitoring events.



Figure 39: The deadly brushtail possum

#### **Biodiversity & Carbon Sequestration:**

Vegetation in the Reserve represents a stock of carbon as it is largely mature trees. If land is cleared for another use that would result in emissions. To store more carbon, the areas in forest cover could be expanded and/or improvements to biodiversity could enable greater carbon absorption in existing forest areas. Leaving dead or felled woody material can enable the build-up of carbon in the soil and provide nutrients for the plants which grow to fill the space left in the canopy. Healthy forests, especially indigenous forests with rich canopy and understory provide habitat for endangered taoka species and are more productive at removing carbon from the atmosphere than degraded ecosystems.

#### **5.1.5 EDUCATIONAL VALUES**

The Reserve has a rich historical geography. The historical, ecological, recreational, economic and landscape values of the Reserve, enhance the quality of life for the people of Dunedin. These values need to be promoted through the education of the general public to develop an awareness and appreciation of the natural and scenic qualities the Reserve provides. Through

community involvement in the research, promotion, and education of reserve values, a knowledge of the resource can be developed which will improve future management planning of the Reserve and ensure its appropriate use. Interpretive information like signs, monuments, memorials, plaques and visitor information, helps to promote and educate people about the Reserve and its significance to the city of Dunedin.

A number of schools use the Reserve for ongoing educational purposes. Enviroschools, established in 2001 and Town Belt Kaitiaki established in 2016 are the two main programmes run within the Reserve. Enviroschools works within the Reserve to teach sustainability actions to students, while Town Belt Kaitiaki are specifically Reserve focussed. They act as caretakers to the Reserve, generally focussing on forest regeneration and clean up of the forest, their learning and projects are student led and they have a "Student Leadership Team" with student representatives from participating schools who act as ambassadors. Having children develop a sense of pride in, and guardianship of, bush areas help reduce vandalism in the area and will increase their appreciation of natural areas. A variety of community groups also assist with weeding and revegetation projects in the Reserve.

### 5.1.6 RECREATION VALUES

#### ***Recreational Use***

The size and location of the Reserve make it one of Dunedin's main recreation areas for both formal and informal use. These values must be promoted, however not at the cost of biodiversity values. Any new sports facilities must be only developed in areas that are presently clear of vegetation.

A wide variety of facilities and activities located on the Reserve provide many recreational opportunities for Dunedin residents and visitors to the city. These clubs occupy parts of reserves with clubrooms and

facilities under various lease interests, these are listed in Appendix A.

There are a total of 22 sportsfields' on the Reserve. They provide a significant contribution to the city's sportsfields systems. These are located at The Oval, Montecillo Ground, Unity Park, Mornington Park, Jubilee Park, Robin Hood Park, Roberts Park, Littlebourne Ground, Prospect Park, the Gardens Ground and Ōpoho Park. Sporting codes using these fields include rugby union, rugby league, soccer, and cricket. Golf, bowls, croquet and tennis clubs are all domiciled on the reserve, with each of these codes supplying their own facilities. Walking and running through the Reserve is popular, with use by orienteers, walking groups and individuals. A skateboarding park is located at Mornington Park. There are mountain bike (MTB) trails at Jubilee Park, however this has receded in use since the development of MTB tracks at Signal Hill Reserve, Bethunes Gully, and Redwoods. The Jubilee track is largely still used for children's MTB events and training programmes with nearby local high schools. Dunedin's main swimming venue, Moana Pool, is located on the Reserve, and this is used for a variety of aquatic sports.

The demand for family-friendly MTB trails and commuter trails is growing within the community, especially as interest in mountain biking continues to rise. The traditional "Sunday Drive" is being replaced by the "Sunday Bike" as more people seek outdoor recreational activities. There is a diverse range of individuals interested in easily accessible trails.

Community feedback gathered in March 2024 revealed that 30% of respondents expressed a desire for a pedestrian cycleway through the Reserve. This noteworthy percentage is significant, considering that the idea was not explicitly mentioned in the engagement documents. Enhancing the existing network and potentially creating a trail system that



spans the Reserve could provide increased opportunities for both walking and mountain biking.

11 playgrounds are located at various points on the Reserve. These range from simple swing and slide local playgrounds through to community playgrounds. A paddling pool and picnic facilities are located at Woodhaugh Gardens. The Oval is the main site in the city for circuses, however these events are declining. Woodhaugh Gardens has played host to the food and wine festival. Lookouts are located at several points in the Reserve and, together with Queens Drive, make it a popular site for scenic appreciation.

### 5.1.7 ACCESS VALUES

Pedestrian access to the Reserve is available from many points, either, through roadside access, or from the network of paths throughout the Reserve. Vehicle access is facilitated through the Reserve by the network of legal and public access routes (non-legal roads) that has been developed on the reserves. The public vehicle routes (non-legal roads) and legal roads facilitate access to suburbs on either side of the Reserve, such as Stuart Street, and other smaller public access routes that provide access to residential areas adjoining the Reserve and clubs within the Reserve.

Access to recreational facilities, to promote commuter thoroughfare, and legal residential access are values to be protected.

This includes parking. Parking on reserves must only be permitted in accordance with the Act.

## 5.2 Issues

### 5.2.1 CARBON EMISSIONS

The Reserve currently facilitates carbon-emitting outcomes due to its infrastructure favouring car-centric transport to recreational

areas. The Zero Carbon Plan aims to mitigate this issue by promoting active transport options. Residents of hill suburbs like Māori Hill and Roslyn must cross the Reserve to access central Dunedin, a distance within a reasonable walking or cycling commute. However, existing routes often prioritise private vehicles, neglecting adequate infrastructure for pedestrians and cyclists. This discourages low-emission modes of travel and contributes to overall carbon emissions.

The plan identifies the Reserve's potential as a key corridor for pedestrian and cyclist routes, connecting major destinations such as the University and the Octagon. Enhancing active transport infrastructure, including well-maintained paths with adequate lighting and accessibility features, is crucial. This would encourage more residents to choose walking or cycling over driving, provided these options remain competitive in terms of travel time compared to private vehicles. Moreover, some public vehicle routes through the Reserve, like High St, Stuart St, Drivers Rd, and Lachlan Ave, are essential for connecting hill suburbs to central Dunedin but currently lack sufficient pedestrian and cyclist amenities. Converting certain roads into dedicated walking/cycling tracks or returning them to natural bushland, in certain sections of Queens Drive, would support commuting and low-emission recreational activities. By addressing these challenges, the plan seeks to transform the Reserve into a sustainable corridor that reduces carbon emissions associated with transportation in Dunedin.

### 5.2.2 LIGHTING

Community feedback in 2024 engagement identified lighting as an issue in the Reserve for three reasons.

