

DRAFT MANAGEMENT PLAN

GORE TOWN BELT

APPROVED 26 MARCH 1996

OVERVIEW

The areas covered by this plan are for those areas subject to the Reserves Act 1977 which collectively make what is known locally as the Gore Town Belt, consisting of Parts A, B, C, D, E, F, G and J as per plan (see appendix 1). This Plan also covers the reserve recently developed on the north side of the Hyde Street, Main Street intersection.

PREFACE

The aim of the plan is to facilitate the best management of the total area by providing guidelines for its control, use, maintenance, preservation, conservation, development and planning.

This is achieved through management objectives and policies which take into account the particular characteristics of the area, its values and classification.

The plan is intended to retain flexibility, but will also ensure, in the long term, that there is continuity through the management process, even when reviews of objectives and policies arise.

INTRODUCTION

The Town Belt and its setting:

The Town Belt extends from Hokonui Drive in the North, along Preston Street to Ardwick Street and in a Southerly direction to Main Street at the Crombie Street intersection. From there it turns in an Easterly direction along Hyde Street to River Street.

The purpose of the reserve is not one of a single purpose but many faceted. Firstly it provides a green belt which separates the Gore business and industrial sectors from that of the domicile sector. It could also be seen as part of the "lungs" of the town. The scenic qualities of the Town Belt are an important feature of Gore. The Town Belt is a landmark which is identifiable by the presence of open spaces, with smaller growing trees and shrubs bounded by mature shelter trees.

The Town Belt also provides areas for passive recreation, as well as areas for active sporting and recreational activities for organised clubs and casual public users and serves as a green open space to the greater Gore community.

It should be noted that the Town Belt is highly valued by the residents of Gore in particular and in the past the idea of selling off part of the reserve or laying drainage pipes through the area have been fiercely opposed. There has also been fierce opposition to the construction of buildings of any kind, on any part of the reserve. This community adoption and sense of direct ownership is expected to continue, and will be encouraged.

The whole Town Belt area is basically flat and all virtually on the one level apart from Part G which is approximately 1.5 metres lower than the other parts.

RESOURCE DATA

Geology and Soils:

This plan accepts that the soils making up the Town Belt have been highly modified over the years with topsoil being imported from many locations. However the origins of this area go back to the Tertiary Period (65 million years ago) when large areas of Southland were under the sea. In this period, sandstones, limestones and lignites were deposited.

At the end of the Tertiary Period rapid erosion of the mountains created large amounts of coarse gravel deposited as piedmont plains.

During the Quaternary Period of the Ice Age huge rivers laden with gravel were flushed down the Waimea Plains. These rivers later cut into these gravel beds, creating terraces like those flanking the Mataura River. Wind sweeping across the exposed gravel beds and plains carried gravel silts and deposited them in thick loess deposits near the Mataura River. The Town Belt is part of the lower levels of this plain. This was in turn traversed by streams and creeks draining the surrounding rolling hills. This was particularly so for the Town Belt.

VEGETATION

Originally most of the area now known as the Town Belt was a swampy area with several small slow flowing streams meandering through it heading towards the Mataura River. The vegetation consisted mainly of swamp grasses and Red Tussock with mixed scrub presumably in the dryer areas. However due to draining and levelling of the area over the years none of this original vegetation is left.

Replacing this type of vegetation is a vast array of predominantly exotic plantings. The older plantings being predominately *Quercus Robur* (English Oak), *Fagus Spp* (English Beech), *Tilia* (Lime Tree), *Ulmus* (Elm) and a number of stately indigenous trees including *Nothofagus*, *Hoheria* and *Sophora* (Kowhai). Amongst this are large expanses of grass principally Brown top, Fescue and Rye Grasses. The three Bowling Greens consist of *Cotula Spp*.

WILDLIFE

Heavy modification and development of the Town Belt and the surrounding area means suitable habitats for native wildlife no longer exists. Principally exotic birds live in the Town Belt area quite successfully providing exciting dawn and dusk choruses. The following list while not comprehensive provides a good indication of what wildlife can be reasonably expected to be seen in the Town Belt.

This excludes birds housed in the Council aviary. This is not an all inclusive list.

NZ Pigeon

Hemiphaga Novaeseelandiae (E)

Hedge Sparrow	Prunella Modularis Occidentalis (I)
South Island Fantail	Rhipsdura Fuliginosa (Es)
Tomtit	Petroica Macrocephala (E)
Song Thrush	Turdus Philomelos Clarkei (I)
Blackbird	Turdus Merula Merula (I)
Silvereye	Zeotrops Lateralis Lateralis (N)
Bellbird	Anthornis Melanura (E)
Tui	Prothemadera Novaeseelandiae (E)
Chaffinch	Fringilla Coelebs Gengleri (I)
House Sparrow	Passer Domesticus Domesticus (I)
Starling	Sturnus Vulgaris Vulgaris (I)
Magpie	Gymnornithina Tibicen (I)

Symbols: E - Endemic Species, Es - Endemic Subspecies, N - Indigenous (but not Endemic), I - Introduced.

EARLY HISTORY

The earliest history of the Town Belt is very sketchy. The present layout dates from the survey of Gore carried out by G. F Richardson in 1874 when the original survey of Gore was extended to take in all the area within the Town Belt boundary. Unlike the southern section of the Town Belt which extends to the Mataura River the northern part goes as far as Hokonui Drive. To many people over the years this has seemed a great pity as a complete "green belt" around the towns business area and down to the Mataura River would have meant the people of Gore had an almost continuous ring of reserve similar to that of some of the great cities of the world.

The reason for this seems to stem from the instructions given to Mr Richardson to leave Hokonui Drive as it was and survey the growing town north and south, hence the awkward angles in the inner area. In this survey he left a large area to the north side of Norfolk Street, which at the time was an extension of the Town Belt on the Mataura River side of Hokonui Drive to the river. Up until 1878 this area was used for horse racing meetings and for some unknown reason the land was broken up and sold apart for the area on which the Community Centre now stands. Gore seemingly lost forever was the Town Belts northern connection with the Mataura River.

He apparently followed the standard system, developed from long practice in other countries, devised for the layout of new towns.

"The speculative orgy of urbanisation was not restricted to the United States. Elsewhere in the world where immense tracts of land were being opened up thanks to the railroad strory repeated itself. Mechanical and open-ended grids... are the parallels of processes.... that produced the phenomenal gridded spread of Chicago. In Australia and New Zealand, on the other hand, the simple town grids were framed by parkland not open to development and the later suburbs which grew beyond this greenbelt had their own encircling green."

The City Shaped. Kostof.

The domain was not extended eastwards beyond Hokonui Drive probably because this land was not part of the grid plan but left as open space. When it was subdivided the extension was apparently thought to be unnecessary. Part of it had been used for a period as a racetrack.

On an unknown early date, Sir George Grey visited Gore and was then interviewed by M. R. Bree.

The Town Belt comprises of seven blocks alphabetically named from A to G with a subsequent adjustment to include the letter J. These letters were given to the blocks by the Gore Domain Board at a meeting held 22 March 1884.

The first administrators of the Town Belt was The Gore Domain Board which had a career of 20 years and 20 days, its tenure of office being quite precarious at times. The ten year period from when the Town Belt was first surveyed and the first meeting of the Domain Board held in Howell's Railway Hotel on March 10 1884 is not known. That the land was either leased for grazing by the Town Board or left in its 'natural' swampy state.

The first members of the Town Board were Messrs F.S Canning (Chairman), M.R Bree, James Beattie, John Nicholson and W.M Henderson. To kick things off the Gore Town Board gave the Gore Domain Board the sum of £50.

In 1885 a move to extend Mersey Street through the domain to connect with Ardwick Street was successfully opposed by the Domain Board. If this had been allowed to happen the Town Belt would have been even more fragmented than it is at present. In 1889 the Gore Borough Council unsuccessfully tried to take over the Domain Boards activities resulting in less than cordial relations between the two parties peaking in 1893 when the Domain Board ask for the Mayor, Mr William Macara, an ex-officio member of the Domain Board to apologise which he would not do. The Domain Board passing a motion regretting his actions as it disturbed the harmonious relations existing between the Domain Board and Council.

Thankfully the Domain Board continued its tree-planting and other beautification activities, but finally went out of office on March 31 1904, since which date the Borough and subsequently the District Council has administered domain affairs.

Around 1890 Sir George Grey, visited Gore on an election tour of the Country to drum up support for himself and his policies. Sir George addressed the free and independent electors in the Town Hall.

After this meeting Sir George was interviewed by Mr M R Bree who as a member of the Domain Board was responsible for much of the early plantings of the Town Belt. The two men must have got on well and both being keen plantmen quickly struck a rapport. This resulted in Sir George promising to send a selection of young trees from his own

garden at Kawau. The plants duly arrived and were used in planting a complete belt around block D known then as the domain block. These trees apparently grew very well and there is a good chance that some of the older trees on this block as well as likelihood that some of these trees are placed on other parts of the Town Belt as well as Hamilton Park in East Gore are from these original plantings.

LATER HISTORY

For this plan it was deemed more appropriate to break the later history into individual blocks as per original survey.

BLOCK A

This whole block is almost totally given over to sporting activities. The first part of the Town Belt on the Hokonui Drive end is known as the Preston Street playground.

