

## PREFACE

This draft Management Plan has been prepared for the Wanaka Golf Course. The Golf Course comprises approximately 56 ha of land and is located on the south eastern outskirts of Wanaka Township.

The Wanaka Golf Course is situated on a Recreation Reserve. Previously the area was a domain under the Reserves Act 1977 which under Section 16 provides for domains to be managed and controlled as Recreation Reserves. Accordingly, the Wanaka Golf Course is subject to Section 17 of the Reserves Act 1977.

The Reserve is vested in the Crown in which the control and management has been transferred to the Queenstown Lakes District Council and it is therefore Council which is responsible for administering the reserve. This entails a financial commitment to spend money on maintaining and promoting recreational use of the area, and also an obligation under Section 41 of the Reserves Act 1977 to prepare a Management Plan. The plan is required to "provide for and ensure the use, enjoyment, maintenance, protection and preservation as the case may require; and to the extent that the administering body's resources permit, the development, as appropriate, of the reserve for the purposes for which it is classified."

It is intended that the contents of this draft plan will foster the interest of those who will be affected by the development of the Reserve, and that the final form of the Management Plan will have benefited from consideration of contributions by those affected. Any interested person or organisation is therefore encouraged to make written suggestions or objections to:

The District Manager  
Queenstown Lakes District Council  
Private Bag  
QUEENSTOWN

A summary of objections and comments received and a statement as to the extent to which they have been allowed or accepted, or disallowed or not accepted will be attached to the final plan before approval.

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## 1.0 INTRODUCTION

### 1.1 General

The Wanaka Golf Course comprises an area of 56 ha situated on the outskirts of Wanaka Township. It is an attractive site offering views of the township, lake and surrounding mountains.

The 18 hole Golf Course is an important recreational resource in the Wanaka area providing a venue for local enthusiasts and an attraction for visitors.

In addition the Golf Course is utilised for passive recreation and is also an important component in the urban structure of the township.

### 1.2 Purpose of the Management Plan

The Management Plan sets out to:

- Determine and define the development proposals for the Golf Club.
- Provide a management information document for the Queenstown Lakes District Council, the Wanaka Golf Club, other agencies and the public.
- Meet the requirements of the Reserves Act 1977.

A Recreation Reserve Management Plan works from the goals set out in Section 17 (1) of the Reserves Act:

"to provide areas for recreation and sporting activities and the physical welfare and enjoyment of the public and for the protection and beauty of the countryside with the emphasis on the retention of open spaces and outdoor recreational activities, including recreational tracks in the countryside."

The interpretation of the goal having regard to the Wanaka Golf Courses particular physical characteristics, which are set out in the Description section of the Management Plan, has enabled objectives to be formulated which set out the direction for the Reserves future recreational roles.

The objectives of the Wanaka Golf Course are:

1. To provide the Wanaka Golf Course as an area for the game of golf and for passive recreation in a manner which will optimise the public benefit from the area.
2. To preserve in perpetuity the Wanaka Golf Course as an open space in the overall urban structure of Wanaka.
3. To protect and enhance the character and appearance of the Wanaka Golf Course.

There are various issues which will arise as a natural consequence of pursuing the chosen objectives, and so appropriate responses to the issues are given in the form of policies.

Overall the Management Plan translates a statutory intention in terms of the particular features of the Reserve, via objectives and policies, as a basis for specific development decisions. The advantage of the Management Plan is that it gives a working framework for both detailed short term proposals and long term general intentions for this public resource. The Management Plan process maintains sufficient flexibility to

cope with evolving or changed circumstances. These include:

- physical changes and the new constraints they create.
- changes in type and extent of recreational use.
- changes in public attitude to recreation.

### 1.3 Historical background

In the early 1920s a group of enthusiasts laid out a nine hole Golf Course along the Lake Wanaka foreshore - from the vicinity of the Mall, along to the showgrounds, to Warren Street Anglican Church, to Dunmore Street and thence back to the foreshore.