1. Effects of light pollution on dark skies for stargazing
2. Effects of light pollution on native animals and their habitats



3. Provision of lighting for safety when commuting through the Reserve during winter hours.

Achieving a balance across these issues is essential for getting the best outcome for the community. Dunedin is undertaking a complete change of all sodium lightbulbs for LED lighting, which reduces light pollution and maximises vision on the area desired to be lit. To reduce any further light pollution and negative impacts on wildlife, lighting within the Reserve should be restricted to commuter trails and minimised in other locations.

### 5.2.3 MAINTENANCE ISSUES

The Reserve fulfils an important amenity role within Dunedin: it is a significant landscape feature, provides areas for recreation and is an important horticultural and botanical resource. As a high-profile public reserve, its management and maintenance are important to the Dunedin community (especially for those who neighbour or regularly use the reserve).

While maintaining biodiversity and facilities across the reserve is crucial, priority is given to human health and infrastructure protection when allocating maintenance budgets within the Reserve. This can mean that clearing of pest plants within the reserve can only be done in limited capacity.

Planting within reserves is popular with volunteer groups and various departments within the DCC. Planting has numerous benefits and the DCC supports these activities. Maintenance teams take over responsibility of these planting areas typically over a 3-year cycle. Problems arise when these plantings have not been cared for sufficiently at the 3-year point. If the plants are not established to the point of self-sufficiency, attrition rates of the plants are high. When these plants are underdeveloped or dead, this creates an increased maintenance burden on staff upon handover.

### 5.2.4 WEEDS AND PESTS

The vegetation survey conducted from March to June 2006 by Wildland Consultants highlighted significant issues with weed infestation in the Reserve. Out of 44 problematic weed species, sycamore, *Coprosma grandifolia*, rangiora, ivy, and male fern were identified as the most widespread and serious. Compared to previous surveys, the number of weed species and their occupancy has increased, with *Coprosma grandifolia* notably thriving in areas where mature sycamore trees have been removed. Town Belt Kaitiaki have also reported a significant increase in aluminium weed in recent years as they undertake weed control in their role model sites. The high weed burden poses a threat to native understorey and ground cover plants, inhibiting the regeneration of native canopy trees.

Additionally, pest mammal species such as possums, cats (feral and domestic), rodents (mice and rats), mustelids (stoats, ferrets, and weasels), and hedgehogs are present in moderate abundance within the Reserve, posing a significant threat to both flora and fauna. These pest mammals directly impact native fauna as they prey on native birds, lizards, and insects essential for the health of our forests. The common brushtail possum, in particular, is problematic due to its intensive browsing of favoured food plant species, resulting in extensive canopy defoliation and impacting a wide range of native bird species. To mitigate these impacts, multi-species predator control is actively undertaken in the Reserve, suppressing breeding populations and reducing overall impacts on our flora and fauna. A coarse estimate of the abundance of each of these species within the reserve is determined based on species-specific predator monitoring events.

### 5.2.5 ALIENATION OF LAND/ENCROACHMENTS

Since its establishment, encroachments onto the Reserve have persisted and are on the rise, especially with increased residential development nearby. These encroachments encompass various activities such as gardening, boundary extensions, driveway construction, house extensions onto the reserve, placement of garden sheds, and expansion of lawn areas. Access ways across the reserve to private properties are the most common form of encroachment, which can disrupt recreational and landscape values and create physical barriers within the reserve. Vegetation clearance is frequently employed to enable these encroachment activities which privatise public land, limit public access and give the impression of private ownership.

To address this issue, Council plans to assess and address encroachments proactively, through formalisation or removal actions, while also implementing measures such as boundary maintenance, weed removal, and clearer definition through fencing.

### 5.2.6 ISSUES WITH PUBLIC VEHICLE ROUTES

Many public vehicle routes within the Reserve are not situated on legal road reserves but have been established to enhance access across the Belt, reach specific areas or facilities, and offer scenic routes for locals and visitors. It is crucial to strike a balance between access and preserving the Reserve's other values. Some access routes are short, specifically accessing reserve features, other routes like the Queens Drive, extend across the entire reserve. Users often overlook that these routes, though utilised as public roads, remain part of the Reserve's land.

Issues arise when individuals seek access from these routes to reach residential properties, especially where boundaries aren't clearly defined. Challenges may also arise concerning development and resource consents,

including adherence to frontage rules. Moreover, these routes fragment sections of the Reserve, impacting vegetation integrity, facilitating weed spread, and affecting soil and vegetation stability.

The width of most vehicle routes through the Reserve are also not suitable for two-way traffic, and pedestrians walk within these access corridors as there are no formed pathways. The persistence in retaining two-way access within the Reserve in these locations, create a number of transport hazards to the degradation of reserve and recreation values.

Increased access via these routes leads to heightened dumping of garden waste, household litter, and larger items, particularly noticeable at year-end when student flats are vacated. Furthermore, many of these routes are utilised for all-day parking, causing damage to adjacent grass and vegetation, hindering pedestrian access, and constricting usable space on narrow streets, affecting motorists, cyclists, and pedestrians. The nature of these routes also encourages reckless driving, posing risks to other users.

### 5.2.7 RUBBISH DUMPING

A significant accumulation of rubbish is evident throughout the Reserve, often reflecting adjacent land use. Where the Reserve meets suburban gardens, discarded garden and household waste are common sights. Car parks and lookout areas are littered with takeaway food containers, while roadside locations attract various types of dumping. The disposal of garden waste in the Reserve should be strongly discouraged due to its association with weed invasion. Although other types of rubbish may not have significant ecological impacts, they detract from the Reserve's aesthetics and may diminish community pride.

Problematic weeds in the Reserve often trace their origins to illegally dumped garden waste.

Ground cover invaders like aluminium plant and *Tradescantia zebrina* appear to have spread primarily through this route.

Council has recently introduced new kerbside garden waste and general waste bins for collection. It is hoped that these initiatives will curb fly tipping in the Reserve and promote cleaner surroundings.

### 5.2.8 STREAMS AND WATERCOURSES

Many small streams in the Reserve suffer from deep incisions into the soil, bank erosion, and sparse riparian vegetation. Typically, these streams would have low flows, running over cobbles and boulders or between stable banks covered by dense ground fern vegetation. However, their current state may be attributed to increased flow variability caused by runoff from roads and sealed surfaces, swiftly channelled into stream courses. This leads to heightened flood flows during rainfall, which in turn remove protective cobbles and small boulders, leaving the stream beds vulnerable to erosion by gullyng and bank slumping. Moreover, the culverting of some streams exacerbates flood impacts downstream and contributes to poorer ecological outcomes. For instance, culverted streams may experience increased flood pressures downstream, while also disrupting natural flow patterns and habitat connectivity. This alteration of stream dynamics negatively affects the ecological health of the streams and surrounding areas within the Reserve.

