

# COALGATE RESERVE MANAGEMENT PLAN

JUNE 2004

(Reviewed August 2008)



Prepared by the  
Coalgate /Glentunnel Reserve  
Management Committee

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# **COALGATE/GLENTUNNEL RESERVE MANAGEMENT COMMITTEE'S MANAGEMENT PLAN**

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## EXECUTIVE SUMMARY

- ❑ There was conclusive support for the retention of the entire reserve.
- ❑ The community supported the development of an active recreation area that would support:
  - Tennis
  - Hard-court activities
  - Walking/fitness tracks
  - Mountain biking tracks
  - Picnic area
  - Sports oval
  - Children's Playground
  - Retain the basketball backboard
  - Dog Agility/Training Area
- ❑ And the provision of the following facilities:
  - Car park
  - Pavilion
  - Toilets
  - Picnic tables
- ❑ The planting of cash tree crops on a large portion of the land as an investment to meet the reserve's future enhancement or development.
- ❑ The planting of amenity trees utilising both native and exotic tree species along the circular walking track rest areas, borders of the sports oval, the reserves perimeter and the picnic area.
- ❑ The carrying out of appropriate and regular maintenance regimes.
- ❑ Instituting a transparent grants allocation process.
- ❑ The Reserve Management Committee has accepted that the Coalgate Reserve's Asset Development Plan be clearly identifiable within the Reserve Committee's financial records.

## **ACTION PLAN – Coalgate/Glentunnel Reserve Management Committee** (Reviewed August 2008)

**Note: UFI = Until Funds Improve**

<b>TASK</b>	<b>SUMMARY OF PROPOSED ACTIONS</b>	<b>STATUS</b>
Reserve Management	Management of Reserve returned to Committee from Council.	Complete
Lease Cancellation	Initial grazing rights discontinued.	Complete
Coalgate Township Committee Representation	Township representation occurs.	Complete
Coalgate Reserve Finances	Separate Asset Development expenditure vote specified within budget.	Complete
Coalgate Reserves Sub-division Contributions	SDC declines to leave Reserve Contribution fund within Committees finances.	<b>Letter to SDC, to query actions</b>
Establish Grants Allocation Policy	Committee has adopted a policy as per statement in Management Plan.	Complete
Retention of the Existing Coalgate Reserve	Reserve retention actioned by SDC.	Complete
Adjoining paper road designations	Check with Council on retaining the adjacent James Street road reserve designation.	<b>Letter to SDC, seek confirmation</b>
Selwyn Street Entry. Completion of existing unformed road.	Several requests to include in LTCCP, made to Council but no action to date. (Last request May 2008). First request March 2005.	<b>Letter to SDC, to query situation</b>
Reserve Car Park	Initial request to SDC declined. Recommend Committee seek funding from Reserve Sub-division contributions and possible grant from Malvern Community Board.	<b>Place on hold UFI.</b>
Afforestation	Planting out woodlot with Pinus Radiata and Leyland Cypress.  First lift pruning proposed 2010	Complete  <b>Action 2010</b>
Adopt a Landscape Plan for Activity Area	Landscape Plan actioned and included in M/Plan.	Complete
Sports Oval	Development of Sports Oval overlay of tennis courts and provision of pavilion/toilets on hold until appropriate funds secured.	<b>On hold UFI.</b>
Walking Track	Walking track formed and to be incorporated in SDC walking/cycling directory.	<b>Advise SDC when Selwyn St formed</b>
Track Rest Areas	Consider picnic tables for walking track rest areas.	<b>On hold UFI.</b>
Track Mtc	Walking track requires mown strip unless stock grazing reduces growth.	<b>Mowing tender to be let</b>
Sports Oval Grazing	Sports Oval grazing rights allocated to lessee to be maintained subject to rental review.	<b>Request SDC to review details</b>

Dog Park Fence	Dog Park/Agility area complete and fence.	Complete
Dog Park Mowing	Dog Park requires mowing regime.	<b>Mowing tender to be let Action Sept 2008.</b>
Track Planting program	Deciduous tree planting in walking track rest areas.	
Perimeter Amenity Plantings	Layout area and plant as per contractors report with recommended species. Subject to availability of funds.	<b>Place on hold UFI</b>
Fence line Repairs	Sports Oval fence line replaced. General maintenance/repairs actioned when necessary.	Complete Annual Mtc
Noxious Weed Control	Actioned when necessary.	Annual Mtc
Existing Perimeter Maintenance	Actioned when necessary (as part of annual inspection).	Annual Mtc
Pinus Radiata Row Removal	Row removed May 2006.	Complete
<b>New Proposal:</b> Fence access way to hard court area from entry point	With Sports Oval leased for grazing need to create safe access way outside leased area to hard court area.	<b>Place on hold UFI</b>

# **PART ONE – RESOURCE SECTION**

## **ADMINISTRATION**

The Coalgate/Glentunnel Reserve Management Committee acting under the delegated authority of the Selwyn District Council administers the Coalgate Reserve. This authority occurs under section 77 of the Reserves Act. The Committee is elected for a three-year term with community nominations sought at the time of the triennial local body elections. The current Committee was elected in December 2001.

