

QUEENSTOWN RECREATION RESERVE MANAGEMENT PLAN



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

1. First notification of intention to prepare plan published in the Mirror, 15 June 2005
2. Submissions closed 29 July 2005
3. Draft plan notified for submission on 12 October 2005 by publication in the Mirror
4. Submissions Close 4pm, Friday 9 December 2005
5. Hearing of submissions 3 February 2006
6. Plan adopted by full Council 31 March 2006

Status at 31 March 2006: Adopted Management Plan

Acknowledgement

Thank you to the Lakes District Museum for providing the content and photographs on the history of the Queenstown Recreation Reserve.

1. Introduction

The Queenstown Recreation Reserve, known more widely as the 'Rec Ground' is, together with the Queenstown Gardens, Marine Parade, Earnslaw and St Omer Parks, one of central Queenstown's most significant public spaces.

The reserve has been in public hands for almost 50 years. Over that time it has been used for a variety of activities, from parades to motorbike speedway, cricket and rugby. The ability to cater for a wide variety of uses and its relationship with the developing central business district ensure that the reserve will remain as one of Queenstown's most used and loved public spaces.

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

Determining community preferences and establishing the best means to provide for them are essential ingredients of good management planning. A management plan provides the community with certainty about the function and management of each reserve managed by the Council and it provides the Council with efficiency gains in management of the reserve, by not requiring public notification or ministerial consent for some routine matters.¹

2. Queenstown Recreation Reserve

Legal Description

The Queenstown Recreation Reserve comprises 1.9774 hectares of land being legally described as Section 134 (formerly part sections 5 and 92), Block XX, Shotover Survey District. Certificate of Title 324/10, S.O Plan 20903.

Acquisition, classification and naming

The land was taken by proclamation under the Public Works Act 1928 for recreation ground in 1947². The Queenstown Lakes District Council holds the land in fee simple title.

Part Section 92³, comprising 0.2479 hectares, was set aside as reserve for recreation purposes pursuant to the Lands Act 1948 and was vested in the Council pursuant to the Reserves and Domain Act 1953.

Part Section 5 comprising 1.7295 hectares reserved for the purposes of a recreation ground was classified in 1985 as recreation reserve, subject to the provisions of the Reserves Act 1977.⁴

Section 134 (being the amalgamation of part sections 5 and 92) was formally named as the *Queenstown Recreation Reserve* in 1985⁵ and is the area to which this management plan pertains.

¹ Reserves Act Guide, Local Government New Zealand and the Department of Conservation, 1999.

² New Zealand Gazette No. 16, 27 March, 1947, page 371

³ New Zealand Gazette, 19 July, 1956, page 949

⁴ New Zealand Gazette No. 69, 18 April, 1985, page 1661

The Reserves Act 1977 (s.17) sets out the purpose of recreation reserves as:

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

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

District Plan Designation 210

The Queenstown Recreation Reserve is designated under the Queenstown-Lakes District Council – Partially Operative District Plan (March 2004) as recreation reserve. The land has an underlying zoning of High Density Residential. There are currently no protected trees, features or buildings on the reserve.

The Council can apply for outline plan approval under section 176A of the Resource management Act to undertake works consistent with the designation and in accordance with the conditions of the designation.

3. Adjoining land

The Council owns freehold property and road reserve adjoining the Queenstown Recreation Reserve. These properties are held in fee simple and are not subject to the Reserves Act 1977 and therefore they **do not** form part of this management plan. Some of these properties however form part of the land practically known as the recreation ground and provide an additional 5000m² of green space to the reserve. This particularly includes:

- Part of the terraced seating area adjoining Memorial Street, the site of the Memorial Hall, Wakatipu Rugby Club and Queenstown Squash Club and grassed areas west of Templeton Way (Pt Section 7 Block XXIII Town of Queenstown, Lot 1 DP 20740 and Lot 2 DP 18993)
- The unformed portions of Robins Road and Boundary Street which adjoin the Queenstown Recreation Reserve and have the legal status of road.
- The area occupied by the Cricket practice nets (Section 1 Block XXIV, Town of Queenstown)
- The land including and to the South West of Horne Creek (part of Section 2, 6 and 7, Block XXIV, Town of Queenstown).