Originally the Hokonui Bowling Club extended out over this playground which included an old Reservoir Tank sunk into the ground. The outline of this can still be seen in dry periods at the Lyne Street side. This reservoir is mentioned on page 17, Alarm and Excursions - 106 years Gore Fire Brigade.

In the early 1960's Council successfully negotiated with the Hokonui Bowling Club to consolidate the clubs areas so that Council could erect a childrens playground for the expanding north Gore population. The boundary fence between the playground and the Bowling Club somewhat resembles a security fence and was erected as part of the deal between the club and Council, as the club feared children using the playground might damage the green. The playground consists of equipment such as swings, seesaws and climbing frame.

The west side of the playground is bounded by the Hokonui Bowling Club established on the site in with modern clubrooms, bowling shelters and associated facilities. The bowling green is bounded by a macrocarpa hedge on the South and North sides. This area is maintained by the Club.

To the west of the Hokonui Bowling Club is a small access lane bounded by the combined tennis and netball courts. This paved area contains in summer 6 tennis courts and 5 netball courts in winter overlooked at the west end by the combined courts pavilion.

The Hokonui Bowling Club was the second bowling club to be established on the Town Belt following a meeting on 30 May 1908 but it wasn't until September 10 1908 that the club was formally established.

The first task was to find a suitable piece of land and the Gore Borough Council was approached on 5 October 1908 to request that about 100 yards at the east end of the Lyne Street domain be rented to the club. This was agreed and around 1 acre of land was given at 5 pound per annum rental, which was to be spent by the Borough in beautifying the ground.

The green was then constructed and opened for play on Wednesday 6 October 1909 at a cost of 129 pounds. At the same time a pavilion 20 feet by 10 feet was built and opened for 50 pounds. This was situated at the Hokonui Drive end of the Reserve where the playground is now, but was shifted in 1911 to the present site.

A second pavilion (2 storeys high) was purchased from the Gore Racing Club and opened on October 3 1928. This was subsequently replaced with the present pavilion on 4 October 1975. The original pavilion was sold to the Women's Hockey Club and sited on the west side of Hockey Park where the James Cumming Wing (JCW) now stands.

The courts were first erected on this site in the 1890's with a small pavilion eventually being replaced with the present modern building opening 1 June 1995. The entire court area is enclosed by a wire netting fence. The north side now sheltered by a Thuja plicata hedge planted in 1984 to replace a line of Oak Trees removed by Council because their roots were affecting the court surface and the acorn drop in the autumn also caused problems.

The south side also had a row of English Oak Trees planted by the Gore Main School pupils on Arbor Day in 1943. These trees were also affecting the courts similar to those on the north side and after repeated approaches to Council in the late 1980's and early 1990's all but two were eventually removed in 1993. The health of several of these trees was also questionable. They have been replaced with Thuja Plicata "Old Gold".

The Combined Courts Association was established in October 1952, but tennis was established as early as 1883. Its unclear where the first courts were.

BLOCK B:

This is known as the Gore Main School Reserve as it is frequently used by this school for sporting activities. It is also used regularly by the Gore Volunteer Fire Brigade for competitions and practices. However, at a Domain Board meeting on 14 April 1884 permission was given to the Gore Cricket Club to lease this block for 1 pound per annum, the club had to erect a fence in its first year.

The sportsfield area of this part of the Town Belt were almost planted to become an extension of the Public Gardens in the late 1960's early 1970's but the area had long been regarded by the near-by Gore Main Schools as its own ground. Opposition from this quarter successfully forced Council to reconsider its decision, but only after three specimen trees were planted, these three trees remain.

Around the late 1960's a small depot was erected at the south end of Part B for use by the Parks Department. It was designed by Mr Alan Bickers Assistant Borough Engineer. It was designed to be as unobtrusive as possible and is referred to as the Irwell Street depot.

Today this area is essentially a sporting ground bounded in the north and south by a grove of English Oaks (*Quercus*) dotted with several conifer species including Sequoia and Tsuga-Thuja. The Southern trees were planted around 1910 by the Council's first gardener Mr A T Newman. The trees at the northern end were planted Arbor Day 1903 organised by D.L Poppelwell. During the second World War these trees were used as bomb shelters for the school.

An agreement between Gore Borough Council, Gore Fire Brigade and Gore School Committee (agreement No 276) but unsigned, date 1921 (see below) allowed for the school use of Block B for a peppercorn rental and also to allow the Fire Brigade to use the area for demonstrations.

AGREEMENT made this day of 1921.

BETWEEN the MAYOR, COUNCILLORS AND BURGESSES of the Borough of Gore hereinafter referred to as "The Council" of the first part, the Gore Public School Committee hereinafter referred to as "The School Committee" of the second part and the Gore Fire Brigade hereinafter referred to as "The Fire Brigade" of the other part WITNESSETH as follows:

1. Whereas Block B of the Gore Domain is occupied by the School Committee for the use of the children of the school at a peppercorn rental subject to the grounds being properly cared for, all the hedges, fences and gates kept in good order and repair to the satisfaction of the Council.
2. The Fire Brigade requiring grounds for practising purposes and also for the use or Fire Brigade Demonstrations have approached the Council for the use of the said Domain subject to suitable arrangements being made with the School Committee.
3. The Council, School Committee, and Fire Brigade, having appointed deputations meet on the grounds, discussed the position and the following berms have been agreed to.
4. The Council hereby agrees to lay a water main or 3 inch or 4 inch as may be required and pipes being in stock and if not sufficient in stock then procure the number necessary for laying the said water main from Fairfield Street to Ardwick Street through the said Domain behind the goal posts nearest Irwell Street, such pipes are to be laid with two fire plugs which are to be kept locked by the Brigade and covered over with grass so that they will not project up off the ground to trip anyone. The Council also agrees to build and stand 20 feet high, 12 feet at the base and 6 feet at the top subject to plans to be exhibited by the Fire Brigade to be approved of by the Council and the School Committee.

5. The wire fence running from Fairfield Street to Ardwick Street fencing off the trees from the playground nearest Irwell Street is to be taken down by the Council and the trees shall also be trimmed from the root upwards to a height of say 10 feet.
6. The School Committee have the right to use this domain during the day time for the benefit of the children up to 6.00 pm, and if the Fire Brigade should require the use of the ground for any special purpose during the day prior to that hour the Fire Brigade Superintendent shall first apply to the School Committee for permission to use the said grounds either through the Secretary or Headmaster of the said School for the time being.
7. The Fire Brigade hereby undertaken to discharge all water used at practice among the trees and on no account will they be permitted to discharge any water over the grounds so as to make the grounds unfit for the use of the children.
8. In the event of the School Committee and the Fire Brigade being unable to agree to any special terms among themselves other than those already specified the same shall be referred to the Mayor and Town Clerk for the time being and in the event of their being unable to settle terms with the parties in dispute the said grounds shall revert together with all buildings and erections thereon back to the Council.

AS WITNESS the hands of the parties hereto)
 The Common Seal of the MAYOR, COUNCILLORS)
 AND BURGESSSES of the Borough of Gore was hereunto)
 affixed in the presence of:)

_____ MAYOR)
)
 _____ TOWN CLERK)

SIGNED by the GORE SCHOOL COMMITTEE in the)
 presence of:)
 _____ CHAIRMAN)
)
 _____ SECRETARY)

SIGNED by the GORE FIRE BRIGADE in the)
 presence of:)
 _____ CAPTAIN)

BLOCK C

This block is better known as the Gore Gardens. Under the Gore Domain Boards Tenure it appears little apart from levelling and draining and lease for grazing was achieved. However when the Council took over the Domain Board affairs moves were quickly taken to develop this area. It would appear from Domain Board minutes that this area was designated for gardens from day one.

Formal development began in 1906 with Mr David Tannock Curator of the Dunedin Botanic Gardens being engaged to develop a layout (landscape) plan for the area. The plan was adopted by Council the basis of which is still evident today, and in that same year Council appointed its first Borough Gardener Mr A.T Newman who set about establishing many of the trees still evident on the Town Belt as well as other areas of Gore today.

Originally the Reserves Department depot was in the Gardens where the present Bird Aviary stands. This was a small brick building and yards. Brick public toilets built around 1930 also situated on the southern Ardwick Street side. These were demolished in June 1988, having been replaced in 1974 by the present public toilets associated with the Dolamore winter gardens.

Gore has been fortunate over the years that those Superintending the reserves have all been dedicated plantsmen resulting in today what is probably an unrivalled collection of quality plants in any public gardens in New Zealand.

The Gore Gardens contains a number of trees associated with early history of Gore, or planted to mark official occasions including the Bowler Elm donated by Ethel Mary Bowler in 1916. This tree was apparently already a sizeable tree when moved from the Bowler Garden further up Ardwick Street to be planted to its present position.

The gardens also contains a tree that is visible from most parts of Gore and is one of the original Newman plantings. This is the giant Wellingtonia (*Sequoiadendron giganteum*). Now 35 metres tall this tree has 5 leaders supposedly a result of vandals breaking out the central leader early in its life and the resultant multi-leaders all being allowed to fully develop. Until the mid 1980's this tree was Gore's official Christmas Tree with coloured lights being strung over it every December. Unfortunately increasing vandalism and costs forced this to cease.