There are a number of watercourses through the Reserve that are severely impacting on the stability of the soil and vegetation around them, thereby affecting the quality of the ecosystem around the watercourse. Primarily this is becoming more of an issue as properties around the Reserve are developed and storm water is drained into the reserve and run off from hard surfaces on private properties increased.

Councils' preference is for private storm water not to be drained into water courses in reserves, however this is sometimes done illegally without Councils knowledge, or may be the only option, and Council permission may be granted.

### 5.2.9 DEVELOPMENT ISSUES

Increased development is adding pressure to the Reserve, especially with property subdivisions where vehicle access to both sections is unfeasible from existing frontage. There's an expectation for access over the Reserve for new allotments or improved access to residential properties. Access and parking become challenges when properties are developed into multiple flats. Changes in activity scale may affect previous access permissions. Moreover, increased development leads to greater parking demands, impacting the reserve directly or through off-street parking needs.

Some Reserve sites with alleged contamination from past landfills have no current development plans requiring excavation. Any potential excavation will undergo testing and consultation with the Otago Regional Council as per the Regional Plan: Waste (2022).

### 5.2.10 PUBLIC AND PRIVATE UTILITIES

Reserves are often perceived as convenient and logical places to locate public and private utilities. The placement of public and private utilities in reserves can be appropriate if the utilities serve reserve activities. However, the location, construction, operation, maintenance and decommissioning of utility structures can have significant impacts on the reserve and wider open space network values, and vice versa, particularly as vegetation in the reserve can threaten the integrity of infrastructure over time (for example, through root intrusion). Individually, and cumulatively, utilities can result in a range of adverse effects on reserves values. General Policies

Section 2.5.9 addresses these issues and outline the formal process of acquiring easements through the Act.

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## 6 OPPORTUNITIES

Section 4 above discusses site specific history and analyses the specific features and values of the different areas of the Reserve. Opportunities for these specific areas have been identified as part of these site-specific summaries.

Section 6 seeks to discuss opportunities for the reserve as a whole.

- 6.1 *Identify, preserve, enhance and manage the heritage, landscape, ecological, cultural, educational, recreational and access values of the Reserve in a way that visitors can both enjoy and be made aware of these values.*
- 6.2 *Investigate opportunities to communicate mana whenua history and narrative, particularly at Jubilee Park and possibly Unity Park looking down the Harbour.*
- 6.3 *Look for opportunities to extend the Reserve's area, potentially into North East Valley and South Dunedin, promoting biodiversity values across the city.*
- 6.4 *Look for opportunities to enable the reduction of carbon emissions in reserve spaces.*
- 6.5 *Identify appropriate areas for lighting within the Reserve and where lighting can be reduced.*
- 6.6 *Identify locations for Native Forest regeneration and support volunteer groups and DCC contractors to implement regeneration projects.*
- 6.7 *Investigate best practice planting techniques to improve maintenance outcomes.*
- 6.8 *Support Town Belt Kaitiaki and Enviroschools programmes with habitat restoration and weed control.*
- 6.9 *Identify opportunities to remove encroachment activities within the Reserve.*
- 6.10 *Identify and mitigate safety risks throughout the Reserve, specifically, improving transport safety outcomes.*
- 6.11 *Identify a suitable location for a cycle-pedestrian route along the length of the Reserve.*
- 6.12 *Link tracks to provide connections between individual sites across the Reserve.*
- 6.13 *Look for opportunities to improve access for all levels of mobility providing for and enabling enjoyment and participation of recreational activities within the Reserve.*
- 6.14 *Maintain robust development and utilities policy to protect Reserve values.*

## 7 STRATEGIC METHODOLOGY

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

This section of the Plan works by co-ordinating the ongoing management and development of the Reserve to achieve the vision for the Reserve and to contribute towards the delivery of Dunedin's wider strategic framework and the overall vision to be one of the world's great small cities. The diagram in Figure 40 below demonstrates how the Plan integrates into the wider strategic framework to deliver the strategically aligned management decisions and outcomes for the Reserve.

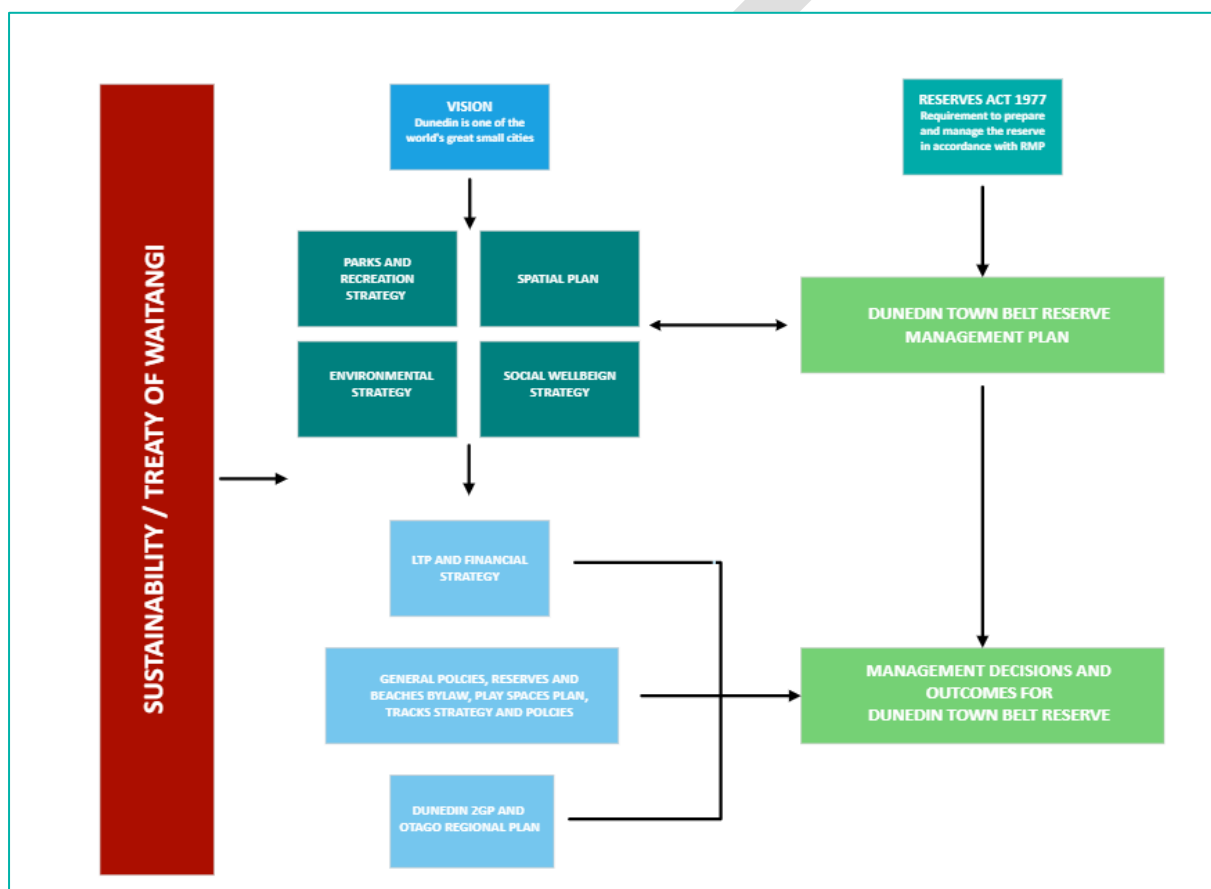


Figure 40: TOWN BELT RESERVE MANAGEMENT PLAN IN RELATION TO THE WIDER STRATEGIC FRAMEWORK

## 8 MANAGEMENT OBJECTIVES AND POLICIES

### 8.1 Introduction

The Plan should reflect the different classifications of the Reserve under the Act. It will provide a framework for any future proposals for development/ 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 providing 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.