The functions of the Committee are for the efficient governance and management of land that makes up the reserve. As the administering body responsibilities under Sec.40 include managing the reserve for the purposes of:

- Use
- Enjoyment
- Development
- Maintenance
- Protection
- Preservation

All decisions made by the Committee must be within the powers conferred by the Reserves Act, and the delegated responsibility inferred by the Council. Once the Council has received acceptance of the management plan from the Minister of Conservation the Reserve Committee is then empowered to enact the “plan.”

The Committee consists of a Chairperson, Secretary and seven elected members. Two of the elected positions were assigned to township representatives from Coalgate and Glentunnel in July 2003. There are four sports club representatives and an appointed member from the Malvern Area Community Board (see Appendix 4). (Note: This format is currently under review by the Council and is subject to change for the 2004 triennial elections.)

## **HISTORY**

The Coalgate Reserve was purchased under the Public Domains Act in 1860 as the “Coalgate Recreation-ground”. The reserve, through an Order in Council by Hercules Robinson, Governor, was constituted as the first Coalgate Domain Board, 9<sup>th</sup> July 1880, and meet on the last Friday in the month at the Coalgate Hotel.

The first members appointed to the Board were:

- |                  |                     |
|------------------|---------------------|
| ▪ Kenneth Wilson | ▪ Alexander Beattie |
| ▪ Henry Baker    | ▪ John McMellon     |
| ▪ David Manson   |                     |

## **LEGAL DESCRIPTION**

The 1984 New Zealand Gazette indicates “pursuant to the Reserve Act 1977, and to the delegation from the Minister of Lands, the Assistant Commissioner of Lands vested the area in the then Malvern County Council (superseded through local body reforms by the Selwyn District Council in 1989). The Schedule indicates the reserve as being more or less 11.6068 hectares<sup>1</sup>, being Reserve 2409, situated in Block VIII, Hororata Survey District, NZ Gazette 1975, pg 150 SO 26750.

## **COALGATE TOWNSHIP**

It is estimated that the current township population is 276, living in 99 residences.<sup>2</sup> Presently Coalgate is seeing a substantial increase in building activity with a number of dwellings either under construction or having been built recently. Coalgate offers the opportunity for increased building development whereas the adjacent township of Glentunnel has no further land available for residential development. It is anticipated that over the next ten-year period, the population of Coalgate will increase between 8 and 14%.

Currently the only Council provided outdoor recreation opportunity within Coalgate is a small pocket neighbourhood reserve situated in Everitt and King Streets, which contain children’s play apparatus.

## **LOCATION**

The Coalgate Reserve is situated at the eastern end of the township and is accessed from Selwyn Street, off Bridge Street opposite the Coalgate Fire Station. The last portion of Selwyn Street is unformed road with the first major section formed and sealed. The Reserve itself borders rural land to the north, south and east. The township survey plan shows to the south that there are a number of undeveloped residential sections including an unformed street that backs onto residences along Coaltrack Road. A further unformed road designated as James Street borders the eastern boundary. The northern boundary borders rural land that was previously the Whitecliffs/Glentunnel rail line and is now part of a privately owned forestry block.

## **FINANCIAL MANAGEMENT**

As a delegated committee of the Selwyn District Council, the Coalgate/Glentunnel Reserve Management Committee’s expenditure/revenue accounts form part of the Council’s Annual Plan and Budget process. All financial matters once confirmed, and minuted by the Board are enacted by the Council’s Asset Management and Financial Services Unit’s.

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<sup>1</sup> (Note the previous Karst lease indicated the allocated lease area of the Reserve was 8.0937 in size.)

<sup>2</sup> Census 2000



Currently within the Committee's management account, there is no separate vote established for the benefit of the Coalgate Reserve. Within the consolidated accounts of the Committee, a sum of \$10,000 was held for the development of the Reserve. Some \$7000 has been used to plant out the reserve. This was set aside from timber sales a number of years ago to assist with its development.

It has been the Committees practice to date to make grants to local sports and community organisations, from income that has generally been derived from timber sales. The grants have benefited a number of organisations for specified projects. No formal policy existed regarding conditions or availability of funds for distribution.