Also around 1985 it was thought one of the leaders might be split off in a gale so an arborist was employed to tie them all together with steel rope.

Near the Sequoia is an English Oak (*Quercus robar*) planted in 1911 to commemorate the coronation of King George V. As is a medlar (*Mesphilus germanica*) planted in 1987 by Mr I.D Gilchrist M.B.E a long time Superintendent of Reserves to honour his work in beautifying Gore over many years. A number of other trees also commemorate various people and activities for a complete list refer to Gore District Council list of protected trees found in the District Plan.

The only buildings in the gardens are the Aviary and Dolamore Winter Gardens complex. The Aviary was designed by Mr I.D Gilchrist to replace a much smaller structure attached to the former Reserves Depot on that same site. The complex was opened in 1978 with the Council's Reserves staff and the Gore Rotary Club combining to build the complex with funds donated to the project by Gore Garden Club, Gore Rotary Club and Council. Donations towards stocking the new Aviary came from private citizens.

The Dolamore Winter Gardens were built in 1974 largely funded by monies left to Council by the late Mr J.H Dolamore. Monies also came from the Gore Garden Club. The complex contains public toilets and was conceived instead of a conventional showhouse as it was seen to be more economical to operate and plant theft would be eliminated. The erection of a winter garden was considered from time to time by Council following the Dolamores gift.

With the completion of this building Council resolved as a matter of policy that no additional buildings were to be permitted on the public gardens area.

The gardens like many areas of the Town Belt were once surrounded by large hedges but gradually over the years most of these have been removed or replanted with smaller growing plants creating a less formal open atmosphere.

The gardens are used extensively by people walking to work, picnics, bus tours, garden festivals, public concerts, fetes and many other passive recreational activities. There are no gates to the gardens thus encouraging public access at all times.

In 1986 a single light pole containing three lights was erected by funds forming part of the contribution to reserves in Southland, from the Comalco Aluminium Smelter. Lights for the gardens has been mooted for years prior to this and room still exists for further lighting development.

The only other structure in the gardens is a sundial situated at the southern end, the Gnomon and dial being donated by late Mrs R.B Bannerman in 1978 from a sundial that once graced her garden. The inscription on the dial shows the dial was built in 1925.

BLOCK D

This area is principally devoted to sporting clubs with three sited between Irk Street and Ashton Street.

The Gore Bowling Club was established in May 1897 and sought a suitable piece of land on which to establish their green. Several areas around town were considered but the Club eventually decided to approach the Gore Domain Board to lease part of Block D. The Domain Board considered this and agreed to lease part Block D for one pound per annum.

The green was constructed and opened on 23 February 1898 costing 72 pounds 8s 6d. The pavilion was opened 1901 which cost 50 pounds. The Domain Board beautified the surrounds.

Water was a problem so Council permission was given to sink a well in 1904, this was used until 1905 when the Councils reticulation scheme became operative.

A second pavilion was erected in 1911 on the present site with 'rooms for women' added in 1947. The present pavilion was erected 1961 with the lounge extension added 1983.

Neighbouring the Gore Bowling Green on the south side is the Citizens Tennis Courts (3) and pavilion. Established in 1897 it is assumed that the area they now occupy on the Town Belt was leased to them from the beginning. Reports are sketchy but the present pavilion was opened in 1905 by Mayor Popplewell who stated it was Council policy (as the Domain Board) to improve reserves as far as possible, giving encouragement to such institutions as the bowling and tennis clubs to beautify their grounds. The pavilion was built by Mr A Hartley painting by Mr G Peterson. This pavilion is still in use today.

To the south of Citizens is the Gore War Memorial dedicated 25 April 1922 and constructed of Oamaru Stone. Alterations were made after World War II to allow the addition of those names of soldiers who fell during that war.

Over the years vandalism, time and weather had significantly tarnished this monument. In 1991 Council spent \$30,000.00 to totally refurbish this handsome structure. The soft stone was resanded, inscriptions and freezes recut. It was also discovered that structure was slightly off plumb leaning slightly to the south west. The marble statue on top took some unexpected work as it looked as though it was erected in a hurry as it had not been finely sanded to smooth out the chisel marks which were highly visible. The torch in her right hand was hollow to allow for a light to be attached - this was never carried out.

The Box (Buxus) hedge surrounding the herbaceous perennial border, previously a rose garden, between the monument and the tennis courts originally came from an old established garden at 2 Avon Street and is at least 100 years old. A very old Camellia is all that now remains of this garden.

To the south side of the War Memorial is the Gore Croquet Clubs, Shelton Green named after Club Stalwart and former Mayor of Gore Mr W.D Shelton. The Croquet Club was formed on 28 June 1922, and immediately prevailed on Council to lease them the grounds. The pavilion was opened in 1923 at a cost of 700 pounds.

This pavilion was used until 1987 when the mysterious fire almost totally destroyed it. After some consideration the Council granted a licence to rebuild.

In the years before the establishment of the Croquet Club the Borough Gardener Mr A.T Newman intended to create a formal rose garden on the site but found the soil unsuitable so the idea was abandoned.

Surrounding Block D are many well established trees most probably dated from early plantings of the Gore Domain Board up until 1905. On 24 May 1887 to commemorate Queen Victoria's Jubilee four Macrocarpa Trees were planted in a small square in the centre of the domain. The four trees flourished but were neither use nor ornament and were removed on July 18 1905.

The two Eucalyptus trees, various English Oaks (Quercus) and native Beech (Nothofagus) on the block of the Town Belt require special mention due to their age and likely past history.

On the north east corner of block D stands the Rotary Club of Gore Drinking fountain erected in 1948 with rocks from Dolamore Park.

BLOCK E

Originally this block was much larger than it is currently, firstly 1 rood 12.99 perches were taken in 1945 for the extension of Eccles Street to the Main Road, then the centre portion being changed from reserve land to local government purpose land in 1964 to enable Council to build the James Cumming Wing which opened in 1974 and the Council administration building opened in July 1968 and more recently the expansion and joining the two buildings to form the Gore District Council Civic Centre, opened in February 1994.

The small area in front of the Civic Centre has been re-lettered as Part J Gore Domain with Part E continuing from the end of the James Cumming Wing south, incorporating the triangle area known as the Eccles Street Reserve.

The areas from Ashton Street to Eccles Street was once known as Hockey Park and devoted to womens hockey from 1924 to 1964.

Once Council had subdivided the area, approaches were made by several organisations with a view to site their activities onto the Town Belt.

The Gore and Districts Senior Citizens Club was formed on 7 March 1974. Their present building was completed and opened in 1976.

Between the G.D.S.C.C and Fairfield Street is a one way access road. This originally started as an access track for builders so as not to cut up the reserve, however in 1977 Council decided it would be appropriate to use it as a through traffic route.

In 1988 the G.D.S.C.C applied to Council to increase the available car parking space in the vicinity of their building. Council did not want to encroach onto the Town Belt having given an undertaking at the time of construction of the clubrooms that it wouldn't. The only option available was to use a small area of land on the south east side of the James Cumming Wing which Council took in 1964 for its own purposes. This carpark

was constructed in 1990 and named the "Farry" carpark to honour Mr G.A Farry a former mayor and supporter of the club.

The RSA Bowling Green was established on the corner of Eccles Street and Fairfield Street in 1962. This was at the south end of Hockey Park.

Since the late 1950's the RSA had been enquiring from Council for a suitable site for the construction of a green.

It would seem that this club suffered somewhat from being the last sporting group to become established on the Town Belt as by this time Council was aware that the open space was rapidly diminishing. As in June 1962 the club applied to erect a tool shed, this was the scene of considerable Council debate before being reluctantly approved. It took the club a further ten years to gain permission to erect clubrooms finally opening these in 1972.

During this time the club also tried to freehold the land but to no avail due to it being Town Belt. The final additions to the clubrooms were approved and completed in 1984.

The final portion of Part E is referred to as the Eccles Street reserve. This reserve has Council's most used children's playground on its north end. The play equipment was erected in 1950 being one of the first Council projects to use the newly available Dolamore bequest money. The slide, swings and climbing frame were imported from the English Play Company Wicksteed Ltd and were of exceptional quality being still in good condition after forty five years.

The adjacent public toilets were erected in 1956 the plan, drawn by, Councillor Fred Wiles. They were built by the Invercargill firm of McLachlan. This unique design was enhanced in 1989 when Mr Lindsay Crooks a Dunedin artist was commissioned to brighten the exterior with an original design.

This reserve also contained a paddling pool donated by the Gore Rotary club but removed in 1987. Amongst the grove of mature Oaks planted by Mr A.T Newman is Council's South Gore Drainage Control station constructed in 1989.

Immediately across S.H.I from Part E is a small reserve taken in 1994 by Council as reserves contribution from the sub-division of former railway land between there and the old railway station site. The land was taken with a view to once again having a continuous "green" area from S.H.I to the river. This area has been developed as a passive recreation area.

The rock garden on the east side of the Civic Centre was constructed 1960. After Council took over the management of the rockery and plants in front of the Hamilton house in Albany Street and agreed to move the rocks to their present location. A

collection of Alpine plants and bulbs were given to the Council after Mr G C Hamilton's death.

BLOCK F

This ground is the old Caledonian ground occupied by the Caledonian Society from its formation on the 29 January 1884 and where the first games were held.