The Council plans to undertake public works in the future on the adjoining properties consistent with strategies to improve transportation and parking. It is recommended that subject to the completion of these works, the balance land that adjoins the Queenstown Recreation Reserve be vested as recreation reserve and amalgamated into the Queenstown Recreation Reserve.

⁵ New Zealand Gazette No. 180, 26 September, 1985, page 4230

Figure 1: The Queenstown Recreation Reserve



4. Related Policy and Plans

The following documents are relevant to the future management of the Queenstown Recreation Reserve and adjoining land. All documents are currently available on Council's website www.qldc.govt.nz

Future Link – Transport and Parking Strategy 2005

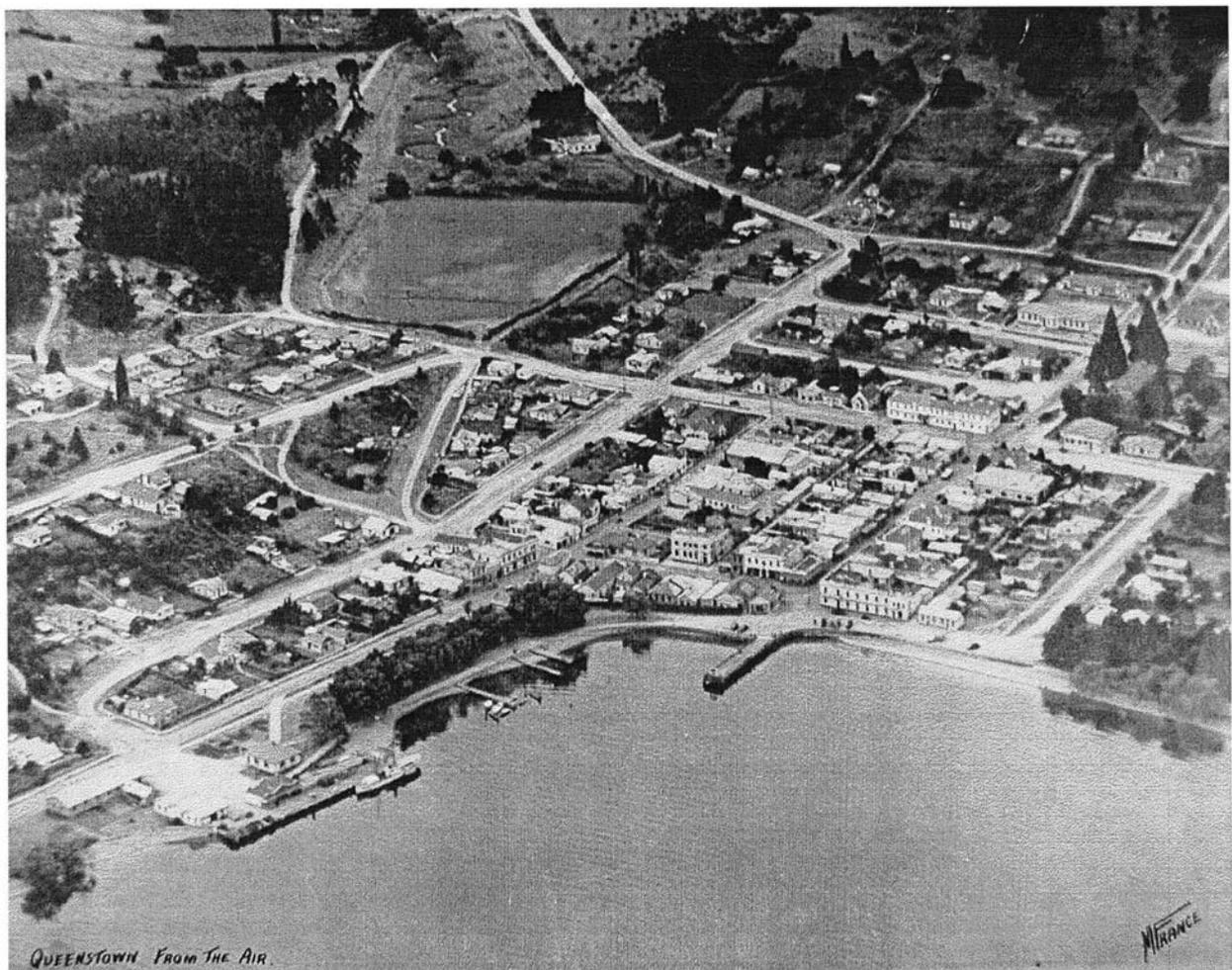
Tomorrows Queenstown – July 2002

Long Term Council Community Plan 2004-2007

Parks Strategy 2003

Draft Policy on Dogs 2005

Dog Control Bylaw 1992



An aerial photograph of Queenstown circa 1948 shows the recreation ground clear of any farming activity and probably in the process of being converted to a sports field.