## **RATING DETAILS**

The Selwyn District Council's 2003/2004 Annual Plan "Schedule of Rates and Charges" indicates that the Coalgate/Glentunnel Reserve Management Committee receives \$22.50 annually from 209 local ratable properties. This is the historic charge that the Committee is able to request based on a 'view' (consistent with the 'view' of all Selwyn reserve management committees) that this was the maximum allowable limit. In reality higher rates can be levied subject to appropriate community consultation. The annual rate is confirmed in the Council's "Annual Plan and Budget".

## **RECREATION**

During past years the reserve has seen many uses from local sports days, matches and picnics both by residents and visitors to the community. For many years it hosted cricket, with a concrete wicket block being laid a short distance away from the tennis courts. Three tennis courts with pavilion were established around the 60's with a thriving club operating for many years. The club dwindled around the early nineties with the courts, netting and pavilion falling into disrepair. The concrete cricket wicket is also in a derelict state. Several years ago the tennis pavilion was demolished leaving only the floor and the foundations. Around 1995 a basketball backboard was erected to provide younger residents with a recreation opportunity to practice basketball street ball skills.

## **LANDSCAPE / GEOLOGY / TOPOGRAPHY & SOILS / VEGETATION**

The reserve is generally of a flat nature except for a slightly raised terrace over the northern portion. The shelterbelt that runs along the northern fence line from the Selwyn Street entry contains the following species: Douglas fir, Sequoiadendron, Cypress, Pine and Atlantic cedar. While there has been no significant maintenance the trees are in good condition.<sup>3</sup> Adjacent to the tennis courts and the south of the Selwyn Street entry there are scattered small groups containing Oaks, Cypress, Pine and Sycamore all in fair condition.<sup>4</sup> In the southwest corner a number of younger deciduous trees are in poor health, dying or are rotten.<sup>5</sup>

A substantial row, containing 13 large and mature Pine (*Pinus radiata*) is situated to the north of the tennis courts, and is in generally good condition.<sup>6</sup> These trees, however, present a possible danger in high winds to individuals using the area and, through root growth, are likely to cause damage to the tennis/hard court area should they be redeveloped.

There are further groups of trees growing along the south boundary with many in poor condition requiring maintenance.<sup>7</sup> Along several boundary lines both gorse and broom are growing.

The reserves soils are classified as recent alluvial and river deposits. The Coalgate area is generally Ruapuna very stony silt loam. To the south a smaller area of Templeton stony silt loam runs along a short corridor following Coaltrack Road.<sup>8</sup>

In 1992 a number of students from a Lincoln University Landscape course carried out design proposals. These designs assisted and provided an excellent background to assist with development of the proposed Coalgate Reserve landscape plan.

## **LEASES, LICENSES, RIGHTS TO OCCUPY**

Prior to June 2003 the Reserve was used for grazing purposes at a charge of \$238.05 (GST inclusive) per annum. This lease was a standard document and indicated that the public had no current right of access as well that the licensee did not have the right to remove plants or cut down standing trees without the express authority of the Council. However the licensee was required to keep the land free of vermin, noxious weeds, fallen trees, tree trimmings and dead stock.

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<sup>3</sup> Hardwick Sam. Commissioned report.

<sup>4</sup> Ibid

<sup>5</sup> Ibid

<sup>6</sup> Ibid

<sup>7</sup> Ibid

<sup>8</sup> Soils of the Downs and Canterbury Plains and North Otago, NZ. Kear, Gibbs, Millar, DSIR, 1967.

## MANAGEMENT PLAN PREPARATION

The Reserve Management Committee at its December 2001 meeting established a Project Team (appendix 4) to instigate the development of a management plan.

Planning commenced in April 2002 with public notices indicating the intention to create a “management plan.” Public notices, as well as local newsletters to area residents, invited submissions to help determine management objectives. A community meeting was held in the Glentunnel Hall on 22 April 2002, with 32 people attending. The meeting was advised of the background and procedure required to develop a management plan.

All submissions received have assisted the formation of the “management plan.” The Plan will be submitted to the Malvern Area Community Board for adoption and then tabled for confirmation at a Selwyn District Council meeting. The Area Board will call for final submissions prior to tabling the Plan with the Council. This will then provide the Coalgate/Glentunnel Reserve Management Committee with a document outlining management and development proposals over the next 10 years. The Committee has provided assistance to Council staff to develop a 5-year Asset Management Plan.

The Reserves Act under section 41 allows this “management plan” to be amended with the Council deciding if public consultation is necessary. The Act also states the administering body is required to comply with an adopted “plan” and its approved amendments as well as be reviewed at a minimum of 10 year intervals.