It is observed from the community engagement undertaken in 2024, that there has been shift in the community's expectations of the Reserve. Conservation, biodiversity and preservation of scenic values continue to be high priorities, while promotion of mana whenua values, sustainability and safer transport options have been more frequently requested. Prioritisation of pedestrian and cyclist use for commuting and recreation are valued notably higher than the "scenic drive". It is considered that given the increase of cycle trails across the country in recent decades, the scenic drive has evolved into the "scenic bike", along with a desire to adopt more carbon efficient activities. Changes to objectives and policies within the Plan, have been amended with this community feedback in mind.

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 fully 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 under constant review to ensure continual relevance.

*To provide cohesion and understanding throughout the plan, objectives have been organised in the same order that values (Section 5.1) and issues (Section 5.2) have been discussed above in Section 5.*

### 8.2 Objective 1 - Enable the protection of Cultural, Historic and Mana Whenua Values

To enhance, protect and manage the social, cultural, historic and mana whenua values of the Reserve.

#### 8.2.1 POLICIES

*8.2.1.1 Policies in the 'Cultural and Historic Heritage' section of the Reserves Management Plan – General Policies should be read in conjunction with this section.*

*8.2.1.2 Consult with Iwi about appropriate ways of recognising the mana whenua status and cultural heritage in the management of the Reserve, which may include indigenous plantings, enhancement of waterways,*

*interpretation, artwork and appropriate Māori names.*

*8.2.1.3 Consider the development of an Interpretation/Storytelling Plan that investigates opportunities and identifies historic features and values associated with the Reserve in liaison with Council's heritage staff, local iwi and Heritage New Zealand Pouhere Taonga. A plan would look to manage, enhance, and celebrate the social, cultural and mana whenua history of the Reserve in a manner that engages and informs the visitor.*

*8.2.1.4 Important heritage sites within the Reserve will be protected and preserved where this is compatible with the primary purpose of the Reserve.*

*Note: Northern and Southern Cemetery objectives and policies are addressed in 8.13*

### **8.3 Objective 2 – Promote Landscape Amenity Values**

To protect, maintain, and enhance, the landscape character, amenity values, and scenic qualities of the Reserve with consideration of its role in the wider city landscape, its essential visual prominence from Dunedin City, and the views gained from the Reserve.

#### **8.3.1 POLICIES**

*8.3.1.1 Policies in the 'Landscape', 'Council as an Affected Party', and 'Buildings and Structures' sections in the Reserves Management Plan—General Policies, should be read in conjunction with this Management Plan.*

*8.3.1.2. All possible action will be taken to prevent activities in adjoining areas from compromising the landscape values of the Reserve.*

*8.3.1.3. Through consenting processes, buildings or structures will not be permitted on the Reserve where they are likely to significantly impact on landscape or amenity values.*

*8.3.1.4. Any development that includes planting or earthworks shall be done in a way that protects and/or enhances the landscape character and quality of the Reserve.*

*8.3.1.5. Council will impose conditions to protect landscape values of the Reserve with any permission given in its capacity as landowner and manager or in submissions on applications for Resource Consents on adjoining properties.*

*8.3.1.6. To preserve the views of the city from key positions within the Town Belt, particularly Brackens Lookout, Queens View-Robin Hood Park, Unity Park, and Prospect Park. Vegetation trimming or removal will be permitted where necessary to preserve significant viewing areas.*

*8.3.1.7. Any new buildings or additions to existing buildings, where permitted in accordance with this management plan, should be designed to blend into the landscape, or planting undertaken to assist with this.*

*8.3.1.8 Any new lighting within the Reserve should be considered only when they benefit commuter purposes, or evening sports. They should be LED lights and hooded to prevent light pollution and negative effects on wildlife.*

### **8.4 Objective 3 – Strengthen and Enhance Ecological Values**

Protect, maintain and enhance the Reserve's biodiversity by protecting existing flora and fauna and encouraging the restoration of habitats for indigenous flora and fauna by removing invasive pest species, protecting,



and enhancing existing indigenous vegetation within the Reserve.

#### **8.4.1 POLICIES**

##### **8.4.1.1**

*An Ecological Assessment and Plan shall be undertaken every 10 years to support the restoration of habitats for indigenous flora and fauna by removing invasive pest species, protecting, and enhancing existing indigenous vegetation within the Reserve. This shall include:*

- An ecological appraisal of current flora and fauna species present in the Reserve for the purposes of monitoring and assessing the efficacy of current management practices.
- A Predator Management Plan for the Reserve that identifies predator species and how they will be efficiently and effectively managed or eradicated.
- A Revegetation/Landscape Plan to identify which native plant species to use within the Reserve and the locations for revegetation planting. This plan may also include a schedule suggesting what order areas could be planted.
- A Maintenance and Management Plan prepared to show the staged management for the removal of existing exotic tree species (e.g., sycamore) and noxious weeds (e.g., aluminium plant, blackberry). The inclusion of a maintenance schedule would help protect existing native stands, improve health and safety for reserve users and support habitat restoration.