Unfortunately all club records were lost in a fire at Mr Jim Perrow's store in 1924.

In about 1925 a 13 hole course was laid out in the southern area of the present Reserve, this area being subsequently gazetted as Domain in 1929. Mr John Faulks provided land for a further five holes but this was subsequently withdrawn on his death.

Two holes were then formed north of Ballantynes Road on Wanaka Station property and subsequently this area and an additional area to the north was given by Wanaka Station Trust and vested as a Domain in 1967.

In the same year a lease was entered into between the Minister of Lands and the Wanaka Golf Club for the lease of the above area for the purposes of a Golf Course.

The area north of Ballantynes Road was developed for nine holes in 1971 and the current layout of the Golf Course is therefore comprised in nine holes either side of Ballantynes Road.

## 2.0 DESCRIPTION

### 2.1 Location

The Wanaka Golf Course is located on the south eastern periphery of the Wanaka urban area. The Golf Course is not a continuous piece of land being separated by Ballantynes Road and Youghall Street into three pieces.

To the north of Ballantynes Road an area of 26.6258 ha is bounded to the north by State Highway 89; to the south and east by farm land and to the east by residential properties which front on to McPherson Street.

To the south of Ballantynes Road an area of 26.2370 ha is bounded by Golf Course Road to the east which in turn adjoins farm land; to the west by Stratford Terrace and a residential area; and to the south by McDougall Street which adjoins open space and beyond that residences.

Youghall Street bisects the southwest corner of the Reserve separating an area of 3.1420 ha.

Map 1 defines the locality of the Reserve relative to the Wanaka area.

### 2.2 Legal Description

The Reserve is legally described as Lot 1, DP 11824 being Part Section 16, Block II, Lower Wanaka Survey District and Sections 11 and 12 Block XLIX Town of Wanaka.

### 2.3 Area

The area of the Reserve is comprised as follows:

Lot 1 DP 11284	26.6258 ha
Section 11	3.1420 ha
Section 12	26.2330 ha
Total:	<u>56.0008 ha</u>

### 2.4 Administration

The Wanaka Golf Course is Crown land set apart as a Recreation Reserve and vested in the control of the Queenstown Lakes District Council. The Reserve is managed by the Wanaka Golf Club Incorporated under a lease agreement with the Minister of Lands dated 1 September 1967 for a term of 33 years.

The Reserve was initially administered as a Domain by the Wanaka Islands Domain Board with the southern part of the Reserve coming under its control in 1929 and the northern part in 1967.

Under the Reserves Act 1977 all Domains are automatically classified as Recreation Reserves under Section 16 of the Act. The Wanaka Islands Domain Boards functions have now been assumed by the Queenstown Lakes District Council.

### 2.5 Access

Vehicular access is available to the clubhouse and parking area off Ballantynes Road. Pedestrian access for the public is available from several points across wire fencing which has been erected for the protection of the Course from stock.

## 2.6 Population

Census results from 1986 indicate the population of Wanaka has increased rapidly from the time of the last Census in 1981. The total population in 1986 was 1,512 persons which was a 15.1% increase from the 1981 figure of 1,314. The usually resident population increased from 1,032 to 1,122 in the same period, an increase of 8.7%.

Figures derived from the results of the Domestic Travel Survey, undertaken between April 1983 and March 1984, indicate that Wanaka attracts some 119,000 domestic visitors alone per annum, and if overseas visitors are taken into account, the total figure is estimated to be in the vicinity of 200,000 per annum. Since the time of this survey the number of overseas visitors to New Zealand has increased significantly and therefore it can reasonably be expected there has been a commensurate increase of visitors to Wanaka.

Therefore with an increasing permanent population and also an increase in the number of visitors recreational facilities such as a Golf Course may be expected to receive additional use.

## 2.7 Physical

### 2.7.1 Topography

The Golf Course is located on an elevated site providing views over the township, lake and mountains. The Golf Course itself is relatively flat although there are undulations associated with the tees, fairways and greens.