## PART II POLICY SECTION

### GENERAL STATEMENT

For the purposes of identifying the land area within the Coalgate Reserve the existing fence lines have been used (see the GPS Plan page 3). This creates three distinct blocks. It is intended to develop the southern block that contains the derelict tennis/hard courts as a recreation area. The remaining block to the north and the larger eastern block will be designated and be planted out as a cash forestry block. From submitted proposals it is also intended to create a walking trail through the block. Through the preparation of this document, personal interviews and the community submission process, the Project Team has been able to recommend to the Committee, the adoption and development of a number of new initiatives. The recent landscape exercise by Lincoln University students has also assisted with planning concepts.

### ADMINISTRATION

**Action Supported:**

*Management control being returned to the Coalgate/Glentunnel Reserve Management Committee.*

Prior to 2003 the Selwyn District Council was responsible for the management of the reserve. Submissions and responses indicated a clear wish for the Reserve to be returned to the management of the Coalgate/Glentunnel Reserve Management Committee. This has since been actioned.

The Selwyn District Council subsequently advised the exiting lessee upon expiry of the previous lease to 1 July 2003 the lease would not be renewed.

**Action Supported:**

*From 2004 a member of the Coalgate Township Committee to be appointed to the Reserve Management Committee.*

From the 2004 triennial term elections of the Coalgate/Glentunnel Reserve Management Committee that while the Coalgate Township Committee is formally recognized by the Selwyn District Council and operates as a duly elected Township Committee, a member of that committee to be appointed to one of the existing Committee positions, to represent the views of its residents.

## FINANCIAL MANAGEMENT

**Action Supported:**

*That the following Coalgate/Glentunnel Reserve Management Committee community support grants policy be adopted.*

The following policy shall relate to community funding grants where the Management Committee considers that surplus Board funds are available for distribution. The priority order for consideration of applicant requests shall apply as per the following order:

- a) Community organisations based on the Coalgate Reserve.
- b) Community organisations that utilise the Coalgate Reserve.
- c) Community organisations that are based within the Coalgate district and provide a service or activity to the residents of the Coalgate District.
- d) Community organisations that provide a service to the residents of the Coalgate district.

Applicant organisations must be a not-for-profit organisation and be a registered incorporated society or charitable trust. Such grants should not be used to support an individual person, or for secondary distribution to a third party, or travel expenses or debt repayment. The Management Committee may consider applications from unregistered groups and where a grant is approved will make direct payments to the supplier of those goods or services and not the applicant.

The Coalgate/Glentunnel Reserve Management Committee when considering funding applications will consider what assistance that each group may be prepared to contribute members' time relative to their grant request, to assist the Committee with minor maintenance or improvements within the reserve. Where Health and Safety factors are unlikely to be contravened this quid pro quo arrangement should be supported.

**Action Supported:**

*That individual Coalgate Reserve Asset Development expenditure is shown separately within the Committee's financial management structure.*

The Committee will request the Selwyn District Council to layout separate Asset Development expenditure for the Coalgate Reserve from the 2005/2006 financial year. The Board will also request that the remaining portion of funds from the sum of \$10,000 (\$3000) that is held for expenditure purposes within Coalgate Reserve be transferred to a specific asset development Coalgate Reserve code.

**Action Supported:**

*Coalgate reserve contributions ("cash in lieu") are managed by the Coalgate/Glentunnel Reserve Management Committee in conjunction with the Coalgate Township Committee for Coalgate's benefit.*

The Management Committee to request the Council to credit to the Committee funds received from "reserve cash in lieu receipts" subdivision contributions. These funds to be managed in association with the Township Committee.

**DEVELOPMENT****Action Supported:**

*Retention of the entire Coalgate Reserve*

The Management Committee will advise the Selwyn District Council that the community clearly indicated a wish to retain the Reserve in its entirety for the benefit of future generations.

**Action Supported:**

*A formal entry point to be created from Selwyn Street and retention of the existing road reserve, James Street.*

The Management Committee to negotiate with the Council to establish a formal access from the existing undeveloped Selwyn Street entry. The Council also to

be advised of the community's wish, to retain the existing undeveloped James Street road reserve, that borders the reserve.

**Action Supported:**

*Develop a car park with access from and adjacent the Selwyn Street entry point.*

The Management Committee as indicated in its action development plan (page 5) with the assistance of the Council, to plan for the development an appropriate sized car park accessed from the proposed Selwyn Street entry point. This will need to be incorporated within the Councils long term Asset Plan.