*8.4.1.2 Where possible, planting carried out in the area of indigenous endemic species shall be propagated from seed or plant sources within the Dunedin Ecological District, and consideration shall be given to using flora that will provide a food source for native birds*

*and insects that are appropriate to the site/environment.*

*8.4.1.3 Where seed is required for the purpose of propagating species for replanting within the Reserve as part of Council's revegetation projects, Council will permit the collection of seeds by a suitably qualified person, employed or contracted by Council to carry out this work.*

*8.4.1.4 The Council may enclose or otherwise temporarily close off to the public any part of a reserve where there are significant adverse effects on ecological values or for management programs, such as revegetation. Closure shall not result in significant adverse effects on other values.*

*8.4.1.5 To permit the removal of vegetation where required, and where agreed by the Dunedin City Council, for the development of tracks to facilitate recreational activities in the Reserve.*

*8.4.1.6 To allow appropriate research on reserves which will be beneficial to Council for the management of flora and fauna within the Reserve. Where enclosure plots are required, these may be permitted at the approval of PARS staff.*

*8.4.1.7 Any rare or endangered native flora or fauna in the Reserve will be protected as required by relevant statutes. Where appropriate, Council will liaise with the Department of Conservation to ensure appropriate management of populations of nationally threatened species e.g. mistletoes.*

*8.4.1.8 In regard to the Scenic Reserve in this plan, trees and bush shall not be cut or destroyed, except with permission through the due process of the Act.*

*8.4.1.9 No wood will be allowed to be removed from core and native areas of the Reserve, Woodhaugh Scenic Reserve or areas*

*managed for conservation and ecological purposes except for approved safety, landscape and management reasons. Felled and fallen trees will be left in these areas for habitat management purposes, where safe and not visible from surrounding roads and paths.*

## **8.5 Objective 4 - Enhance and Support Educational Values**

Encourage community involvement in the management and maintenance of the Reserve.

### **8.5.1 POLICIES**

*8.5.1.1. Liaison and co-operation with, and between, organisations, groups, and individuals interested in the Reserve shall be encouraged and maintained.*

*8.5.1.2. The Dunedin City Council will allow members of the public to be involved with maintenance of areas of the Reserve subject to:*

- *the written approval of Council of all proposals including areas and methods;*
- *ongoing monitoring of works by Council staff; and*
- *the work being consistent with the aims, objectives and policies of the Plan.*

*8.5.1.3. The Dunedin City Council may work with one or more partners to achieve the opportunities and objectives for the Reserve described in this management plan.*

*8.5.1.4. Partners working with the Dunedin City Council may be involved with public consultation, promotion, and projects for the management, conservation, and redevelopment of the Reserve.*

*8.5.1.5 Research to enable best practice planting methods may be undertaken to improve maintenance outcomes.*

## **8.6 Objective 5 - Enabling and Supporting Appropriate Recreational Values**

To promote a diverse range of recreational activities within the Reserve, catering to different age groups, interests and abilities.

### **8.6.1 GENERAL RECREATIONAL POLICIES**

*8.6.1.1 The Council shall monitor recreational use of the Reserve, and in assessing proposals for recreational activities on the Reserve shall give consideration to their cumulative impact on the ecological values.*

*8.6.1.2. Policies in the 'Tracks', 'Use of Reserves', 'Special Events', and 'Exclusive use', 'Development' sections of the Reserves Management Plan-General Policies apply in conjunction with this Management Plan.*

*8.6.1.3. Signage will be used to promote safety and minimise conflicts between recreational user groups.*

*8.6.1.4 The 'Dog Control Bylaw 2005', and subsequent updates, applies in conjunction with this Management Plan.*

### **8.6.2 TRACKS POLICIES**

*8.6.2.1 The policies in the Dunedin City Council Track Strategy and Policy will be considered in conjunction with this plan. As such tracks will be classed as multi-purpose by default, unless Council approves specific exclusions.*

*8.6.2.3 Where appropriate and feasible, Council will identify, enhance or develop tracks suitable for use by members of the community with limited mobility, and people with buggies or prams.*

*8.6.2.4 Where appropriate Council may develop or allow development of tracks to enhance the recreation opportunities of the Reserve through linking existing tracks, and 'family friendly' multi use tracks.*

8.6.2.5 Council will monitor informal tracks and may close off those that have significant adverse effects on reserve values.

### **8.6.3 ACCESSIBILITY POLICIES**

8.6.3.1 To ensure any new parking areas and assets (e.g., toilets, seating, drinking fountains etc) are accessible and useable to all.

8.6.3.2 Consideration will be given to the accessibility of any new tracks developed. Tracks that are accessible to all users will be prioritised.

## **8.7 Objective 6 – Enable Predator and Pest Control.**

To control and enable removal of undesirable/invasive exotic and native plants and animal pests on the reserve where they adversely impact on the ecological or intrinsic values of the Reserve.

### **8.7.1 POLICIES**

8.7.1.1 The Dunedin City Council will use the Ecological Assessment and Plan (in Policy 8.4.1.1) to inform pest management practices.

8.7.1.2. As far as possible, undesirable pest plants are to be eliminated. Where elimination is not desirable or feasible, undesirable pest plants are to be restricted to levels specified in relevant legislation. In the case of Scenic Reserves, exotic flora will be exterminated as per the Act.

8.7.1.3. Removal of introduced native species that restrict the proper growth and functioning of significant native areas shall be undertaken when appropriate environmental advice has been received.

8.7.1.4. Council will actively control animal pests in the Reserve and reduce their numbers to a point where they have minimal

detrimental effect on the native flora and fauna.

8.7.1.5. Council will liaise with the Otago Regional Council in the development of a programme of noxious plant and animal control for all parts of the Reserve in order to meet its legal obligations. The Ecological Assessment and plan will be used during the preparation of this report.

## **8.8 Objective 7 - Additions, Occupation Agreements and Encroachments**

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

### **8.8.1 POLICIES**

8.8.1.1 The 'Occupation Agreements', and 'Public and Private Utilities' sections of the Reserves Management Plan—General Policies apply in conjunction with this management plan.

8.8.1.2. The leases/licences approved by Council and legally established will be allowed on the Reserve in accordance with the appropriate section of the Reserves Act 1977.

8.8.1.3. Applications for pipeline connections to main sewer or water lines in the Reserve may be granted by Council (landowner permission required from Parks and Recreation Department) if they are short and will not adversely impact on reserve values, use, or potential future use.

8.8.1.4. Where occupational agreements are not specified in this plan, public notification is required under the Reserves Act 1977.

8.8.1.5. Formal agreements may be lodged with the Registrar-General of Land and registered on the property title

## **8.9 Objective 8 - Identify and Manage Future Built Development**

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

### **8.9.1 POLICIES**

8.9.1.1. Further bush or wooded land should not be developed as sportsfield or open space.

8.9.1.2 Prior to new buildings and facilities being developed, consideration will be given to the effects on reserve values, particularly ecological and open space values. Council's intention is to minimise removal of bush for development of sports fields or clubrooms/buildings and to, where possible, have new buildings located in areas where other buildings exist rather than using new open space areas.

8.9.1.3 Clubs wishing to extend or build new facilities are required to prove sustainability within the overall context of the sport. Consideration of the wider strategic direction for the sporting code, the sustainability of other clubs, and the financial position and membership base of the club is important when assessing applications for developments on reserves.

8.9.1.4 Any future development on the reserve must consider potential climate change impacts on a particular site and if the new

asset is appropriately located and designed for future risk.

## **8.10 Objective 9 - Manage Access and Linkages**

To enable a safe transport network through the Reserve, while prioritising recreation values of the Reserve.