### 2.7.2 Soil

The soil of the Golf Course is a Yellow Grey earth known as Wanaka Soil. It is a fine sandy loam of moderate fertility lacking in moisture content.

### 2.7.3 Vegetation

The tees, fairways and greens have a grass cover.

The area to the south of Ballantynes Road has many mature Pine and some Oregon trees with more recent plantings of ornamental varieties. The area to the north of Ballantynes Road has only been developed intensely since 1971 and as a consequence the trees are much younger. The plantings consist of mostly Oregons but have been increasingly supplemented by varieties of ornamentals and Podocarps.

The southern area is irrigated by a pumping system which draws its water supply from Bullock Creek while the northern area is irrigated from a bore 24m below the ground.

### 2.7.4 Climate

Wanaka experiences a continental type of climate with hot summers and cool winters. It is a dry climate with Wanaka receiving only about 640mm of rainfall per year and although this is spread relatively throughout the year there are considerable soil moisture deficiencies during the summer months, hence the importance of irrigation referred to above. The prevailing winds are northerly which are funnelled down the lake by the flanking mountain ranges.

## 2.8 Present Use

### 2.8.1 Recreation

Clearly the predominant use of the Reserve is for golf. Currently the Club has 317 fully paid members and 240 County members although the terms of the lease stipulate non members are able to play on the Course provided appropriate green fees are paid.

The lease permits the club to close the Course for 30 days each year for tournaments but not more than six days consecutively.

As indicated above the lease does not preclude the general public from using the Reserve except on those days closed for tournaments. Generally the Course is used for passive recreation such as walking and running, including the exercising of dogs, and tends to occur early in the morning or evening when golf is not being played.

### 2.8.2 Facilities

The golf club operates clubrooms from a site adjacent to Ballantynes Road. A description of the premises is comfortable rather than luxurious.

The club owns two tractors and course grooming machinery housed in sheds on the course which are screened by vegetation.

Two toilets are also located on the Course.

### 2.8.3 Green Belt

Although the original location of the Golf Course was not based upon a decision to implement a Green Belt the Reserve nevertheless acts as a natural barrier to the spread of urban development. This is recognised in the District Scheme on page 15 when under "Land Use Zoning" we find the following:

- (a) Proposal - to provide a more well defined list of permitted uses within the Rural 1 zone in order that the rural character surrounding Wanaka may be maintained.

Explanation - Overall subdivision has been undertaken in the immediate vicinity of Wanaka and Council's stated policy is that more intensive subdivision of the substandard allotments will not be permitted. In order to avoid conflict with the stated policy of uneconomically extending public utility services, and also to contain urban development within the limitations created by the Green Belt of the Golf Course, rural zoning is maintained over the 4 ha subdivision which fronts Golf Course Road."

Therefore the Golf Course Reserve is not only used for active and passive recreation but also as a means of structuring the expansion of urban development.

See Map 2 for existing layout of Golf Course and facilities.

### 3.0 DISTRICT SCHEME

#### 3.1 General

The Wanaka District Scheme which became operative on June 5 1981 makes several references to the Wanaka Golf Course.

#### 3.2 Designation

In the Wanaka District Scheme the part of the Golf Course located to the south of Ballantynes Road is designated "Golf Course" and the part of the Golf Course to the north of Ballantynes Road is designated "Golf Course Extension".

The purpose of the designation is, firstly, to define the area of land required for golf course reserve purposes; and secondly, to place limitations on the further development of the designated land in any manner which will be inconsistent with the objectives for the Golf Course. An underlying zoning of Rural 1 is given for the Reserve area and this makes provision for interim uses prior to the recreation reserve development being undertaken and gives a basis for land use decisions, should the designation be uplifted.

#### 3.3 District Scheme Policy

Reference is made in Section 2.8.3 to Council's policy towards urban expansion and the role the Golf Course can play.