**Action Supported:**

*Development and provision of a dog park and agility training area.*

As part of the landscape development plan an enclosed area will be allocated as a dog exercise and agility training area. Dogs will be permitted to use the forest trail provided they are held on a leash. Owners will be requested to remove dog faeces.

**Action Supported:**

*The development of recreation opportunities for physical and passive activities.*

The Management Committee in consultation with the Council and or interested leisure and sporting organizations will assist and may contribute to the development of appropriate passive and physical opportunities.

**Action Supported:**

*The Afforestation and establishment of suitable amenity tree plantings to maximize use of the available area.*

The Management Committee as illustrated in the action development plan (page 5) and its landscape plan (page 20) will utilise and designate appropriate areas of the reserve for cash tree crops and development of amenity planting to enhance passive and physical use of the reserve.

**Note:**

The proposal to plant cash tree crops is also covered in the afforestation section. The issue of facility provision is covered in the "recreation" section.

## **RECREATION**

**Action Supported:**

*The reserve to provide opportunities for a number of recreation activities for both physical and passive use.*

As requested by the community, support for the following facilities will be considered and developed where finance allows and community demand exists at that time. Where the provision of these facilities, require substantial establishment finance, they are to be budgeted with Council agreement as per its annual planning process in association with Coalgate/Glentunnel Reserve Management Committee funds and possible Council assistance.

**Actions Supported:**

- ❑ *Redevelopment of two tennis court/s.*
- ❑ *Development of a mountain biking track/trail inconjunction with the main walking trail and tracks through the aforested area.*
- ❑ *Redevelop the basketball backboard and apron area for hard court ball activities.*
- ❑ *Provision of an in-line (roller) skating area.*
- ❑ *Construction of a pavilion.*
- ❑ *Provision of a picnic area with tables.*
- ❑ *Development of a skateboard facility.*
- ❑ *The laying of a quality grassed recreation oval.*
- ❑ *Provision of children's play equipment.*

There was wide support to establish a quality grassed recreation area that included the sports oval. While community consultation indicated that there were no current proposals suggesting that organised sport currently require space within the reserve it was felt that any formed grassed oval should take into account any future requirements for local physical winter and summer outdoor ball sports. Community aspirations supported that two of the existing tennis courts be redeveloped and resurfaced with the third area being allocated to establish a basketball street ball skills area with the backboard to be resited to an appropriate position. Also within this area a facility that would provide inline skating and a skateboarding skills area is developed. Through the afforested area a walking and MTB trail be established with rest areas planted out with amenity or native trees. The Management Committee was also requested to provide play equipment for children's casual play needs. This was however seen as a long option so as to not duplicate the Everitt Street play area.

**VEGETATION / AFFORESTATION**

**Actions Supported:**

- ❑ *To maintain and continue perimeter plantings.*
- ❑ *The planting and establishment of cash tree crops.*
- ❑ *Develop a landscape plan for further consideration.*
- ❑ *To maintain and continue amenity area plantings (trees/shrubs).*
- ❑ *The preference and inclusion of native plantings in amenity areas.*



There was wide spread community support upon possession of the reserve to commence cash tree crop plantings and follow with recreation amenity area and perimeter plantings. The cash tree crop to be planted as commercial forestry woodlot that is to help meet the reserves future development and to reduce management costs. Community responses indicated clearly that the Committee should include native plantings, particularly in the amenity areas.



The following recommendations from the Hardwick Arborist and Brailsford Forestry Ltd report were supported and included:

“The forestry block to be planted out in *Pinus radiata*/Macrocarpa as a cash crop as they are best suited for the land and area conditions. Proposals are that the stands be Silva culturally attended with thinning and pruning to maximize the return around 2030 or sooner.” (Existing Committee Coalgate funds were utilised for this expense.)

“To maintain and enhance the current visual harmony of existing boundary lines, planting of the following listed tree species will be included. These species will also be used to enhance a stronger visual barrier around the reserve.

- |                  |                  |
|------------------|------------------|
| ▪ Giant Redwood  | ▪ Rowan          |
| ▪ Macrocarpa     | ▪ English Oak    |
| ▪ Ponderosa Pine | ▪ Turkey Oak     |
| ▪ Corsican Pine  | ▪ Oriental Plane |
| ▪ Big Cone Pine  | ▪ Mana Ash       |
| ▪ Silver Birch   |                  |

Along with native species the above also are considered for activity clearings within the forestry block and about the sports oval and outer amenity area except where size and or shading including root disturbance is likely to occur.”

The community also asked that other profitable species be considered for the afforestation project.