### **8.10.1 POLICIES**

8.10.1.1 The 'Easement', 'Occupation Agreements', and 'Encroachments' sections of the Reserves Management Plan-General Policies apply in conjunction with this management plan.

8.10.1.2. Where necessary, Council will take measures to protect grass areas from parking, through the use of physical barriers and appropriate definition of grass areas.

8.10.1.3. Where necessary, Council will enhance definition of areas between tarsealed areas and grass to allow pedestrian access and prevent parking.

8.10.1.4. Council will ensure that the placement of signs, streetlights and other street furniture meets road safety needs while not affecting the values of the reserve. Vegetation affecting lighting associated with vehicle or pedestrian access routes will be trimmed.

8.10.1.5. Council will ensure that the maintenance of public vehicle and pedestrian routes through the reserve will not adversely affect the reserve.

In particular:

- Trees will be pruned on minor public vehicle routes to a level that allows cars, pedestrians and cyclists only, not to allow trucks and buses to pass.
- Maintenance of tree-induced damage to public vehicle routes crossing the Reserve will take into account the need to protect trees on reserves. Tree removal or damage to the root



system should only be considered as a last resort.

8.10.1.6. Appropriate plants to reduce the adverse effects of edges will be planted in verges and other 'edge' locations. Appropriateness will be based on traffic safety, fire and health hazard considerations as well as reserve values.

8.10.1.7. Non-chemical methods for maintaining public vehicle and pedestrian routes and associated facilities (e.g. watercourses) will be encouraged where feasible and financially possible.

8.10.1.8. Council may oppose applications to subdivide or develop properties adjoining the Reserve unless it can be shown that vehicle access will not be required over the Reserve at that time for demolition or development, or in the foreseeable future. Where there will be a significant increase in the use of existing, nonlegal accessways, resulting from development, applications may also be opposed.

8.10.1.9. Parking (in areas set aside for parking) for reserve activities and use of reserve facilities will be permitted in accordance with the Reserves Act 1977 and the Reserve Management Plan—General Policies.

8.10.1.10. Unformed legal roads may be closed and amalgamated with the Reserve where there is no reasonably foreseeable demand for them to be formed.

8.10.1.11. Where appropriate, Council may consider legalisation of major vehicle routes through the Reserve.

8.10.1.12. Council shall consider the adaptation of Queens Drive to enable resident only access, and to establish a pedestrian cycleway route through the length of the Town Belt.

Striving to achieve the:

- Promotion of transport safety
- Promotion of non-vehicular transport modes
- Reduction of illegal carparking
- Reduction in the ability to illegally dump rubbish,
- Promotion of zero carbon outcomes.

8.10.1.13 New trails will be prioritised where they create links to the wider trail network and promote active transport as the primary use of travel.

## **8.11 Objective 10 - Managing Special Events within the Town Belt**

To allow special events appropriate to the various sites within the Reserve, while managing any adverse effects on reserve values.

### **8.11.1 POLICIES**

8.11.1.1 Special events, which are compatible with the site and purpose of the reserve, are considered an appropriate use of a multi-purpose recreation site like the Reserve. Written applications and bookings for events are required.

8.11.1.2 The policies on 'Special Events' and 'Circus and Side-Show Operators' in the Reserves Management Plan—General Policies applies in conjunction with this management plan.

8.11.1.3 Use of Woodhaugh Gardens is limited primarily to small-scale, picnic-style events. An upper limit of 150 people will be allowed for picnicstyle and other events at Woodhaugh Gardens. Exemptions are possible upon Council approval.

8.11.1.4 One major event per year will be allowed at Woodhaugh Gardens per year, subject to the adverse effects of the event

*being remedied or mitigated. The event must be booked and Council have received written application at least 4 months in advance for first time events and two months in advance for repeat events.*

*8.1.11.5 The area set aside at The Oval for circuses, gypsy fairs, and other similar events, is the only area permitted for such activities.*

## **8.12 Objective 11 - Enabling specific management for Moana Pool**

Enable Moana Pool to be managed as Dunedin's premier aquatic facility.

### **8.12.1 POLICIES**

*8.12.1.1. The continued operation of Moana Pool is allowed on the reserve.*

*8.12.1.2. Redevelopment of Moana Pool will be allowed on the present site subject to the adverse effects of the development being remedied or mitigated.*

*8.12.1.3 Any future redevelopment of Moana Pool shall endeavour to reduce carbon emissions.*

## **8.13 Objective 12 - Enabling Specific Management of the Northern and Southern Cemeteries**

To recognise and protect the cultural heritage values of the Northern and Southern Cemeteries, while ensuring their management is consistent with the objectives of the rest of the Reserve.

### **8.13.1 POLICIES**

*8.13.1.1 The "Practices and Procedures Manual for Cemeteries and Crematorium" will*

*be read in conjunction with this management plan.*

*8.13.1.2 Areas of the Northern and Southern Cemeteries not managed for burials will be managed in a similar fashion to the nearest adjacent portions of the Reserve.*

*8.13.1.3. Where the Northern and Southern Cemeteries contain monumental masonry that the Council considers having significant cultural value, it may accept the maintenance of this masonry as a "public monument".*

*8.13.1.4. Vehicle access to the Northern and Southern Cemeteries will be restricted to the hours of daylight only. Vehicle use is also restricted to the formed driveways.*

*8.13.1.5. Where appropriate, Council may limit pedestrian access to the Northern and Southern Cemeteries at night for security and historic preservation reasons.*

*8.13.1.6. Vegetation maintenance within the Northern and Southern Cemeteries will take account of the cultural heritage values of these sites.*

*8.13.1.7. Any signs erected adjacent to headstones require approval from Council, and from the burial rights owners of the grave.*

*It is expected that any signs will:*

- Be low to the ground and lower than the respective headstone.*
- Be smaller than 0.3m<sup>2</sup>*
- Not detract from the overall character and amenity of the cemetery.*
- Be the responsibility of the persons who have installed the sign. If severe degradation occurs, Council have the right to remove.*

*8.13.1.8. No signs may be erected within the grass lane of the cemetery.*

*8.13.1.9. Commercial recreational use of the Northern and Southern Cemeteries is allowed where the purpose of the use is the interpretation of the cultural heritage value of the site.*

*8.13.1.10. Tenancies of buildings in the Southern and Northern Cemeteries may be allowed subject to the cultural heritage values of the cemeteries being maintained or enhanced by appropriate use.*

*8.13.1.11. Council will consider the principles of the Southern and Northern Cemeteries Conservation Management Plan prepared by the Historic Cemeteries Conservation Trust of NZ where appropriate to guide the heritage management and restoration of these cemeteries.*

*8.13.1.12. Council may investigate alternative management options, such as vesting the management of the Northern and Southern Cemeteries in an appropriate Trust, in order to facilitate appropriate management of these reserves as historic cemeteries.*

### **8.14 Objective 13 - Specific Management for Woodhaugh Gardens**

Preserve and enhance the ecological and historic values of the reserve while enabling recreational use of the scenic reserve.