On page 26 in Clause 501 For Recreation and Open Space the Policy Statement of the District Scheme refers to the role of reserves for recreation as well as again mentioning the part reserves play in the urban structure. There is no specific reference to the Golf Course but the relevant part of the clause states:

"For practical reasons, reserves for outdoor recreation needs of the community throughout the planning period must be provided for in advance of subdivision, so that these open spaces may be acquired in the areas of greatest usefulness.

In general, land set aside for reserve purposes within the District Scheme is disproportionate to the population but this must be viewed in the light of the town's holiday function. Equally, the function of reserves in Wanaka is also somewhat different and the Scheme attempts to recognise this difference.

The main preference for active recreation remains as a waterborne activity but should pressure be generated for active land sports, adequate land is available on Pembroke Park.

Passive recreation reserves, eg the town belts, lakeshore reserves, landscape features and the like, are considered by Council to represent an important means of structuring the expansion of urban development. This role is considered of such importance that passive reserves have been set aside as has been seen appropriate in each situation.

The third level or type of reserve is that of a very local nature where community open space is provided as a foil to the urban development around it. Such reserve areas can only be established at the time of the detailed subdivision proposal and so no attempt has been made to designate them in the District Scheme.



#### 4.0 THE RESERVES ACT 1977

##### 4.1 General

The Reserves Act 1977 provides for Council to prepare a Management Plan under Section 41 as administering body for the Reserve.

Council's authority to administer the Reserve is derived from Section 16(7) of the Reserves Act 1977 - as amended by Section 4 of the Reserves Amendment Act 1979. This Section provides for Reserves which were Domains under the Reserves and Domains Act 1953 (or any corresponding former Act) to be controlled and managed by local authorities as recreation reserves, without requiring a Gazette notice to that effect.

##### 4.2 Recreation Reserves

###### 4.2.1 The goal of Recreation Reserves

Section 17(1) of the Reserves Act 1977 states that recreation reserves are for the purpose of:

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

###### 4.2.2 Implementation of goal for Recreation Reserves

Section 17(2) sets out various guidelines for implementing and pursuing the goals. It states that:

"Every Recreation Reserve shall be so administered that -

- (a) The public shall have freedom of entry and access to the reserve: ..." except
- where subject to the discretion of the administering body under Section 53 and 54 where the powers to lease and powers other than leasing apply;
  - where subject to any by-laws under the Reserves Act apply to the reserve;
  - where subject to such conditions and restrictions deemed necessary for the protection and general wellbeing of the reserve and for the protection and control of the public using it.

and (b) Any scenic, historic and natural (including wildlife) features will be managed and protected in a manner compatible with the primary purpose of the reserve.

and (c) Any qualities contributing to the pleasantness, harmony and cohesion of the natural environment, and the better use and enjoyment of the reserve, shall be conserved.

and (d) Any value of the reserve as a soil water or forest conservation area shall be maintained to an extent compatible with the primary purpose of the reserve.

**4.2.3 Power of Administering Body under Reserves Act**

Section 53 allows Council to exercise a wide range of miscellaneous powers in respect to the Domain. An accurate and comprehensive description of these powers requires reference to Section 53 itself, as Appendix 1 to this plan. The summary also provided in Appendix 1 may be useful as a quick and clear reference.

## 5.0 OBJECTIVES

The three objectives given below for Wanaka Golf Course are based on the goal outlined in Section 17 of the Reserves Act 1977; Councils statements in the District Scheme; and the particular characteristics and circumstances relating to the Reserve.

### 5.1 Objective 1

To provide the Wanaka Golf Course as an area for the game of golf and passive recreation in a manner which will optimise the public benefit from the area.

### 5.2 Objective 2

To preserve in perpetuity the Wanaka Golf Course as an open space in the overall urban structure of Wanaka.

### 5.3 Objective 3

To protect and enhance the character and appearance of the Wanaka Golf Course.

## 6.0 POLICIES

Policies detailing developments and decision-making on specific areas will proceed in accordance with the stated objectives.

### 6.1 Administration

Policy 1 - to administer the Wanaka Golf Course as a Recreation Reserve under the control of the Queenstown Lakes District Council.