5. History

The 1870 survey map of Queenstown shows a much extended town which includes the now recreation reserve. It formed part of a wider wetland area that extended out along Gorge Road and was the catchment for the surrounding hills and Brewery/Horne Creek. Part of this surrounding area was designated Acclimatisation Reserve. The recreation reserve for Queenstown at this time was the site of the present day Lakeview Holiday Park. Sports activities were held in this area both winter and summer, but being in the lee of the hill it was never that conducive for winter sports.

Many small holding farms existed on the outskirts of Queenstown. They provided fruit, vegetables, livestock and milk for the town. The Gorge Road area in the vicinity of the present recreation reserve was particularly good for the growing of vegetables and fruit trees with the wind down the gorge keeping frosts at bay.

Rates books indicate the first person to amalgamate land in this area was Robert Anderson, followed by Andrew Simpson. He was the Mayor of Queenstown from 1917-1927 and apparently grew excellent peach trees on the site and sold peaches and cream to the tourists.

In circa 1928 Mr John B Hamilton took over the land as part of his farm. Alan Hamilton (his son) remembers the land flooding frequently but also remembers the fruit trees being removed and the turnips being grown for stock food. In circa 1946/47 Mr John Hamilton sold the land to the council for £250, much to the consternation of his wife, according to Alan Hamilton. In 1947 the land was gazetted and declared a recreation ground.



Motorbike Speedway on the Recreation Reserve.

6. Features and Current Use

6.1 Vegetation

Figure 1 indicates trees present on the reserve and on adjoining public land. The only mature trees present on the recreation reserve are a Douglas fir (*Pseudotsuga menziesii*), Black Walnut (*Juglans nigra*), Golden Weeping Willow (*Salix alba vitellina pendula Aurea*) and three Populus *nigra italica*. In addition to these specimen trees, large areas of native planting have occurred at the Southern end of the recreation reserve adjoining the main car park.

On the surrounding Council land there are a number of trees which make a contribution to the streetscape and park setting of the recreation reserve. These include English Beech (*Fagus sylvatica*), Larch (*Larix decidua*), Blue Himalayan Spruce (*Cedrus altantica 'glauca'*), Hawthorn (*Crataegus sp.*), Golden Weeping Willow (*Salix alba vitellina pendula Aurea*), Apple (*Malus van Eeseline* and *Malus trilobata*) and Crack Willow (*Salix fragulus*).

The Council has made a submission to Plan Change No.3 Heritage to the District Plan. The submission seeks the inclusion of the Black Walnut (*Juglans nigra*) located in the reserve to be included in the Schedule of Protected Features contained in the District Plan.

6.2 Wakatipu Rugby Club

The rugby club holds a lease until 2020 for the club building. The club building is only partially located on the recreation reserve. The adjoining squash club is not located on the recreation reserve. The rugby club also occupies a building in the southern car park which is used as a scoreboard. This is located in Council road reserve.

Rugby is played most Saturdays between May and September. The recreation reserve has been the home of the Wakatipu Rugby Club since the reserve was acquired for reserve and provides for the full range of rugby games from junior games to premier grades. Basic sports field lighting is provided by four pole mounted flood lights and one building mounted flood light.

The field as marked is 119m long (dead ball line to dead ball line) by 69m wide (touch line to touch line).

6.3 Seven-a-side Rugby

In 2004, the New Zealand national seven-a-side rugby competition was held at the ground for the first time. The televised event attracted an estimated 4500 visitors to the reserve over the two days of the event.

6.4 Cricket

Two practice nets are located at the very northern end of the recreation reserve and are located on the adjoining Council property. These were established by the Queenstown Cricket Club and are in need of major maintenance or renewal. The Queenstown Cricket Club was a regular user of the recreation reserve but has now relocated its games to the Queenstown Events Centre.