## **MAINTENANCE**

<b>Action Supported:</b>
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<i>Recreation area management.</i>
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The public areas such as the dog agility area, recreation oval, and MTB and walking tracks will need to be checked and maintained regularly. During the initial period as per the maintenance action plan, fence lines where appropriate will be removed, repaired or replaced. Appropriate funds will be allocated within the Management Committee’s maintenance votes to carry this work out.

The Hardwick Review is acknowledged with a maintenance regime to be put in place from June 2003 to June 2006 to carry out the following:

- a) Fell any ornamental/amenity trees in poor condition.
- b) The prompt removal of deadwood/broken limbs/defects through remedial pruning.

- c) To prune back any excessively loaded side branches of amenity trees particularly where they are sited next to the tennis courts, proposed parking areas and or picnic areas.
- d) Carry out annual inspections as well as after high winds, to monitor the condition of amenity tree stocks and carry out immediate maintenance where necessary.
- e) Maintain a programme to eradicate gorse and broom.
- f) By March 2004 consider the removal of the 13 Pines to the east of the tennis court due to safety concerns through the effects of high winds and likely root damage to the proposed redevelopment of the tennis and hard court area.

## STRUCTURES

### **Actions Supported:**

- ❑ *The construction and provision of public toilets.*
- ❑ *The construction of a pavilion to support sports activities within the reserve.*

The Coalgate/Glentunnel Reserve Management Committee will seek the advice and assistance of the Council regarding the provision of all structures that includes the pavilion, play apparatus, toilet facilities, fitness amenities or recreation equipment that may benefit the community or those visiting the Reserve. In conjunction and with Council agreement were approved, these will be included in the Councils long term asset development and budget plans as well as being compliant with all regulations and statutes.

While the Management Committee has signaled its intention to provide these facilities their provision within the “action plan” is subject to the Committee, Area Community Board and/or Council being able to provide the appropriate finance within long-term financial planning strategies.

## LEASES, LICENSES & RIGHTS TO OCCUPY

### **Actions Supported:**

- ❑ *Council is to be requested to return the reserve to community control.*
- ❑ *The Reserve Management Committee will consult with the community regarding any future leases, licenses etc.*

As a requirement under the Local Government Act, the Reserve Management Committee will further consult regarding on-going development of the reserve where issues develop outside this Management Plan.

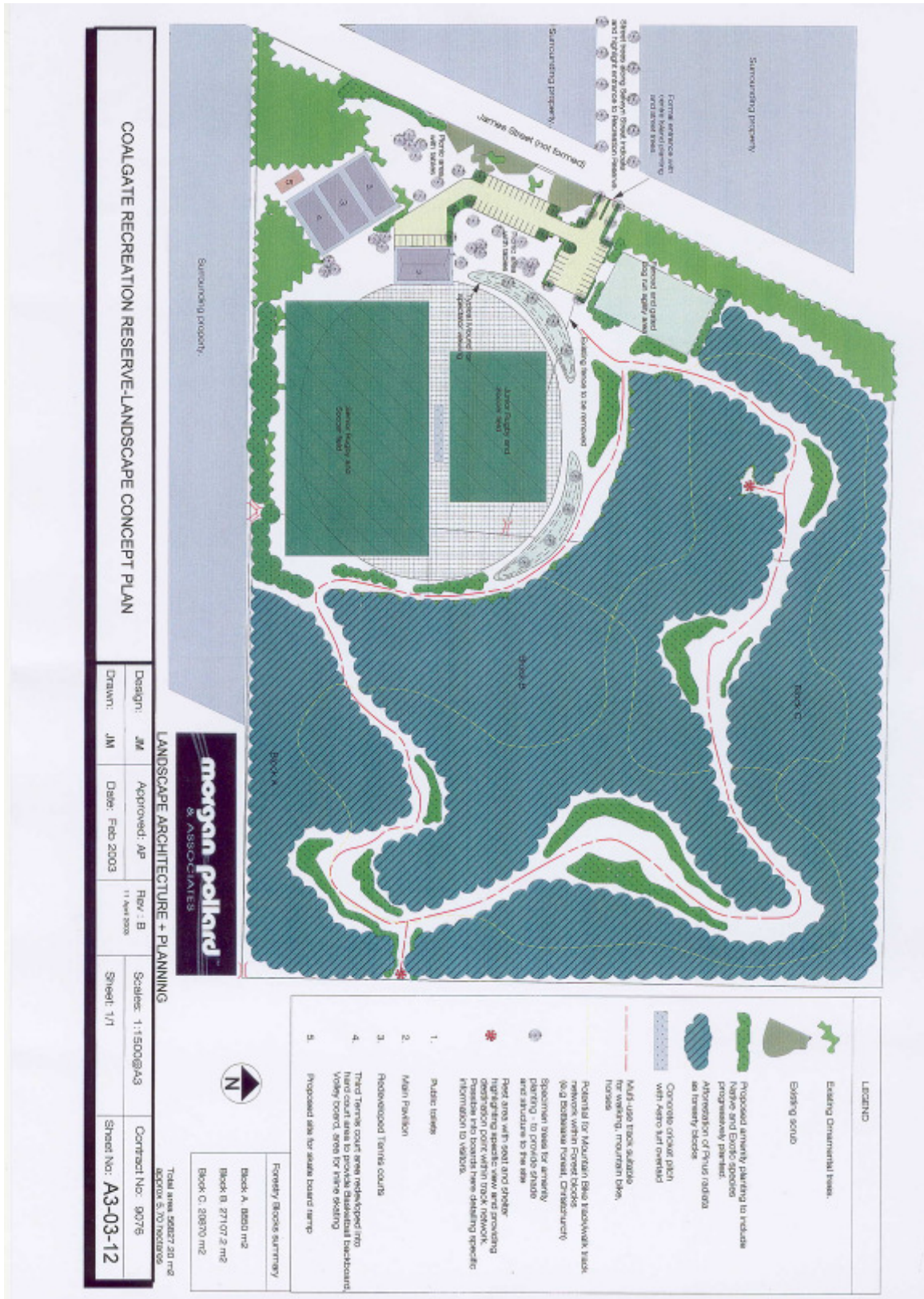
To improve the community’s tenure, the Committee intends to progressively develop as funds permit, the entire reserve both for community recreation and