Policy 2 - to delegate the day to day decisions of the implementation of the plan to the Wanaka Golf Club.

#### Explanation

Under the terms of the Reserves Act 1977 the Minister of Lands has appointed the Queenstown Lakes District Council to control and manage the Reserve. The Minister of Lands has entered into a lease agreement with the Wanaka Golf Club for the use of the Reserve for the game of golf (with the agreement of the Queenstown Lakes District Council). The day to day management of the Golf Course requires a special expertise and it is therefore appropriate this function lies with the golf club.

### 6.2 Maintenance and development of the Golf Course (excluding facilities)

The major development of the Golf Course has occurred over the preceding years and improvements are therefore likely to be minor rather than major.

Policy 1 - to maintain the Golf Course in a manner which makes it readily available for playing.

Policy 2 - to remove dead or dangerous trees and those trees conflicting with the Course layout and replace with new plantings where appropriate.

Policy 3 - to implement minor earthworks involving tees, fairways and greens to improve the Course layout.

Policy 4 - to develop a new practice fairway to the southwest of the Golf Club.

#### Explanation

The maintenance and improvement of a Golf Course in an interesting and challenging manner will test the skills of players. A picturesque appearance combined with the surrounding views of the lake and mountains will also enhance its reputation and attractiveness. This will be achieved by the implementation of the following programme.

#### 1. Maintenance of tees, fairways and greens:

- i) Regularly topdress tees, greens and fairways with fertiliser.
- ii) Soil dress greens at regular intervals.
- iii) A spray programme to control clover and grass grub as required.
- iv) To irrigate the Golf Course from the Bullock Creek and bore systems.

#### 2. Vegetation programmes:

- i) To remove those trees which pose a danger through falling or are wind blown.

- ii) To remove those trees which are proving unsuitable in size, species or placement due to the particular needs and characteristics of the Golf Course.
- iii) To carry on with the replanting programme complemented by the replacement of appropriate mature trees. Emphasis will be placed on variety and size, colour and texture as is compatible with the needs of the Course recognising the limitations of the local climate.

### 3. Earthworks:

- i) To carry out minor earthworks where changes to tee positions, green placements or improvements to the fairways are required.

## 6.3 Facilities

Present facilities include the clubhouse, implement buildings, toilets and car parking and it is envisaged upgrading of most of these facilities will be carried out.

### 6.3.1 Clubhouse

Policy 1 - to further upgrade the clubhouse as funds permit.

#### Explanation

The existing clubrooms are the result of the efforts of mostly volunteer labour in which various additions have been carried out over the years. While they are not luxurious the clubhouse adequately meets current needs and further upgrading in both area and facilities may be expected as funds allow.

### 6.3.2 Implement Buildings

Policy 1 - to maintain the current location of the implement buildings.

#### Explanation

The implement buildings are located out of sight of the golfing and general public and do not interfere with play. They are of sufficient size to accommodate the Golf Course equipment and it is therefore proposed to retain their existing location.

### 6.3.3 Toilets

Policy 1 - to upgrade the two toilets located on the Golf Course.

#### Explanation

The two toilets on the Golf Course are relatively basic and will be upgraded.

### 6.3.4 Car parking

Policy 1 - to extend the car parking area immediately to the southeast of the clubrooms.

Policy 2 - to landscape the car parking area in order its impact on the surrounding area is reduced.

Explanation

It is considered the area to the southeast of the clubrooms is an appropriate space for the extension of a car park as it will not interfere with the Course layout or the views available from the clubhouse over the lake and mountains. The expansion of the car park area will require the replanting of some trees and shrubs and this landscaping will screen the car parking area and soften its impact.

6.4 Passive Recreation

Although golf is the primary recreational use of the Reserve walkers and joggers also utilise the Golf Course.

Policy 1 - to encourage the continued use of the Reserve for passive recreation.