6.5 Para-glider Landings

Both commercial and private landings of para-gliders take place on the recreation reserve. Generally commercial landings take place on the Queenstown Primary School grounds with the recreation reserve being the alternative site for landing when the school grounds are in use such as during lunch times. Commercial landings require a licence under the Reserves Act. At present no operators hold such a licence.

6.6 Events

The ground is often used for events associated with the Winter Festival and other major non-sporting events. In addition requests are regularly made for use of the ground for community, sporting and corporate events.

6.7 Summer overflow camping

Since December 2003, the Lakeview Holiday Park, which is owned and operated by the Queenstown Lakes District Council has utilised the recreation reserve as temporary overflow camping sites during the New Year period. Typically up to 800 people are accommodated in 3-400 tents over the period from 30 December to 1 January. The Council has utilised the reserve in this way to avoid illegal camping and alcohol related issues in the township and surrounding areas.

6.8 Fire Brigade Tournaments

The Queenstown Volunteer Fire Brigade has used the recreation reserve for some 45 years for fire fighting competitions. The Brigade is to host the national competitions in 2009. The brigade installed water main sumps and storm water systems necessary to accommodate five competition tracks for the 1995 United Fire Brigade Association Competition. These are located the southern end of the recreation reserve between the rugby field and the car park.

6.9 Parking

76 car parks are contained within or adjacent to the recreation reserve within the bounds of Camp, Isle and Memorial Streets. 28 of the car parks in the southern car park are permanently leased for private use. Some of these parks are located within the recreation reserve which is inconsistent with the purpose of the reserve.

The Council provides a substantial car park to the north of the recreation ground on the corner of Gorge Road and Boundary Street. There is also limited on-street parking on Isle Street, Camp Street and Templeton Way with a further 19 metered spaces adjoining the reserve on Memorial Street.

6.10 Memorial Hall

Part of the Memorial Hall is located on the recreation reserve.

6.11 Services and Infrastructure

The reserve is traversed by a 300mm sewer main on the Eastern side of the reserve a 150mm sewer pipe on the Western side of the reserve. A 100mm water service lateral is runs from Camp Street to the Southern end of the playing field. Irrigation is provided by a travelling hard hose irrigator when required.

6.12 Flood Management Scheme

As part of the Horne Creek flood management scheme a spillway was designed and constructed along the right bank of Horne Creek (where it adjoins the recreation reserve) to the inlet of the Central Queenstown box culvert in order to control flood flows. The capacity of the box culvert is 15.5 cumecs, and the spillway is built at level (418m RL) that ensures any flow over the 15.5 cumecs will discharge into the recreation reserve. The recreation reserve therefore acts as water detention storage. The allocated storage capacity of the sports ground is 45,000 cubic metres. The Otago Regional Council advises that the figures stated above are subject to change.

7. Management Objectives

Management objectives describe how the Council will manage the reserve in accordance with its classification as recreation reserve.

The Council will:

- preserve in perpetuity the Queenstown Recreation Reserve as a recreational area for the enjoyment of the people and visitors to Queenstown
- encourage and facilitate the use of the reserve primarily for active recreational pursuits
- manage and maintain the reserve as a significant and important green space in the Queenstown central business district.
- provide for other public use and events to the extent that the above objectives are not compromised.

8. Management Policies

Management policies detail how developments and decision making on specific areas will proceed in accordance with the stated objectives.

Policy 1 – Rugby Ground

- 1.1 Provide and maintain the current size rugby ground comprising a high quality multi-use sports turf.
- 1.2 Minimise the impact of organised sport and events on playing surfaces by defining and enforcing maintenance requirements and recovery periods.
- 1.3 Give priority to allocation of the field to rugby as long as the Wakatipu Club has clubrooms adjoining the site.
- 1.4 Increase the capacity of the ground for spectators by increasing seating or viewing terraces as resources and demand permit.

Explanation

A rugby ground with a playing area of the current size with a perimeter area of not less than 5m where practicable is suitable for tournament and recreational rugby. It will also provide sufficient space for a variety of casual play and recreational opportunities.

The current turf on the recreation reserve requires considerable improvement to be able to sustain high use levels and provide rapid recovery after seasonal events. This should be improved as resources permit.