#### **8.14.1 POLICIES**

*8.14.1.1 The Council shall take such steps as necessary to ensure that the water table in the Reserve is not further lowered.*

*8.14.1.2. Replenishment of vegetation shall, where possible, use stock from the reserve's indigenous vegetation.*

*8.14.1.3. Non-indigenous vegetation (including natives other than local provenance) shall be phased out by removal of*

*aggressive colonisers and seedlings, and non-replacement of existing tree specimens.*

*8.14.1.4. The Council will promote the enhancement of riparian areas in the Reserve.*

*8.14.1.5. No buildings will be allowed on Woodhaugh Scenic Reserve.*

*8.14.1.6. No part of the Woodhaugh Scenic Reserve will be leased.*

## APPENDIX A – LAND INFORMATION TABLE

Dunedin Town Belt Reserves - Table of Land Status (OG)						
	Land Parcels					
Name	Description	Area	Record of Title	Classification/Purpose	Gazette	Comments
<b>Dunedin Botanic Garden</b>	Section 1 SO Plan 459543 and Section 4 SO Plan 581837 Part Town Belt Town of Dunedin	30.4381ha	DCC Freehold held in Trust for the Purposes of Public Recreation RT part OT301/116 Ltd	Recreation Reserve Subject to the Reserves Act 1977	NZ Gazette 1983 page 4170	
<b>Opoho Park and Brackens View 80 Lovelock Avenue, Dunedin</b>	Section 3 SO Plan 459543 Part Town Belt Town of Dunedin  Sections 1 – 3 SO Plan 581837 Part Town Belt Town of Dunedin	17.2979ha  20.3627ha	DCC Freehold held in Trust for the Purposes of Public Recreation RT part OT301/116 Ltd	Recreation Reserve Subject to the Reserves Act 1977	NZ Gazette 1983 page 4170	
<b>Woodhaugh Scenic Reserve</b>	Section 1 SO Plan 23008, Town of Dunedin	4.6768ha		Scenic Reserve	NZ Gazette 1989 page 2230	
<b>Parks Management Area</b> - Woodhaugh Gardens - Prospect Bank - Prospect Park - Willowbank, Leisure Lodge	Part Town Belt Town of Dunedin		DCC Freehold held in Trust for the Purposes of Public Recreation RT part OT301/116 Ltd	Recreation Reserve Subject to the Reserves Act 1977	NZ Gazette 1983 page 4170	
<b>Newington Avenue 10 Newington Avenue</b>	Lots 20, 21 and 22 Deposited Plan 3857  and Lot 23 Deposited Plan 3857	0.5240m2  0.4047m2	DCC Freehold RT 275513 and DCC Freehold held as Recreation Reserve RT OT240/136	-  Recreation Reserve Subject to the Reserves Act 1977		



<b>Parks Management Area</b> - Cosy Dell - Lachlan Avenue playground - Tolcarne Avenue - Wallace Street Playground - Cobden Street - Moana Bush - Moana Pool - Littlebourne Ground - Sligo Terrace Playground	Part Town Belt Town of Dunedin and Section 2 SO Plan 469357	39.9606ha	DCC Freehold RT 702732 Ltd	Recreation Reserve Subject to the Reserves Act 1977	NZ Gazette 2007 page 2270	
<b>Parks Management Area</b> - Scarba Street - Robin Hood Park - Arthur Street Playground - Belleknowes Golf Course - Braid Road - Maori Road - Harcourt Street Playground - Jubilee Park - Belleknowes Terrace - Meadow Street - Mornington Park - Montpelier Street Reserve - High Street - Upper Unity Park - Lower Unity Park	Part Town Belt Town of Dunedin  and Section 1 Town Belt Town of Dunedin	77.6095ha  0.0023m2	DCC Freehold RT OT19C/115 Ltd  DCC Freehold RT OT19C/115 Ltd	Recreation Reserve Subject to the Reserves Act 1977 and Local Purpose Reserve (Electricity Substation)	NZ Gazette 2007 page 2270  NZ Gazette 1981 page 3230	

<ul style="list-style-type: none"> <li>- Montecillo Ridge</li> <li>- Montecillo Park</li> <li>- Oval Bank</li> <li>- The Oval</li> </ul>						
<b>Roberts Park</b> 26 Littlebourne Road, Dunedin	Lot 27 DP 308	1.3304ha	RT 276767	DCC Freehold		
<b>Arthur Street Town Belt additions 2022</b>	Part Section 88 Block XIX Town of Dunedin and Sections 89-90 Block XIX Town of Dunedin	3.3912ha	RT 1073749	DCC Freehold held as Recreation Reserve		
<b>Willowbank, Leisure Lodge (SH 1)</b>	Lots 4 DP 16513  and Lot 5 DP 16513  and Part Original Bed of Water of Leith, Town of Dunedin	0.0200m2  0.0120m2  -	RT OT9B/298  and RT OT9B/713  -	In Trust for public recreations Subject to the Reserves Act 1977 and Recreation Reserve Subject to the Reserves Act 1977 -	-  NZ Gazette 1979 page 3030  -	
<b>190 Queen Street (part Woodhaugh Gardens)</b>	Lots 3 and 4 DP 5040 and Closed road adjoining Block XXXII, Town of Dunedin	0.0166m2  0.1150m2	RT OT286/175  -	DCC Freehold  Closed Road		
<b>Part Jubilee Park (ex Kaituna Bowls) Serpentine Avenue</b>	Lot 13, 14 and 15 Deposited Plan 771	0.4905m2	RT OT397/181	DCC Freehold Held as Endowment for general purposes of the City	the Dunedin City Council Endowment Lands Act 1988	
<b>Part The Oval</b> 67 & 69 Ardmore Drive	Section 1 and Section 2 SO 20264 and Lot 1 Deposited Plan 21155	0.2437m2 and 0.0254m2	RT OT12B/1377 and RT OT13A/838	DCC Freehold  DCC Freehold		

<b>Part Lachlan Avenue Playground Stonelaw Terrace</b>	Part Lot 3 Deeds 288	0.0885m2	RT OT12B/271 Ltd	DCC Freehold		
<b>Part Brackens View 180 Dundas Street</b>	Part Sections 86, 87 & 88 Block XXXVII, Town of Dunedin	0.3035m2	RT OT39/214	DCC Freehold		
<b>Part Ethel Johnstone Reserve Tolcarne Avenue</b>	Lot 2 Deposited Plan 19030	0.0439m2	RT 275193	DCC Freehold Recreation Reserve Subject to the Reserves Act 1977		
<b>Cemeteries</b>						
<b>Northern Cemetery</b>	Section 1 Block LXXX Town of Dunedin (SO Plan 17821)	7.3293ha	RT 301/116 Limited as to Parcels	Cemetery	North Dunedin Cemetery Act 1872	
<b>Southern Cemetery</b>	Section 32 Block I Town of Dunedin and Section 33 Block I Town of Dunedin	0.0722m2 5.6891ha	RT 349488 RT 353284	Local Purpose Reserve (Cemetery) Subject to the Reserves Act 1977	NZ Gazette 1986 page 5080	
<b>Arthur Street Cemetery</b>	Section 87 Block XIX Town of Dunedin	0.1557m2	RT 1073742	Cemetery (vested in DCC)	NZ Gazette 2022 page 2575	