Explanation

The terms of the lease permit the general public to have access to the Reserve providing this does not interfere with the game of golf. Recreation other than golf is primarily orientated towards an informal type such as walking and jogging. The Reserve is an important resource for these activities in Wanaka.

6.5 Fire control

Policy 1 - to assist and co-operate with the NZ Forest Service as the fire authority in all matters of prevention and control.

Policy 2 - to forbid the lighting of fires in the Reserve unless authorised by the golf club.

Explanation

The type of vegetation on the Reserve and the dry summers means there is a need to minimise the fire risk.

6.6 Fencing

Policy 1 - to provide suitable fencing where required for public safety, stock control, golf requirements and general Reserve management.

Policy 2 - to provide suitable access over the fencing for the public.

Explanation

Some fencing on the Golf Course is required but this should be erected in a manner which does not preclude public access to the Reserve.

6.7 Development and Maintenance Funding

Policy 1 - to fund the Reserve in accordance with the recognised recreational roles being served.

Explanation

Development within the Reserve is intended to be funded from any of the following options or in any combination of them which Council may consider appropriate:

- The Golf Course being totally funded by the Wanaka Golf Club utilising funds created by their own initiatives and resources, this includes membership fees, green fees and the sale of felled trees for timber.

- A contribution from the Queenstown Lakes District Council rates on the basis of user pays.

#### 6.8 Plan Review and Amendment

Policy 1 - to review this plan at five yearly intervals unless changed circumstances make more frequent reviews necessary.

Policy 2 - to ensure there is public advertising of all reviews and amendments and to allow the public an opportunity to follow and participate in changes to the Management Plan for the Reserve.

#### Explanation

A review of the Management Plan is necessary and appropriate to take account of changing circumstances and they will permit further public input.

## APPENDIX I

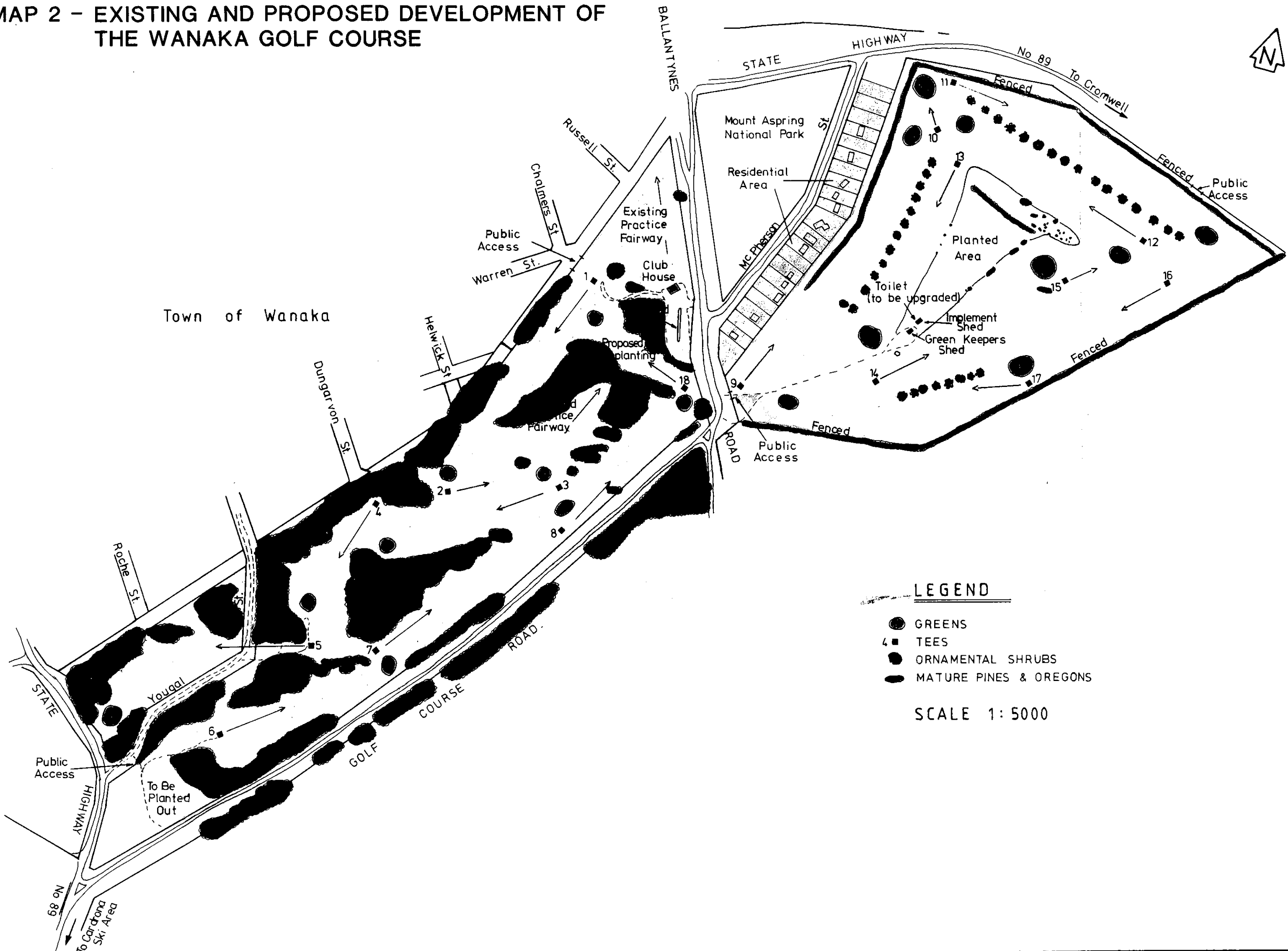
### A SUMMARY OF THE ADMINISTERING POWERS OF COUNCIL OVER THE DOMAIN IN TERMS OF SECTION 53 OF THE RESERVES ACT 1977