afforestation. The Committee, as the administering body, considers that where necessary it would consider short-term occupancy rights should it wish to allocate land for stock use or grazing. Such occupancy agreements would be taken under the advice of the Selwyn District Council Asset Manager.

This may also apply to organisations seeking to occupy any part of the Reserve for such uses as permitted under the Reserves Act and inline with approved Council policies.

Under the Local Government Act and in accordance with the appropriate “notice of intention” the Board may permit sole use for any part or a designated area for an approved purpose or activity and restrict community use for the duration of that purpose or activity.

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## THE FINANCIAL IMPACT

The maintenance and general development proposals outlined in this document are likely to be at a substantial cost. (Estimated and combined with the Glentunnel Reserve Management Plan the expenditure is likely to be in the vicinity of \$120,000 commencing 2004/2005 for the ten-year life of this document.) It is anticipated that with selective timber harvesting, either as millable timber or firewood, will see a sufficient financial return to meet projected developmental costs for both the Coalgate and Glentunnel reserves. The funds gained will be used to assist priority developments as outlined in the Development, Recreation, Structures and Maintenance sections. Where milling has occurred replacement afforestation and or amenity tree planting will be planned.

Because of proposed increases in maintenance and development costs it is unlikely that the Reserves Committee will have surplus funds available for community grant distribution in the short term.

The Reserve Committee's major annual income is through the Council's rateable charge. The present income from this source is achieved from 209 rateable properties with a levy of \$22.50 per property. District Council management staff advise that the rate funds received must be used for domain development, maintenance and improvements expenditure and are not available for redistribution as community grants. The 'Ex Malvern Land Subdivision Fund' (\$8,004, 2003/04 figure) and the 'Reserve Contributions-Subdivisions' (\$3,326, 2003/04 figure) may be considered and utilised for grant allocations where approval of the community is sought. The Reserve Committee plans to retain these funds for its own Asset Management Plan development unless its revenue stream improves.

Other Reserve Committee sources of income involve 'hire fees and charges' and a lease income from the Hororata Golf Club. It should also be noted that within the Reserve Committee's existing budget, the sum of \$3,000 remains from an initial amount (ex \$10,000) for Coalgate Reserve developments. During August 2003 the majority of Coalgate Reserve was afforested at a cost of \$7,000.

The Committee is faced with maximising returns from milling and timber sales to source additional revenue to achieve completion of the proposals contained in this 'plan'.

<p><b>All proposed development plans during the ten-year life of this Management Plan are subject to sufficient revenue being achieved. The Reserve Management Committee will be reluctant to request the Council to increase the household rate levy apart from inflation adjustments to meet proposed developmental costs stated in this proposal.</b></p>
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## **MANAGEMENT PLAN REVIEW**

The Reserve Committee will review this “plan” at three yearly intervals and update or reconfirm the proposals.

The proposed dates are:

- **October 2007**
- **October 2011**
- **October 2014**

As required by the Reserves Act any departure from the proposed actions outlined in this plan will need to be communicated through community consultation before actioned.