This ground was the original sports centre for Gore and had a banked running and cycle track.

The Caledonian ground was the towns first multi-use ground with an agreement in 1886 between cricket, rugby and the Caledonian Society being cemented for all to use the grounds at the appropriate times of the year.

Cricket remained at the Caledonian ground apart from one year 1910/11 at the A & P grounds until 1963 when it moved to Hamilton Park.

The Caledonian Society flourished till the first World War when emphasis on sports rapidly diminished due to war commitments etc.

In the early 1920's the idea of forming the Gore Woollen Mills Company was floated and the proximity of this piece of land to the rail line was thought to be ideal for such a project, so the land was converted into a reserve to be leased as the mill site. The project failed to attract sufficient financial backing from investors and fell through and the company wound up.

The lease was then taken over by a private investor who subdivided the land into 18 sections. With the onset of the depression this project also fell through and the land reverted back to the Council.

During the depression years Council used unemployed labour to cover over and level out the old cycle and running track. Stones were removed and the area sown out in grass after topdressing etc. In the post war years this area was used for amateur athletics, rugby with the Albion Rugby Football Club having its headquarters there until 1 April 1981 when it sold its pavilion to Gore Wanderers Associated Football Club for \$15,000.00. It would appear that these clubrooms were erected around the late 1920's or early 1930's, the exact date being unknown. The right to have the building was granted in the early 1970's after much debate at Council level. Apparently approval was given by Council in April 1969 to extend the building, but it took the Albion Football Club until 1972 to find the necessary funds. But during the intervening period Council formulated a policy that the inner Town Belt areas were to be developed for passive recreation only and not for active sport. This type of sport was to be based at Hamilton Park. Until this time soccer was played on Part G of the Town Belt.

Notwithstanding the earlier decision, the ground is today floodlit for night practices, and is now a quality soccer ground with the installation of a single tile drain down its south side in 1986.

The western end of this ground has an interesting history. In September 1948 Council received an application from Caltex Oil Co Ltd for a site in Main Street for a petrol installation. This was not approved but Council was keen to have the company set up office in the town.

The Caledonian ground was considered surplus to requirements at that time bearing in mind that if things had gone to plan twenty years earlier it would have been built over.

PART G

This block of the Town Belt has a sketchy history and it is assumed that this area was also laid out in its present state during the depression and since that time soccer and presumably cricket have been played with a small pavilion on the south side of the ground being erected for soccer in 1930. The floodlights erected in 1977.

This ground has only 100 mm average covering of topsoil with a single base helping it drain in winter but also dries out severely in summer. Originally surrounded by a Macrocarpa hedge, this has long since been removed and was a windswept ground until 1989 when the present shelter trees were planted. The only other trees are at the extreme east and where a line of Oaks (*Quercus*) were planted around 1960.

As with Part E, Part G is bounded by residential houses across Hyde Street.

ADJOINING LAND USE

The entire Town Belt is surrounded by various road reserves, however, the 'inner side' of the Belt in its entirety apart from Block A contains Gore's Enterprise and Industrial sector - Block A and the outer side of the Belt in its entirety is given over to the domicile sector. Parts E and F are bisected by SH 1 and the main trunk railway line.

ACCESS

Access to the entire Town Belt is by foot, curb side parking being available around the entire area. All parts have access for maintenance vehicles only. The route from the G.D.S.S.C is the only sealed roadway to pass through the reserve.

DISTRICT PLAN PROVISIONS

This plan should not be in conflict with Gore District Plan under the Resource Management Act 1991.

It is envisaged that the District Plan will set the overall direction and policy of the district while this management plan is to facilitate the best management of the Town Belt in its entirety, by providing guidelines for its control, use maintenance, preservation, conservation, development and planning.

LEGAL DESCRIPTION

Being portions of the Town Belt marked a, b, c, d, e, f, g and j, Town of Gore. Balance Certificate of the title 8/86, SO Plan 1085, 5622 and 7567.

9.5294 hectares Recreation Reserve gazetted Thursday 14 July 1983 page 2175, being those portions of the Town Belt marked a, b, c, d, g and Part E, Town of Gore.

1.3302 hectares Recreation Reserve gazetted Thursday 14 July 1983 page 2175, being Lots 3 -15 inclusive DP 2971 situated in part of the Town Belt.

RESERVE QUALITY

The Gore Town Belt unquestionably forms the most important reserve within the Gore District as a whole. The mix of passive and active recreation provided for by the open green space is unrivalled.

The Town Belt sector within the Gore Township as enterprise and domicile sector within the Gore Township as well as a 'carbon sink', emission produced from both these sectors. The Town Belt also forms a noise sinker as well as a home to many mammals, insects and plants.

The ease of accessibility too and the Town Belt's location one street west of Main Street places the Town Belt in the best possible location to serve its users both local and otherwise, and this location should be further capitalised for the greater benefit of the district.

The maintenance of the entire Town Belt area including those areas maintained by Council or other organisations is extremely high and is one of the features that sets Gore's Town Belt apart from others around New Zealand. This is something frequently commented on by visitors to the town.

The fact that no utilities or services pass through any of the Town Belt also enhances the reserves quality. Some attempts have been made in the past for this but were vigorously and successfully opposed. It is intended this opposition will continue.

TOWN BELTS FACILITIES AND USES

Refer to plan appendix ___.

BLOCK A

Preston Street Playground

Contains a swing set, sea-saw set, climbing frame. The equipment in this playground is passed its usefulness and has been subject to a playground development report produced by the Recreation Co Ltd (see appendix ___). This report has been adopted by Council and it is intended to begin its implementation in the 1995/96 financial year. This playground services the greater north Gore area and is very popular.

Hokonui Bowling Club

This area contains a cotula bowling green plus modern clubrooms, shelters and machinery shed all exclusively used by the club members only.

The club is currently working with Council towards signing an appropriate lease as per the Reserves Act 1977 for this site. The club wishes to extend its clubrooms on the west side and this extension only will be permitted, and form part of the lease agreement.

Maintenance of the green area and buildings is undertaken by the club while Council currently maintains the surrounding macrocarpa hedge.

Combined Courts Association

Consisting of a large area of land surfacing containing 5 netball courts for winter use and 6 tennis courts for summer use, plus a modern two storey pavilion at the west end. The association has a current lease with Council for 4823 m² signed 19 March 1984, for a period of 33 years from 1.10.1983 with a right to obtain a new agreement under Section 54 Reserves Act 1977 for a further 33 years.

These courts are the home of Eastern Southland Netball and during the winter months are used extensively, including nights due to a good set of practice lights installed in 1985.

Maintenance of the courts is the sole responsibility of the Combined Courts Association.

During the summer the courts are the home of the Gore Tennis Club and also double as the base for Eastern Tennis Association interclub matches.

Council currently maintains the vegetative areas surrounding the courts.

A high number of recreational users also make full use of the court facilities especially during the summer months. It is deemed that the existing footpaths are adequate for the foreseeable future. Any footpath extensions will be opposed. The surrounding fences are the responsibility of the association.

BLOCK B

Gore Main Reserve

Apart from the groves of oaks at either end of this block and Councils Reserves depot at the southern end this entire area is given over to sportsfield. Principally used by the Gore Main School for sports and fitness it is also the home of the Gore Volunteer Fire Brigade practice area. This area also plays host to Fire Brigade competitions from time to time. To assist the Fire Brigade, one well and two tap connections have been installed on the centre eastward side. The field itself has three tile drains running in a north/south direction. The field is also used for soccer practise and by casual users. The field itself consists of an undersized rugby and undersized soccer pitch.

The english oaks at either end were planted in 1905, with those at the northern end listed in the Gore District Council District Plan as protected.

A concrete footpath runs part way up the west side opposite the Gore Main School. This is deemed to be an adequate amount of hardsurfacing and any attempt to extend any form of hardsurfacing on this block will be vigorously opposed.

BLOCK C

Gore Gardens

This entire block is devoted to a collection of Botanical specimen plants, the nature of which has been recognised in the Gore District Plan with the protection classification of a 'Tree Precinct'.

The Gore Gardens contain an extremely wide variety of hardy plants and is recognised nationwide as a real botanical jewel, the citizens of the Gore District are very fortunate indeed to have such a well maintained and respected plant collection in such a wonderful setting.

The only two structures on this block are the aviary and winter gardens. Both are very popular, the former particularly so with children.

The paths through the gardens are all gravel and attempts by Council to pave these in the past have been thwarted by cost. It is considered that if funds did become available at a future date the addition of suitable paving stones would enhance the aesthetics of the

gardens. Concrete or asphalt would, however, be deemed inappropriate for such a setting.

The addition of any further buildings or any attempt to extend the present footpath system from the present extent of access across the north and south end will be vigorously opposed as these are seen as severely compromising the integrity of the open space, setting and naturalness of the gardens.

The 'Bowler Elm' King George V Oak, Wellingtonia, have also been listed in the District Plan as historic trees worthy of protection.

The gardens are used for a variety of passive recreational pursuits from people just passing through to get to work or town. The Southland Rhododendron groups, Rhododendron Festival is held each October attracting up to 2000 people. The gardens are also used for picnics, carol singing, weddings, photography, botanical education, painting and many other activities.

Further encouragement will be given to increase the patronage of the gardens areas to develop it into an even more integral part of the community than it is already, care must be taken not to degrogate the aesthetic nature of the gardens.