As the Wakatipu Rugby Club is located at the recreation reserve, priority should be given to ensuring the field is available for scheduled games. This may mean that other events are programmed to avoid the rugby season or if programmed within the season have contingency plans to enable the event to be relocated if ground conditions are unfavourable.

Implementation

Prepare a capital works programme for improvement of the playing turf.

Implement a field allocation system for sports and other events controlled by the Council parks staff to minimise damage to the playing surface and maximise availability for rugby and other sporting activities.

Policy 2 – Events

- 2.1 Permit the use of the recreation reserve for sporting, cultural and recreational events (both ticketed and non-ticketed).
- 2.2 Ensure that events do not compromise the primary function of the reserve (See Policy 1.2 and 1.3) and that events have contingency plans to relocate should ground conditions not be suitable.
- 2.3 Ensure ticketed or exclusive events/functions do not occupy the reserve or any part of the reserve for more than six consecutive days or a total of 40 days in any one calendar year unless provided for by way of lease or licence as approved by the Council.⁶
- 2.4 Prohibit the use of glass on areas of the reserve laid out for sporting activities.
- 2.5 Maintain five competition tracks for fire brigade competitions.

Explanation

Events and temporary commercial activities may be beneficial to the community and are by nature of short duration. Events can greatly improve the use and enjoyment of the reserve by the community and visitors to Queenstown.

By necessity many sporting events, recreation activities and other events are becoming more commercialised. Issues of ticketing, security and signage all arise and need to be managed to ensure the sustainability of the events while protecting the values associated with the reserve.

The reserve has a long history of volunteer brigade competitions and is located in close proximity to the Queenstown Fire Station. The recreation reserve is therefore an ideal location for this event.

Implementation

Maintain a permit and approvals system for event bookings that ensures close liaison with key users of the recreation ground and turf managers.

Improve event infrastructure, such as permanent water, sewer and three-phase power supplies to minimise disturbance to the grounds and reduce set up and break down times for events, as resources permit. **Policy 3 – Camping**

⁶ See Section 53, Reserves Act 1977.

- 3.1 Permit the use of the recreation reserve for temporary short term camping between 30 December and 1 January each year.
- 3.2 Permit the use of the recreation reserve for temporary short term camping at other times of the year should extra-ordinary circumstances require subject to the approval of Council by way of resolution or under delegated authority.

Explanation

The Council has utilised the reserve during the New Year period to avoid illegal camping and alcohol related issues in the township and surrounding areas. The use of the reserve for camping manages illegal camping which would otherwise impact other reserves and the township in general. It is considered desirable to retain flexibility to manage camping on the recreation reserve should other special events or circumstances occur.

Implementation

Apply for approval to utilise the reserve for camping as and when circumstances dictate.

Policy 5 – Para-Glider landings

- 5.1 Permit the use of the recreation reserve for non-motorised para-glider and parapente landings.
- 5.2 Impose limits or restrictions on landings by way of resolution by Council should user conflicts or safety issues arise in the future.
- 5.3 That commercial landings only be permitted when the primary school is unavailable and a licence under the Reserves Act 1977 has been obtained.

Explanation

The reserve is regularly used by both private and commercial para-glider and parapente pilots as a landing site after launching from the Ben Lomond Scenic Reserve above the Gondola. As use of the reserve grows and/or the popularity of para-gliding expands conflicts or safety issues may arise. This should be kept under review and managed as required by Council in consultation with user groups and civil aviation authorities.

Implementation

Monitor use, incidents or complaints arising from para-glider landings and impose limits or restrictions on landings by way of resolution by Council should issues arise in the future.

Ensure commercial users comply with the Reserves Act 1977 and Council's concession policy with respect to licences for landing.

Policy 6 - Helicopter Landings

- 6.1 Permit helicopter landings for emergency, civil defence or park management purposes only.

Explanation

The open nature of the recreation reserve provides an important opportunity for helicopter landings in proximity to the central business district and the civic defence operations base. The use of the recreation reserve for landings in association with events or promotions is not appropriate.

Implementation

Process requests for landings in accordance with these policies.

Policy 7 - Cricket Nets

7.1 Remove the two cricket practice nets when the facility has reached the end of its life

Explanation

The Queenstown Cricket Club is now based at the events centre and the existing cricket nets are in poor repair.