## **ANNUAL BUDGETS**

These are required to be prepared and submitted annually through the Council's Selwyn Community Annual Plan (LTCCP) process and are, therefore, available for community scrutiny. The budget is prepared on current known costs. With the support of Council's Management staff, because of ongoing inflationary charges, market increases and likely variable returns, a budget has not been included in this publication. This information is either available through the Reserve Management Committee's Secretary or through finance staff at the Council's Darfield Service Centre.

# **PART III - APPENDICES**

## **Appendix One**

Written submissions were received from the following organisations and residents:

The Coalgate Township Committee  
B. & G. Horner  
Pauline Stickings  
A. J. McDowell  
Colin Morris

The Coalgate Bowling Club  
M. F. Cooper  
T. M. Brown  
Liz Weir  
Anonymous X5

## **Appendix Two**

The Hardwick Report

The Brailsford Ltd Report

Note: The above reports have not been included in this publication. For copies contact the Coalgate/Glentunnel Reserve Management Committee Secretary.)

## **Appendix Three**

Acknowledgements:

Selwyn District Council – Sue Elder/Douglas Marshall/Deborah Harris

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## **Appendix Four**

### **The Coalgate/Glentunnel Reserves Management Committee 2001/2003**

Ian Joyce (Chair), Philip Shaw, Reg Anderson, Colleen Hynam (resigned May 2003), Mervyn Hynam Snr (resigned May 2003), David Mitchell, Paul McOscar, Daryl Smith and Elsa Stuart.

The appointed representatives are: Barry Mather (Representing Coalgate); Lois McAleer (representing Glentunnel Township Committee - joined the committee in October 2003); Steven Inch, South Malvern Cricket Club; Susan Smith, South Malvern Netball Club; Noel Langridge, Selwyn Rugby Football Club; Murray Inch (replaced by George Deans November 2003) – Hororata Golf Club; and John Morten, Malvern Area Community Board – Selwyn District Council.

### **The Reserves Management Committee Plan Project Team**

Paul McOscar (Project Team Co-ordinator), Reg Anderson and Daryl Smith.



## Appendix Five

### PRIOR ACTION PLAN - June 2004 (out of date)

Task	Action	Complete by
Reserve Management	Request Council to return management control of Coalgate Reserve to Reserve Committee from 01.07.03	Actioned
Lease Cancellation	SDC advise lessee	Actioned
Reserve Management	CGRMC assume management control	Actioned
Coalgate Township Committee Representation	CGRB issue invitation to appoint a rep to an existing committee position next triennial election	Actioned
Coalgate Reserve Finances	CGRMC to establish a separate Asset Development expenditure vote within its financial accounts.	Actioned
Coalgate Reserves Sub-division Contributions	Request that they be allocated to the CGRMC account	Sept 2004
Establish Grants Allocation Policy	CGRMC adopt and minute a policy with confirmation of that policy by the Selwyn District Council	Sept 2004
Retention of the Existing Coalgate Reserve	Have the SDC formally minute the community's wish to retain the entire reserve including the adjacent James Street road reserve	Actioned
Selwyn Street Entry. Completion of existing unformed road.	To request the assistance of SDC to budget funds within its 5 year Asset Plan (and LTCCP) by the stated date.	March 2005
Reserve Car Park	To seek SDC to assist with funds within its 5 year Asset Plan (and LTCCP) by the stated date.	March 2005
Afforestation	Plant Pinus Radiata or a suitable variety be planted in proposed forestry block	Actioned
Adopt a Landscape Plan for Activity Area	Landscape Plan to be designed to include: sports oval, picnic area, tennis and hard court area upgrade, MTB & walking tracks, picnic & dog agility area, pavilion/toilets including budgetary costs Consult with Coalgate residents for plan approval and acceptance as a long term staged development including budget costs. Complete development planning and budgeting within Selwyn District Council Selwyn Community Plan (LTCCP) and Annual Asset Plan.	Actioned Actioned July 2005
Recreation area	Propose completion of the recreation area developments.	June 2014
Perimeter Amenity Plantings	Layout area and plant as per contractors report with recommended species	September 2006
Fence line Repairs	Obtain quotations and carry out maintenance/repairs	Annually
Noxious Weed Control	Carry out annual spray	Annually
Existing Perimeter Tree Stock Maintenance	Carry out annual assessment and remedial maintenance each August	Annually
Pinus Radiata Row Removal	Obtain quotations for the milling of the 13 Radiata adjacent to the tennis courts	Prior to March 2006
Activity Area Maintenance	Propose contract mowing and maintenance schedules when activity area and oval laid out	When necessary Likely early 2007