Any future plantings will continue the current theme of the gardens on being a repository of hardy plants rare in cultivation, and suitable for the local climate.

BLOCK D

Gore Bowling Club

A modern pavilion, sheds and cotula bowling green are maintained by the club while Council maintains the surrounding gardens.

The Gore Bowling Club has a current lease which Council signed on 2 April 1970 for a period of 33 years from 1 April 1969 with a right of renewal for a further 33 years. This green is floodlit for night games.

Citizens Tennis Club

The small wooden pavilion and three hard surface tennis courts are maintained by the club with Council mowing the grass. The fences are also the clubs responsibility.

The courts are principally used during the summer for tennis only, both by the club and casual users. Casual users are also seen frequenting the courts during the winter months.

Gore War Memorial

The relatively formal setting of this area is in keeping with the significance of the monument. The back drop of mature trees behind and to the south of the monument, frame the area with the open grass area to the front and hard surface on the road side provide ample space for formal occasions. Although the road side concrete areas is in a bad state of repair. Paving this area with pavers, the same as the path around the memorial would seem appropriate.

The War Memorial is made of Oamaru Stone a material not really suited to Gore's damper climate so regular maintenance will be required to keep it in good condition. Graffiti is an ongoing problem.

The memorial provides a convenient route to town from west Gore, this route must be maintained.

Gore Croquet Club - Shelter Green

This area contains four rinks and covered by fine browntop grass. The area is principally used exclusively by the Croquet Club from October through April for matches and practise.

A number of shelters around green are of corrugated iron and provide shelter for the players. The clubrooms are situated in the centre of the green on its western side, backing on to Ardwick Street.

The mature trees surrounding this block have great historical significance, many planted to mark specific occasions. Research into their exact history is continuing. They have been recognised in the District Plan as a tree precinct worthy of protection. The Croquet Club have a current lease with Council signed 2 August 1972 and operative from 1 September 1971 for 33 years with no right of renewal.

BLOCK E

This contains the Gore District Council's administration building and community meeting rooms, the James Cumming Wing.

At the rear of these buildings is the Gore District Senior Citizens Clubrooms incorporating a car parking area for both members and Council staff in adjoining area. No lease is currently operating for this side.

Beyond this is the last sporting body given permission to be sited on the Town Belt. The RSA Bowling Club has its clubrooms backing on to Ardwick street with the Cotula green in front. Again this area is used exclusively by the club. The southern side is sheltered by a magnificent row of *Fagus sylvatica* (English Beech), underplanted with Rhododendrons. The RSA Bowling club have a current lease with Council dated 11 May 1972 and effective from 1 September 1971 for a period of 33 years with no right of renewal.

Floodlights exist around this green for night games.

Block E is bisected by Eccles Street and then continues in the form of the 'Eccles Street' playground. This playground is the Districts most popular play area, principally because it is adjacent to S.H.I. The toilet block and play equipment are getting on in years and Council has recommended that the playground be upgraded as per the report in appendix ___ from the Recreation Company Ltd.

Behind the playground is a mixed open planting of mature trees providing shelter and shade to the play area.

Since the commercial development immediately opposite on State Highway 1 commenced in 1994, this play areas patronage has dramatically increased. At the end of this commercial development is a small reserve used for passive recreation only.

BLOCK F

Council decided to lease Lot 1 DP 2971 to the British Petroleum Company of New Zealand Ltd on 1 February 1951. By the mid 1970's this area became surplus to the company's requirements so Lots 1 and 2 DP 2971 were taken for railways purposes by gazette notice 021257.1 on 17 February 1977, from there it was transferred to Rail South Ltd on 27 June 1994.

Lots 16, 17, 18 DP 2971 were part of Town Belt F exchanged for other land (Newman Park) as a result of Section 36 Reserves and Other Land Disposal Act 1926 as set out in order in Council published in New Zealand gazette 1927 page 3045. The 1926 Act of Parliament states that this land is held in trust by the Gore District Council without power of sale. The Certificate of Title for this land is dated November 1928 and was issued in the Gore Borough Council's name.

The Reserves and Other Land Disposal Act 1949 re-vested Lots 3 - 15 DP 2971 (originally set aside for the Wollen Mill project) back in the Council.

Gore Wanderers Associated Football Clubs field and clubrooms occupy this area of sports turf ryegrass. During summer months this field is seldom utilised, but was regularly used for softball when that sporting code was peaking in the late 1980's early 1990's. Floodlights exist on this field.

BLOCK G (Hyde Park)

An area of sports turf used principally for soccer. The shallow depth of topsoil on this ground limits its uses and is prone to drying out during the summer as no irrigation system exists. The small building on the southern side of the reserve is now only used as a storage shed by the G.W.A.F club.

Recent shelter plantings around this area are just coming into their own for shelter and shade. Overhead power lines limits the heights these trees can grown unless they are undergrounded or transferred to aerial bunched cabling. Floodlights exist on this ground.

RESERVES PURPOSE

Because of its location, the Town Belt is the most important and significant feature within the Gore urban area.

The areas principle purpose is to provide an open area for organised, unorganised, casual and passive recreational activities, and to serve as an open green space principally for the Gore urban area, but to also provide a district wide reserve focus and sense of ownership.

The secondary purposes are:

- To provide unhindered public access to all areas within the management area.
- To act as a buffer between the residential and enterprise sector of the Gore urban area.

ADMINISTRATIVE POWERS AND REQUIREMENTS

Under the Reserves Act, Council as the administering body has a number of powers to carry out functions on the reserve. It may, in terms of Sections 53 and 54 of the Act, relating to recreation reserve activities:

- ❑ Lay down or renew grass or turf, plant or improve areas, create gardens, footpaths, picnic areas or other facilities.
- ❑ Prescribe how, when, where and what games, sports, business or other activities may be carried out.
- ❑ Prescribe who may use the reserve for these activities.
- ❑ Prescribe the charges or admissions to be made for use, whether exclusively or collectively.
- ❑ Erect buildings in its own behalf, or permit erection of buildings and allow their use, or lease them or the reserve, or parts of it.
- ❑ Do what it considers necessary, including the erection of buildings or structures on the reserve, to enable the public to obtain the maximum recreational use of the sea adjoining the reserve.
- ❑ Prohibit activities, or close the reserve or parts of it.
- ❑ Have the power to consent to any of the functions relating to leasing or licensing as long as these are in conformity with a management plan for the reserve. The same applies to the requirement to advertise such a use.

Further, in accordance with Section 59A of the Act, it may authorise any person to carry on any trade, business or occupation, also as long as the activity is in accordance with a management plan, as per section 41.

Management is required to comply with all relevant Sections, Policies and Plans of the Resource Management Act 1991, as long as these do not derogate from the Reserves Act.

MANAGEMENT ISSUES, OBJECTIVES AND POLICIES

The following are the issues and their objectives and policies arising from collection and analysis of background information and public submissions.

ADMINISTRATION:

RESERVE PURPOSE:

It is fundamental to management planning for the Gore Green Belt area, that its purposes are clearly defined in objectives and policies. All decisions on any and every activity, existing, proposed or carried out, shall therefore be done in accordance with these purposes.

Objectives:

- ❑ To manage the Gore Green Belt area in accordance with the appropriate sections of the Reserves Act 1977.
- ❑ To ensure the intrinsic naturalness of the Gore Green Belt area is maintained.
- ❑ To retain an emphasis of green open space within the management plan area.
- ❑ The public shall have freedom of entry and access to the Gore Green Belt subject to Sections 53,54 of the Reserves Act 1977 and to any Bylaws applying to the Reserve, and to such conditions and restrictions Council considers necessary for the protection and well being of the reserve, and for the protection and control of the public using it.
- ❑ To continue to develop and maintain the high quality of the Gore Gardens area (Block C).
- ❑ To provide and maintain plantings which enhance the parkland character of the Gore Green Belt area.

Policies:

- ❑ Public demand for and use of facilities will be weighed against the district wide trends, availability of space and impacts to the reserve and its users.
- ❑ User demand will not impede or lower the standard of field or facility maintenance.
- ❑ If user demand becomes greater than the ability of the Park Managers to provide a service, users will be encouraged to help defray the greater costs entailed.
- ❑ The Gore Green Belt area will continue to retain its predominance as an open green space separating the Domicile sector from the Enterprise sector.
- ❑ To provide a wide range of indigenous and exotic plants suitable for growing in the local climate region.

Implementation Required:

- ❑ Regular monitoring of the affects users are having on the Gore Green Belt area with appropriate actions being taken as per the Reserves Act 1977. This also implies regular liaison with Reserve users.

ADJOINING LAND USE:

Currently existing adjoining land uses to the Gore Green Belt are compatible with their purposes. However certain types of development relating to size, scale, noise, use or operation could have a detrimental effect on the management plan area. Steps to mitigate or prevent these are available to reserve managers through the Resource Management Act 1991 or other legislation where relevant.

Objectives:

To ensure that the Gore Green Belt area in its entirety is not adversely affected by activities occurring on adjoining land or in the environs of Gore.

Policies:

- ❑ Reserve managers will seek through appropriate legislation and the District Plan to prevent or mitigate adverse effects on the reserve, or the enjoyment of the public using it.
- ❑ If an adjoining land use development cannot be avoided, management will seek appropriate compensation to offset any adverse effects to the Gore Green Belt or its users.