#### COUNCIL MAY:

- (a) Enclose the reserve, or any part of it, for:
  - (i) renewing or planting grass and other vegetation.
  - (ii) farming or grazing as part of a development, improvement or management programme.
- (b) Prohibit entry to areas under (a) above.
- (c) Prescribe, regulate and prohibit the particular games, sports or activities for public recreation or enjoyment which may take place in the reserve.
- (d) Charge admission to part or all of the Reserve for up to 40 days of the year.
- (e) Grant exclusive use of the Reserve, or part of it where admission can be charged under (d) above, by a body or person approved by Council, for up to 6 consecutive days.
- (f) Agree to a body or person using all or part of the reserve for up to 10 years, subject only to the limitations of (d) and (e) above.
- (g) Erect stands, pavilions and other facilities associated with the use of the reserve for recreation and fix reasonable charges for their use.
- (h) Set apart all or part of the reserve for gardens, open spaces, picnic grounds, baths, camping grounds or parking spaces (or even animal compounds) etc, and fix reasonable charges for their use.
- (i) Make, stop, direct, widen or alter bridges, ways or watercourses on the reserve in compliance with the Soil Conservation and Rivers Control Act 1941 and the Water & Soil Conservation Act 1967, and subject to paying compensation for any damage to adjacent land.
- (j) Do such things as are appropriate and necessary to enable maximum recreational use and enjoyment of any sea, lake, river or stream adjoining the reserve by the public.
- (k) Site residences for officers of the administering body, or other buildings associated with proper and beneficial management and maintenance of the reserve.
- (l) Appoint paid or unpaid officers for the reserve.
- (m) Erect or authorise the erection of huts associated with an authorised pest destruction operation.
- (n) Prohibit or regulate the carrying on of any trade, business or occupation within the reserve.
- (o) Do such other things as may be considered desirable or necessary for the proper and beneficial management of the reserve.



# MAP 2 - EXISTING AND PROPOSED DEVELOPMENT OF THE WANAKA GOLF COURSE



## LEGEND

- GREENS
- TEES
- ORNAMENTAL SHRUBS
- MATURE PINES & OREGONS

SCALE 1:5000