Implementation

Review the condition and location of the cricket nets with the Queenstown Cricket Club and the Wakatipu High School.

Policy 8 – Dogs

8.1 That dogs be managed in accordance with Council's current policy on dogs and dog control bylaws.

Explanation

The Council is preparing a district wide *Policy on Dogs* and also currently has in place the *Dog Control Bylaw 1992*. The current bylaw prohibits all dogs from "the defined playing areas of all sports grounds". It is not considered necessary to duplicate the provisions of the Bylaw in this reserve management plan.

Implementation

Ensure dog owners are aware that dogs are prohibited from sports grounds.

Policy 9 – Planting

9.1 Encourage the establishment of specimen trees surrounding the recreation reserve to provide shelter, shade, structure and form to the reserve and support the greening of the Queenstown CBD in general.

9.2 Manage all trees, including the replacement of undesirable species in accordance with Council's tree policy and best arboriculture practice.

Explanation

Trees provide important structure to large public spaces. It is also important to utilise large parks for such planting as it is increasingly difficult to sustain large trees in the urban centre. Species will be selected for their form, flowering habit, or autumn colour. Some trees, such as Douglas fir, Larch and Crack Willow are considered to be trees with wilding or pest potential and should be replaced over time.

Implementation

Prepare and implement a tree plan for the reserve.

Policy 10 – Pedestrian Access

10.1 Provide priority for pedestrian access and movement to, from and within the reserve by improving entrances, removing barriers, and strengthening pedestrian connections and routes within and adjoining the reserve.

Explanation

Most of the pedestrian access to the reserve is either achieved by walking on the internal roads or descending steps into the park. Opportunities to provide barrier-free access will encourage pedestrian use of the park and improve safe access for the whole community.

Implementation

Review pedestrian access and make improvements as resources and opportunities permit.

Policy 11 – Parking and vehicle access

11.1 Provide, where practical, sufficient parking within the reserve to meet the needs of recreational users of the reserve.

11.2 Design car parking with regard to minimising the negative impact on the park environment and enhancing useable space.

11.3 Limit parking times within the reserve to encourage efficient and fair use of parking spaces. Parking time limits will be set by resolution of Council from time to time

Explanation

Because of the closeness of the recreation reserve to the Queenstown CBD and the pressure on parking within the CBD there is a need to encourage turnover and minimise the amount of all day parking activity that might otherwise occur by non-park users.

It is recognised that the recreation reserve generates activities for which parking is required so it is considered appropriate to provide for some parking within the reserve, at least to the existing parking capacity of approximately 70 car spaces.

There are also considerable opportunities for parking in nearby locations such as the adjacent Gorge Road car park, and nearby Ballarat Street and Athol Street car parks in addition to on street parking in surrounding streets.

There is likely to be a need for the recreation ground to accommodate further parking for activities and events held on the reserve. There is also likely to be demand for parking to service the nearby CBD. However as the reserve has been acquired for recreation purposes and is managed under the Reserves Act, only parking that is directly related to the recreation activity can be located on the reserve unless part of the land (or strata) is redesignated under the Public Works Act and reclassified under the Reserves Act 1977.

There are currently 12 car parks which are leased for private parking within the reserve. The leasing of these car parks is contrary to the provisions of the Reserves Act and they should be returned to public parks as the individual leases expire.

Implementation

Terminate leases on car parks that are located within the reserve and return these to public car parks.

Consider parking requirements and opportunities when park development occurs.

Review parking restrictions from time to time.

Policy 12 – Adjoining Land

12.1 Incorporate adjoining Council owned freehold land to the west of Horne Creek and site of the Memorial Hall, Rugby Club and squash clubs once Council has determined its roading requirements for the area.

Explanation

The recreation reserve is surrounded by formed and unformed road reserve and by land owned by Council in fee simple title. The public currently enjoy the use of this land as an extension of the recreation reserve in a seamless manner. It is likely that some of this land will be required for parking and transportation improvements and other infrastructural works in the future.

Careful consideration should be given during the design of infrastructure projects to ensure that the integrity of the recreation reserve is protected and that land surplus to the infrastructure needs of the community is separated and vested as recreation reserve.