Implementation Required:

- ❑ Regular monitoring of adjoining land uses

RESERVE USE AND DEVELOPMENT:

At the time of preparation of this management plan the Gore Green Belt has a multitude of users including permanent and transient. The current situation seems to be serving the users adequately at present.

In recent times there has been some conflict between some of the established sporting codes domiciled on the Green Belt and some of the now mature trees planted on the Green Belt.

For the main part any situation concerning trees will be covered under the rules to be found the District Plan. This management plan points out that trees of all ages, size and shape are an integral part of the Gore Green Belts character and as such shall be accorded status somewhat higher than may be accorded if they were planted in different locations. It also needs to be stated that many of the now mature trees have historical and heritage value as many were planted by prominent citizens of the District.

In 1995 Council commissioned the Recreation Co. Ltd to prepare a report on all Gore District Council playground with a view of preparing a development strategy to upgrade these areas over the subsequent 3-5 years. The playgrounds at Preston Street and Eccles Street on the Green Belt were part of that report with implementation taking place in the near future (see appendix).

The three Bowling Green areas, two tennis court areas and croquet green more than adequately serve the needs of their patrons. Parking is sometimes at premium but no off street parking is to be created on any area covered by this plan.

The sportsfield areas on Park B, F & G are also adequate for present usage patterns. Part B could accommodate a higher level of more regular use, while F & G could accommodate a moderate increase in patronage but will require constant monitoring.

In accordance with the Reserves Act 1977 public access to all areas must be maintained at all times, this isn't a problem to the majority of the management plan are. However the three Bowling greens do have some problems in this area as they are concerned for the security of their investment particularly with the green surface. This is an unavoidable risk associated with being sited on public land, and the erection of fences etc. to mitigate these problems is discouraged under the act.

□

Direction

□

- To maintain the present basic layout of the Gore Green Belt to maintain the original vision for what those who set it aside originally intended the Green Belt to be. That implies an area for passive and active recreational pursuits, and provide open space areas.
-
- Park Managers should have a flexible approach to the management of this reserve if a demonstrated need to change is brought to their attention. The same approach is required if at some future date a requirement for more controlled use is put to management by the main users of the management plan area or the general public. Any changes must be within the parameters of the Reserves Act 1977 and not contradict policies and objectives set out in this plan.

It is inevitable at times that service delivery is too stretched to meet requirements to everyone's satisfaction. Balancing fiscal and user costs is also an important factor in day to day management and thus has an overriding influence on the policies and objectives in this plan.

Consideration of the right of use of the Gore Green Belt by casual users and members of the general public in terms of the Reserves Act 1977 shall be uppermost in any decisions with regard to the future use and management of the Green Belt area.

Objectives:

- To continue to provide a level of service consistent with user needs.
- Upgrade Eccles and Preston Street play areas in line with The Recreation Co. Ltd playground proposal and that all playground developments comply with New Zealand Playground Safety Standard NZS 5828 1986 Pt 1,2,3 or its amendments.
- To respect as much as possible the original intention for initially laying out the Gore Green Belt.
- This plan recognises the Tree Protection Policies set out in the Gore District Plan.

Policies:

- Councils policy to liaise and consult with reserve users will be maintained.
- The needs of passive recreation must be preserved at all times.
- Continued development of playground areas.
- Continued high standard of maintenance will be maintained over the total management area.
- If users place greater demands than can be withstood by playing surfaces or services then users will be required to help pay or pay in full the costs of their own needs.
- No demand for playing surfaces will be accommodated beyond the capabilities of the surface to withstand detrimental effects or of Park managers to provide a service.

Implementation Required:

- Constant monitoring of playing surface conditions.
- Commence upgrade of playground developments 1995/96 year.
- Constant monitoring of maintenance standards.

FACILITIES AND AMENITIES USE AND DEVELOPMENT

Existing facilities on the Gore Green Belt are adequate for their use and users at present with the exception of the Hokonui Bowling Club who have indicated that they would like to extend part of their existing building. Council has agreed to this request.

The existing buildings sited on the Green Belt are being well maintained and are structurally sound. Because of the Reserves purpose placing an emphasis on open space, the number and placement of buildings is very important. It is noted that current siting meets existing purposes well, with no public submission indicating that extensions or new buildings are envisaged, for the life of this plan.

This plan also recognises the importance for the pleasantness of the reserve experience that facilities and amenities (which includes signs), design, materials and colouring is in harmony with the landscape and other existing facilities and amenities. This implies that any external painting / colour work must be approved by Parks Management before work is commenced.

The majority of pre-plan submissions received from the public expressed that no new building be permitted on the Green Belt and to keep it as "green" as possible. The same goes for carparks.

This plan recognises the need for floodlighting to be used to enable sport to be played at night.

Objectives

- ❑ To ensure all facilities and amenities be they new or existing are built as per the Building Act 1991 and of purpose built design, using materials and colouring in harmony with the Green Belt landscape.
- ❑ To make provision for facilities and amenities which benefit the public using the Green Belt.
- ❑ Any existing facility or amenity that requires external redecoration or repainting will be done in a colour scheme that blends, rather than contrasts with the landscape of the Gore Green Belt and must be approved by Park Managers before application.
- ❑ Other than the proposed extensions to the Hokonui Bowling Club Pavilion, the building of any more clubrooms, buildings, shelters within the confines of the Gore Green Belt shall not be permitted.
- ❑ Clubs or lessees are responsible for all maintenance, repairs or renovations to their buildings, courts or greens.

- ❑ Buildings or structures no longer required or are assessed as unsound and dilapidated will be removed at the first opportunity and the site fully restored to Council's satisfaction.
- ❑ All future and existing flood lighting must meet the requirements of the Gore District Plan with respect to light spillage.
- ❑ Any future amenities and facilities will be required to meet the above objectives.
- ❑ No extensions to existing buildings will be allowed unless there is a proven need or demand and that the proposed extensions can be proven to benefit the public using the Green Belt area.
- ❑ Should any existing building be destroyed by fire, earthquake or similar abnormal events, permission for re-building will only be granted if a substantial benefit to the public using the Green Belt area can be proven. The area of ground occupied for any building renewal under this clause will not be greater than that previously occupied. All renewals are subject to all the appropriate requirements, policies and objectives as set out in this plan.

Implementation Required

- ❑ Constant monitoring of all existing buildings.
- ❑ Assessment of floodlight spillage and appropriate action taken as necessary.

ADVERTISING AND SIGNAGE:

Considering the nature of the Gore Green Belt, every attempt must be made to maintain the integrity of the parkland and open space environment, currently and where at all possible enhance this environment.

Advertising is seen as being alien to the Gore Green Belt environment and currently no advertising signs exist on the Green Belt area, except for the area of Part F leased to Caltex Oil Limited, although this area is not classified as a Recreation Reserve under the Reserves Act, it is situated on land originally set aside for the purposes of the Green Belt. The District Plan controls advertising and signage. Signage visible from the Green Belt can affect the values experienced when visiting the Reserve.

Signs for reserve users are not abundant and for improved interpretation purposes shall be improved. Sign design and style must be consistent throughout the area covered by this plan.

Objectives

- ❑ No advertising shall be permitted on or within any building, facility or amenity, or within the building envelope.
- ❑ No advertising shall be permitted on any area of the Gore Green Belt with the exception of Caltex Oil Limited.
- ❑ Placement of off site signs visible from within the Green Belt shall be discouraged.

Policy

- ❑ Signs on buildings shall be limited to the name of the club, organisation or facility and shall be adequate to identify the function of the building but subservient to both the building and its location in the Green Belt environment. Before any such sign is erected, approval must be sought from the Parks Manager.
- ❑ Temporary signage/advertising may be permitted at the discretion of the Parks Manager, for one off events or tournaments for a maximum period of three days.
- ❑ Signs will only be permitted to improve informative interpretation and enhance movement around the Green Belt area.
- ❑ All signage will be subject to provisions in the District Plan and Gore District Council's Signage Bylaw.

Implementation Required

- ❑ Constant monitoring and review of signage regulations and impacts is required.

NON-COMPLYING BUILDINGS:

The following buildings do not comply with the provisions of the Reserves Act 1977 and / or the policies of this plan and are listed as non-conforming.

Building	Buildings on area Lots 16, 17, 19
Caltex Oil Limited	DP 2971, Part F

Under the Reserves Act 1977, the only buildings which should be sited on recreation reserves in general, are those which are directly related to the outdoor use of the area. Other buildings are non-conforming, and extensions increase the degree of non-conformity.

Policy

- ❑ No application for extensions will be approved on those buildings classified as non-conforming buildings.

*N.B: This site is the site of a fuel depot and as such may have over time become contaminated. Contamination and containment of contamination is dealt with by the District Plan.

**N.B: Lots 16,17, 18, DP 2971 are not gazetted Recreation Reserve.

LITTER:

N.B: The Litter Act 1968 applies within the Gore Green Belt.

Recreational and passive users of the Gore Green Belt are responsible for the keeping of the areas they use litter and rubbish free, and for removing their litter and rubbish from the area where Council supplied rubbish bins are absent.