## APPENDIX B – LEASE INFORMATION TABLE

TB Reserve Area	Occupier	Type of Occupation	Building Ownership	Agreement Type	Area m2	Term	Expiry Date
<b>LEASES/LICENCES</b>							
<b>Belleknowes</b>	Belleknowes Golf Club Inc.	Clubrooms	Lessee	Lease	5.2989ha	14yrs	30 June 2024
<b>Cosy Dell</b>	Cosy Dell Tennis Club Inc.	Clubrooms and courts	Lessee	Lease	0.2515m2	7yrs	1 July 2024
<b>Gardens Ground</b>	Northeast valley Cricket Club Inc.	Shared Clubrooms	Lessee	Shared Lease	0.0253m2	10yrs	Expired 30 June 2024 (under review)
	Northern Association Football Club Inc.	Shared Clubrooms	Lessee	Shared Lease	0.0253m2	10yrs	Expired 30 June 2024 (under review)
<b>Jubilee Park</b>	The Southern Youth Development Trust Board	Community services venue	Lessee	Lease	0.4304m2	10yrs	30 June 2033
<b>Littlebourne Ground</b>	The Otago Boys High School Board of Trustees	Cricket nets	Lessee	Lease	0.0832m2	14yrs	Expired 30 June 2024 (under review)
	The Otago Boys High School Board of Trustees	Grandstand	Lessee	Lease	0.0234m2	14yrs	Expired 30 June 2024 (under review)
<b>Moana Pool</b>	Southern Rehab Limited	Commercial	NA	Agreement	NA	-	-
	GO2 Fitness	Commercial	NA	Licence	NA	20yrs	28 September 2036
<b>Montecillo Ground</b>	Zingari-Richmond Rugby Football Club Inc.	Clubrooms and training building	Lessee	Lease	0.1535m2	20yrs	30 September 2025
	Dunedin City Petanque Inc.	Clubrooms & land	Lessee	Lease	0.2684m2	14yrs	31 January 2028
<b>Mornington Park</b>	Mornington Roslyn Lawn Tennis Club Inc.	Clubrooms & courts	Lessee	Lease	0.2520m2	5yrs	30 June 2027



	Dunedin Heritage Light Rail Trust	Tram Museum building	Lessee	Lease	0.0098m2	15yrs	31 July 2031
<b>Northern Cemetery</b>	The Southern Heritage Trust	Sextons Cottage	Licensee	Proposed Licence		proposed 5yrs	2029?
<b>Opoho Park</b>	Alhambra Union Rugby Football Club Inc.	Training rooms	Lessee	Lease	0.0150m2	10yrs	30 April 2028
	Lovelock Environment Society Inc - Tennis Club	Tennis courts	Lessee	Lease	0.1607m2	14yrs	Expired 30 June 2024 (under review)
	Opoho Bowling Club Inc	Clubrooms and lawns	Lessee	Lease	0.2469m2	10yrs	28 February 2030
	The Scout Association of NZ - Opoho Scout Group	Scout Hall	Lessee	Lease	0.0167m2	10yrs	30 June 2029
<b>Prospect Park</b>	Northern AFC						
	One NZ	Commercial - Telecommunications	NA	Licence	0.0010m2	14yrs	31 December 2034
	Telecom NZ	Commercial - Telecommunications	NA	Easement	0.0035m2	14yrs	17 February 2027
<b>Robin Hood Park</b>	Punga Croquet Club	Clubrooms and lawns	Lessee	Lease	0.3446m2	7yrs	30 June 2030
	Dunedin Astronomical Society Inc	Observatory	Lessee	Lease	0.0289m2	5yrs	30 June 2025
	Moana Tennis Club Inc.	Clubrooms	Lessee	Lease	0.2142m2	5yrs	30 June 2025
<b>Southern Cemetery</b>	NZ Surf Life Saving Inc.	Morgue Building – storage	Licensee	Licence	NA	Yr to yr	ongoing
<b>The Oval</b>	Otago Touch Association Inc.	sound system storage ex First Aid Bldg	NA	Agreement	NA	4yrs	30 September 2027
<b>Woodhaugh Gardens</b>	Leith Bowling Club Inc.	Clubrooms and lawns	Lessee	Lease	0.4909m2	10yrs	30 June 2030
	Leith Croquet Club Inc	Clubrooms and lawns	Lessee	Lease	0.3427m2	10yrs	31 March 2026
<b>Botanic Garden</b>	Double Rainbow 414 Limited	Commercial (Café)	DCC	Lease	0.0197m2	5yrs	10 August 2025

Various TB Reserves	Branch Dwellers	Commercial (Tree Climbing)	NA	Licence	NA	3yrs	30 Sept 2025
<b>EASEMENTS</b>							
<b>Prospect Park</b>	138 Queen Street	Right of Way/Right to Park Vehicle	NA	Accessway	NA	Perpetual	-
	144 Queen Street	Right of Way/Right to Park Vehicle	NA	Accessway	NA	Perpetual	-
	146 Queen Street	Right of Way/Right to Park Vehicle	NA	Accessway	NA	Perpetual	-
	148 Queen Street	Right of Way/Right to Park Vehicle	NA	Accessway	NA	Perpetual	-
	150A Queen Street	Right of Way/Right to Park Vehicle	NA	Accessway	NA	Perpetual	-
	154 Queen Street	Right of Way/Right to Park Vehicle	NA	Accessway	NA	Perpetual	-
	156 Queen Street	Right of Way/Right to Park Vehicle	NA	Accessway	NA	Perpetual	-
<b>Other TB Land</b>	28 Montpelier Street	Right of Way	NA	Driveway	NA	Perpetual	-
	508 Queens Drive	Right of Way	NA	Driveway	NA	Perpetual	-
	30 Lawson Street	Right of Way	NA	Driveway	NA	Perpetual	-
	170 Dundas Street	Right of Way	NA	Driveway	NA	Perpetual	-
	2 Duke Street	Right to Drain Water (HMK)	NA	-	NA	Perpetual	-
	4 Lovelock Avenue	Right of Way	NA	Driveway	NA	Perpetual	-
<b>Botanic Garden</b>	80 Lovelock Avenue	Telecommunications (Chorus)	NA	-	NA	Perpetual	-