Implementation

Seek to acquire additional land to protect the integrity of the recreation reserve as a large open space within the Queenstown CBD.

Policy 13 – Lighting

13.1 Provide adequate lighting to enable the safe night time use of the reserve.

13.2 Implement lighting improvements in accordance with Council's lighting policy to reduce glare and light spill beyond the reserve, improve the comfort and safety of park users and protect the Queenstown night sky.

Explanation

Improvements to lighting will improve the use and availability of the reserve as well as improving the general safety of the park for players and other park users.

Lighting improvements should be made in accordance with best practice to reduce visual effects on adjoining properties and maximise energy efficiency and user comfort.

Implementation

Prepare a capital works programme for improvement of lighting to the extent that resources permit.

Policy 14 – Signs

- 14.1 Provide the minimum amount of signage necessary to ensure the effective communication of park related, public information, identification, directions, rules and regulations.
- 14.2 All public signs (other than regulatory signs) will be designed to the Council's standard for park signs.
- 14.3 Provide for the placement of a permanent score board within the reserve or on the adjoining Council administered land.
- 14.4 Permit the erection of temporary scoreboards or large format television displays for approved events.
- 14.5 That advertising billboards and other commercial signs (as defined in the council's operative District Plan or Sign Bylaw) be prohibited unless approved by Council in conjunction with a specific temporary event.

Explanation

Signs can help inform, direct and warn the public but they can also be intrusive and can compromise the quality of the park environment. Signs should be kept to a minimum and be of a consistent design. Commercial signage will only be permitted for specific temporary events in accordance with Council bylaws.

Implementation

Review and rationalise signs on a regular basis.

Policy 15 – Flood management

- 15.1 Have regard to the role of the recreation reserve in flood management and design any improvements to minimise the impact on the current storage and outflow characteristics of the sports ground and Central Queenstown box culvert.
- 15.2 Consult with Otago Regional Council on flood safety issues effecting the recreation reserve any development in the Queenstown Recreation Reserve that may have an effect on the flood mitigation scheme and the reduction of flood storage capacity.

Explanation

The detention storage capacity at the sports ground is integral part of the flood control scheme of the Lower Horne Creek and the Central Queenstown. Any change to the designed/constructed storage/outflow characteristics of the sports ground and Central Queenstown box culvert may impact on the success or otherwise of the Queenstown flood control scheme.

Implementation

Ensure that any physical works within the recreation reserve are reviewed by the Otago Regional Council for any implications to the Queenstown flood control scheme.

Policy 16 - Utility Services

- 16.1 Permit utility services necessary for the servicing of the reserve, its buildings and other facilities within the reserve.
- 16.2 Permit the placement of Council utility services where the reserve is not likely to be materially altered or permanently damaged; and the rights of the public in respect of the reserve are not likely to be permanently affected
- 16.3 All utility services shall be placed underground unless exceptional circumstances make it impractical to do so.
- 16.4 The placement of such services underground shall be carefully sited with regard to existing features including trees, waterways and paved surfaces.
- 16.5 Require easements to be registered for all non-Council utilities.

Explanation

Utilities such as power, telecommunications and reticulated gas can compromise the amenity of the reserve and constrain future development for parks and recreation purposes.

Implementation

Process requests for utilities in accordance with these policies.

Policy 17 – Buildings

- 17.1 Erection of new buildings or extensions to existing buildings shall only be permitted where such provision is necessary for the full and proper use of the park.
- 17.2 Proposals for new structures shall take account of the effect of the building on the park environment, the possible increased demand for car parking in or adjacent to the park, and the effect of the additional facilities and requirements on the convenience and well being of other park users.
- 17.3 Public toilets may be constructed on or near the reserve to meet the needs of users and passers-by.
- 17.4 Keep the use and condition of buildings under review to ensure they meet the needs of park users and remain relevant to the reserve. Where buildings are no longer being well utilised, an alternative compatible use consistent with the objectives of the reserve should be found or the building removed.

Explanation

Buildings can contribute to the use and function of the reserve but can also detract from the appearance and amenity of the reserve unless well designed. Multi-use buildings with shared facilities are preferable to numerous buildings performing a single function.

Implementation

Consider requests for buildings in accordance with these policies.

Monitor building use and condition.