Objectives

- ❑ To keep the Gore Green Belt litter free.
- ❑ All recreational organisations using the Gore Green Belt shall be responsible for keeping their areas litter and rubbish free, and for removing their litter and rubbish from the area.
- ❑ All individuals who utilise the Gore Green Belt area shall be required to remove their rubbish from the area or deposit it in the receptacles provided.

LANDSCAPING, SHELTER AND PLANTING:

The scenic qualities of the Gore Green Belt are an important feature of the Gore urban area. The Green Belt is a landmark which is identifiable by the presence of a range of trees and shrubs ranging from juvenile to mature trees.

The lineal nature of the Gore Green Belt means that the area is highly visible not only to those using the area but also to passers-by. The Gore Green Belt is a highly significant element within the Townscape of Gore and the plantings should reflect this.

Framework and shelter trees must be maintained to provide protection for ornamental plantings as well as recreational activities, both passive and active as well as for screening buildings.

One of the functions of the Council's Parks Department is to display the diversity of hardy plant life which does well in the Gore environment. This has considerable educational values and provides an excellent example of a public garden.

The Gore Gardens have a national reputation of holding an excellent collection of hardy, but uncommon trees and shrubs all suitable for the home garden. This theme is repeated in others areas of the Gore Green Belt and this plan recognises this as a unique and integral feature of Gore to be enhances whenever possible.

The education's aspect of the plants is limited by quality and accurate plant identification. Plant labelling must be kept up to date at all times and enhances where possible.

Several submissions from sporting clubs domiciled on the Gore Green Belt raised the issue of maturing trees having possible detrimental affects such as shading and root envasion on their particular area. This plan recognises that this situation exists and points out that there needs to be some tolerances from the clubs, the public and Council and that many of these trees have been around significantly longer than the clubs.

The District Plan sets out procedures to follow and rules to adhere to with regard to trees throughout the district including the Gore Green Belt.

This plan encourages all possible alternatives be investigated to mitigate problems caused by trees sited on the Gore Green Belt before removal is considered.

Objectives:

To continue to provide an open landscape with planting used to emphasise the areas intrinsic values, while at the same time offering protection to games, spectators, screening adjoining land users and providing passive recreation areas and corridors.

Policies:

- To provide and maintain plantings which enhance the parkland character of the Gore Green Belt.
- Emphasis on passive recreation will be achieved through corridors of suitable landscaping and planting.
- Screen plantings will be used to mitigate the visual impacts of all existing or future buildings, walls and fences.
- Maintain up to date and accurate labelling of all plants with in the Gore Gardens and other areas as appropriate.

- ❑ Investigate all other possible alternatives to tree removal if a problem is found to be caused by a particular tree or trees.

Implementation Required:

- ❑ Monitor and replace when required plant labels.
- ❑ Continued planting programme with appropriate plant species.

ACCESS, ROADS AND CAR PARKING:

The lineal nature of the Gore Green Belt along with its relative narrowness makes access from any of the adjacent Streets straight forward. There is no need to build a carpark or any more vehicle accesses on any part of the area covered by this plan.

The RSA and Gore Bowling Club have small carparks on the Ardwick Street side of their clubrooms, while the G.D.S.C Club have a one way access and carparking on the Council owned ground not part of the plan this is deemed more than adequate for adequate for off road parking for the foreseeable future.

The remaining accesses are all pedestrian or for maintenance purposes only. The number of footpaths is believed to be adequate for current user demands.

Objectives:

To keep the existing carparks, vehicle and pedestrian access's as is, and to maintain the visual integrity of the Gore Green Belt.

Policies:

- ❑ The importance of the intrinsic values of the Gore Green Belt must not be compromised by more vehicle accesses, roads or carparks.
- ❑ Motor vehicles other than for Parks Maintenance purposes shall not be permitted to drive through any areas of the Gore Green Belt except for existing roads and carparks.
- ❑ Public access on foot shall be permitted and encouraged through as much of the Gore Green belt as possible.
- ❑ Accessways for cycles shall be prohibited.

- ❑ The extension of any further paved footpaths shall not be permitted on any area of the Gore Green Belt. However existing surfaces may be upgraded as the need arises, and must be suitable for wheelchair access.
- ❑ The safety of pedestrians and reserve users is more important than the need to provide roads in the reserve.

Implementation Required:

- ❑ Monitoring of condition of footpaths, accessways, roads.

COMMERCIAL USES AND LEASES:

The only Commercial use on the Gore Green Belt is that of Caltex Oil NZ Ltd. Although this part of the Reserve is not classified as a recreation Reserve the area is still part of the Green Belt.

Caltex Oil NZ Ltd have a lease with Council to occupy this area dated 1.11.69 for 21 years with right of renewal. As of September 1995 no new lease has been signed.

The land occupied by Caltex Oil NZ Ltd (Lots 16,17,18 DP 2971) was part of Green Belt exchanged for other land as a result of Section 36 Reserves and other Land Disposal Act 1926 as set out in order in Council published in the NZ gazette 1927 page 3045. The 1926 Act of Parliament states that the land is held in trust by the Gore District Council without power of sale.

To remove the trust and grant power of sale for Lots 16,17,18 DP 2971 a further Act of Parliament will be required.

Section 54 Reserves Act 1977 provides for leasing in respect of Recreation Reserves. Any new lease should quote the appropriate section of the Reserves Act and the lease document needs to take cognisance of not only that section, but the Reserves Act Schedules and this Management Plan.

Council currently has the following lease agreements with occupiers of the Gore Green Belt:

Gore RSA Bowling Club
3 Roods and 34 perches part of Block E
Dated 11 May 1972, for 33 years no right of renewal.

Gore Combined Courts Association
4823m2 Part of Part A
Dated 19.3.84 for 33 years right of renewal.
Gore Croquet Club

3 roods 36 perches part D

Dated 1.9.71 for 33 years no right of renewal.

The Hokonui Bowling Club are currently in the process of having a lease prepared for their site.

Leases do not exist for Gore & Districts Senior Citizens Club, Pt E Gore Wanderers associated football Club Part f.

Applications for leases should be allowed as long as they continue to benefit users and the general public are in harmony with existing users. Applications to erect further building or extensions to existing buildings as a lease shall not be permitted.

The replacement of an existing building shall not be automatically permitted but firstly must meet all requirements as set out in the Reserves Act 1977, Resource Management Act 1991, the Gore District Plan and the requirements of the Management plan. Appropriate public submissions with regard to the proposal shall be sought before any decision is made.

Existing Council owned structures will not require leases but any future buildings or structures will require to meet the requirements of this Management Plan, The Reserves Act 1977, District Plan provisions and the Resource Management Act 1991 or any other relevant Act.

Special one-off business activities promoting particular sport/recreation, sporting/recreational, or culture/cultural events for food vending at sports or similar functions will be allowed.

The authorisation if any business, trade or occupation of the Gore Green Belt for a period longer than 24 hours shall not be permitted.

Objectives

- To lease parts of the Gore Green Belt for any purpose which meets the requirements of the Reserves Act 1977 and other objectives and policies in this plan.
- To continue to honour the existing lease agreements for the various clubs sited on the Green Belt.
- To allow leasing of parts of the reserves for sporting, cultural or recreational activities that meet the objectives and policies in this plan.

Policies

- ❑ Leases will only be granted when they are considered to be in the Public interest and in accordance with the Reserves purpose, objectives and policies.
- ❑ All leases must comply with the relevant section of the Reserves Act 1977.
- ❑ Sporting activities or casual use organisation using or leasing the buildings on the Green Belt, may sell liquor as an adjunct to their activities, subject to compliance with the Sale of Liquor Act 1989.
- ❑ Concessions or licenses given for 'day at a time' trade or business can occur in any area not currently leased.
- ❑ Rental payment amounts will be decided by the following factors:
 - The ability of the leases to pay
 - The value of the site of the current market value or the site as it were available for sale.
 - Other factors as determined by Council from time to time.
- ❑ For the purposes of a lease for a trade or business, the benefit to the reserve will be offset against the benefit casual use of such a facility would achieve for peoples overall enjoyment and use of the Green Belt.
- ❑ All organisations with structures or facilities on the Gore Green Belt (other than those owned by Council) shall hold a lease as provided by Section 54 Reserves Act 1977, and the first schedule of the act.
- ❑ That appropriate actions be taken to remove the trust and grant power of sale for Lots 16,17,18 DP 2971

Implementation Required:

- ❑ Ensure all leases and licences as they fall due are issued in accordance with the correct clauses of the Reserves Act 1977.
- ❑ Prepare appropriate leases for those Clubs and facilities who currently don't hold an operative lease with Council.
- ❑ Initiate appropriate documentation for lifting of trust preventing power of sale for Lots 16,17,18 DP 2971.

RETICULATED ESSENTIAL SERVICES:

The primary purpose of the Gore Green Belt is as an urban recreational park land, not a convenient route for network or reticulated services. At present overhead services are present in a number of areas of the Green Belt, with the poles and wires detracting from

the overall pleasantness and intrinsic values of the area. Council currently has a limited budget to underground these wires over the next few years.

Apart from services serving the existing facilities on the Green Belt the only reticulated essential service is a sewer line running under Lot 18 DP 2971.

Objective:

- To enhance the intrinsic values and openness of the Gore Green Belt by eliminating the visual appearance of all reticulated essential services.

Policies:

- All reticulated essential services shall be laid underground.
- New reticulated essential services may be laid in the Gore Green Belt only to service activities or facilities within the Green Belt itself, but all work must be carried out in a sensitive manner, and approved by Park Manager before being implemented.
- No new reticulated or network services will be permitted.

FENCING:

This also includes hedge. The Gore Green Belt doesn't have an over abundance of fences apart from those around the two areas of tennis courts. The two tennis court fences at Preston Street and Citizens are reaching the end of their useful life. These will be permitted to be replaced subject to other criteria outlined in this plan. No further fencing is considered appropriate as they can screen views and prohibit public access. The Macrocarpa hedge along the Ardwick Street side of the Gore Gardens was severely damaged by the frost in 1996 and was removed in April 1997.

Objective:

To maintain the open space values of the Gore Green Belt and provide unimpeded public access.

Policies:

- Fences around the Tennis clubs are the clubs responsibility and any replacements must meet the objectives and policies of this plan.

Implementation Required:

- ❑ Constant monitoring of fence lines and hedges.

No Further Permanent Fencing:

Other than the proposed erection of fences along the east side and small part of the north side of the Gore Bowling Club and along the east side of the Gore RSA Bowling Club, no permanent fencing will be permitted on the Green Belt.

These fences will be of suitable material approved by council and landscaped to meet the requirements of this plan.

OFFENCES:

Offences committed in or on any reserve is outlined in Section 94 of the Reserves Act 1977. This plan acknowledges that the Reserves Act is not any easily accessible document. It is therefore considered more appropriate to include the relevant sections of the act in this management plan so that the public is more aware of what is appropriate or not with regard to the Gore Green Belt.

Objective:

- ❑ To enforce when necessary Section 94 of the Reserves Act 1977 with regard to offences on Reserves, as well as where appropriate NZS 9201 chapter 17:1972 model General Bylaws for Parks and Reserves (refer appendix)

Policy:

- ❑ To take appropriate action with regard to offences committed on/too the Gore Green Belt as per Section 94 Reserves Act 1977, and where necessary apply the appropriate penalty as per Section 104 of the Reserves Act 1977.
- ❑ Take appropriate action where necessary with regard to offences committed in/on the Gore Green Belt that are not in accordance with NZS 9201, chapter 17:1972 model general Bylaws for Parks and Reserves.

Offences on reserves:

1. Every person commits an offence against this Act who, without being authorised (*the proof of which shall be on the person charged*) by the Minister or the Commissioner or the administering body, as the case may require:

- (a) Lights any fire on a reserve except in a fireplace in any camping ground or picnic place established by the Minister or the Commissioner or the administering body; or*
- (b) Causes or allows any cattle, sheep, horses or other animals or any kind whatsoever to trespass on any reserve; or*
- (c) Liberates any animal on any reserve; or*
- (d) Plants any tree, shrub, or plant of any kind, or sows or scatters seed or any tree, shrub, or plant of any kind, or introduces any substance injurious to plant life, on any reserve; or*
- (f) Removes or wilfully damages any, or any part of, any wood, tree, shrub, fern, plant, stone, mineral, gravel, kauri gum, furniture, utensil, tool, antiquity, relic, or thing of any kind, on any reserve; or*
- (e) Wilfully breaks or damages any fence, building, apparatus, or erection on any Reserve; or*
- (g) Wilfully digs, cuts, or excavates the soil on any reserve; or*
- (h) Not being the lessee or licensee of the reserve or any part thereof, occupies or uses any land in a reserve for cultivation or any other purpose; or*
- (i) Takes or destroys or wilfully injures or in any manner disturbs or interferes with an animal or bird or other fauna or the nest or egg of any bird on any reserve; or*
- (j) Deposits or throws on any reserve (being a reserve which is not a public place within the meaning of section 2 of the Litter Act 1968) any substance or article of a dangerous or offensive nature or any rubbish, except in a place or receptacle approved or provided by the Minister or the Commissioner or the administering body; or*
- (k) Erects any building, sign, hoarding, or apparatus on any reserve; or*
- (ka) Carries on any trade, business, or occupation with any reserve; or*
- (l) Trespasses with any vehicle or boat or aircraft or hovercraft on any reserve, in breach of any prohibition under this Act; or*
- (m) In any way interfere with a reserve or damages the recreational, scenic, historic, scientific, or natural features or the flora and fauna therein:*

Provided that nothing in any authorisation by the Minister or the Commissioner or the administering body to do any act which would otherwise be unlawful under paragraph (c) or paragraph (i) of this subsection shall be deemed to authorise any person to do any act in contravention of the Wildlife Act 1953 or any regulations or Proclamation or notification under that Act.

- (2) *Every person commits an offence against this Act who-*
- (a) *When required by notice from the Minister or the Commissioner or the administering body to remove any animal from a reserve, fails to do so within the period specified in the notice; or*
 - (b) *Being the driver of any vehicle or the pilot of any aircraft or the person in charge of any boat or hovercraft that is illegally on a reserve, fails or refuses to remove it from the reserve when so requested by any officer as defined in section 95(5) of this Act; or*
 - (c) *Without a lease, licence, permit, or other right or authority, does or causes to be done any act, matter, or thing for which a lease, licence, permit, or other right or authority is required by this Act or by any regulations under this Act; or*
 - (d) *Not being an officer of the Department, or a ranger, acting in either case in the course of his official duties, enters any nature reserve in breach of section 20*
- (2)(c) *of this Act, or in breach of any condition imposed in any permit granted or notice given under section 57 of this Act; or*
- (da) *Being a person in charge of any boat, anchors or moors that boat in breach of a notice given under section 57(3) or section 59(3) of this Act or in breach of any permit granted under section 57(7) or section 59(7) of this Act; or*
 - (e) *While any scientific reserve or any part of such a reserve is subject to a notice under section 21(2)(b) of this Act prohibiting entry -*
 - (i) *Not being an officer of the Department or ranger, acting in either case in the course of this official duties, or not being the holder of a permit issued under section 59 of this Act, enters the reserve or that part, as the case may be, in breach of the said section 59; or*
 - (ii) *Being the holder of such a permit, does not comply with any term or condition or the permit; or*
 - (f) *Counterfeits or without due authority issues any lease, licence, permit, or other authority required by this Act or by any regulations under this Act; or*

(g) Unlawfully alters, obliterates, defaces, pulls up, removes, interferes with, or destroys any boundary marks, or any stamp, mark, sign, poster, licence, lease, permit, or other right of authority issued by the Minister or the Commissioner or an administering body.

(3) Every person commits an offence against this Act who uses, receives, sells, or otherwise disposes of any wood, timber, bark, flax, mineral, gravel, kauri gum, antiquity, relic, or other substance or thing whatsoever knowing the same to have been removed unlawfully from any reserve.

(4) Every person commits an offence against who, without being authorised by the Minister, or the Commissioner, or the administering body -

(a) Is in possession of any firearm, weapon, trap, net, or other like object in a reserve; or

(b) Discharges any firearm, weapon, or other instrument on a reserve; or

(c) From outside a reserve, shoots at any fauna or any other object or thing inside the reserve with any firearm, weapon, or other instrument -

and, where any person is found discharging a firearm, weapon, or other instrument in contravention of this subsection, section 95(6) of this Act shall apply in respect of that firearm, weapon, or other instrument in all respects as if it were illegally in the possession of that person in the reserve:

Provided that nothing in any such authorisation shall be deemed to authorise any person to do any act in contravention of the Wildlife Act 1953 or any regulations or Proclamation or notification under that Act.

(5) Where any person commits an offence against subsection (1)(j) of this section, the Minister or the Commissioner or the administering body, as the case may be, may cause the removal of any objects deposited or thrown in breach of that subsection, and the cost of that removal shall be assessed by a (District Court Judge) and shall be recoverable summarily from that person in like manner as a fine.

(6) Any person convicted of an offence under this section shall, in addition to any penalty for which he may be liable for the offence, pay twice the full market value of any substance removed from the reserve or pay for the damage done to the reserve, to any forest, wood, timber, flax, or scrub growing or being thereon; and, in the case of an offence against subsection (1)(a) of this section, for the cost of extinguishing the fire and the expenses incurred in investigating the origin of the fire. That value or damage cost shall be assessed by a (District Court Judge), and shall be recoverable summarily in like manner as a fine. The full market value shall be deemed to be that

amount which the Crown would have received by way of purchase price if the Crown had removed the substance from the reserve and offered it for sale on reasonable terms.

Paras (d) and (da) of subs (2) substituted for para (d) by s 11, 1983 No 43. Para (ka) inserted by s 2(3), 1988 No 137.

104. Penalty for Breach of Bylaws

Every person who commits a breach of any bylaw under this Act commits an offence, and is liable.

(c) In the case of any other offence, to a fine not exceeding \$250.00 and, where the offence is a continuing one, to a further fine not exceeding \$5.00 for every day on which the offence has continued.

REVIEW AND AMENDMENT

That the Management Plan for the Gore Green Belt be reviewed on a five yearly basis and amendments made where and when necessary.

Policy

- Compliance with Section 41(4)(Reserves Act 1977 which states:

"The administering body of any reserve shall keep its management plan under continuous review..."

Implementation Required

- Continuous review of the Gore Green Belt Management Plan.