



**South Wairarapa District Council**

**Stella Bull Park (including  
Sarah's Garden)**

**Reserve Management Plan**



Adopted by Council on 9 December 2009

# Foreword

## Background

This Reserve Management Plan for Stella Bull Park (including Sarah's Garden) is prepared in the context of the South Wairarapa District Council District Reserves Strategy adopted in 2001.

In 2001 a Draft Management Plan for Stella Bull Park (incorporating Sarah's Walkway) was prepared that included a Development / Improvement Plan. This was prior to the library moving from the Old Library Building to its new location within the Town Hall in July 2007. The South Wairarapa District Council Reserves Management Plan Working Party resolved on 17 December 2001, that changes be made to this Development / Improvement Plan before its inclusion in and the final adoption of a Management Plan for Stella Bull Park. The draft Management Plan did not proceed. The moving of the library and the potential for a new use within the Old Library Building have required a reconsideration of development options, and a redrafting of the Reserve Management Plan in the same format as recent Reserve Management Plans.

In accordance with Section 41 of the Reserves Management Act 1977, the following advertisement was placed in the Dominion Post and the Wairarapa News on Wednesday 3 June 2009.

### **Intention to prepare a Reserve Management Plan for Stella Bull Park**

*'This advertisement is an invitation under Section 41 of the Reserves Act 1977 to send to the undersigned, by Wednesday 1 July 2009, written suggestions on the proposal to prepare a Reserve Management Plan for Stella Bull Park, Main Street, Greytown and to express your interest in being involved in the process.'*

All correspondence to be addressed to: Dr Jack Dowds, Chief Executive South Wairarapa District Council, 19 Kitchener Street, PO Box 6, Martinborough

Council received six expressions of interest – from the Greytown Community Heritage Trust, the Tree Advisory Committee of the Greytown Community Board, the Maori Standing Committee, Ms Jan Eagle (the daughter of Stella Bull), Mr Stan Matovich, Ms Juliet Oliver and Ms Liz Koh (the granddaughter of Sarah Dunn). Specific suggestions for consideration included:

Support for the proposal to prepare a Management Plan

Support for continued conservation of the heritage and natural assets of the site

Suggestions that the Plan should:

- allow for the creation of development plans and landscape plans
- allow for new facilities and extensions to existing facilities permitted by the Plan to benefit the wider community and provide access for people of all abilities
- create a management structure and regular, funded maintenance regime
- consider the location of buildings on-site to maximise the use of the Park

The draft Management Plan for Stella Bull Park was available for public comment for a period of two months ending at 4pm on Friday 25 September 2009, with 14 submissions received. Five submitters were heard at the Reserves Working Party meeting on Wednesday 18 November 2009: John and Rose Bull (son of Stella Bull), Jan Eagle, John Gilberthorpe and Helen Morris-McTainsh (on behalf of Toi Wairarapa), and Sandy Duncan. A summary of submissions is attached in the Appendix.

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# 1 INTRODUCTION

## 1.1 Purpose of this Plan

This plan provides a policy framework for the management of Stella Bull Park. It has been prepared in accordance with Section 41 of the Reserves Act 1977 to provide for the use, enjoyment, maintenance, protection, preservation and development of this Recreation Reserve.

### 1.1.1 Vision statement

A special place for Greytown with enhanced gardens and buildings that reflect the history of the site and the historic character of the town.

### 1.1.2 Content of the plan

This plan is structured in the following way:

1. Introduction
2. Administration
3. Reserve resources
4. Development
5. Management and asset maintenance

Each section contains background information, objectives and policies to guide management and development of the reserve.

The content of this plan will be subject to periodic review to ensure the objectives and policies remain relevant to the management and development of the reserve.

## **1.2 The Reserve Area**

### **1.2.1 Reserve Description**

Stella Bull Park is a recreation reserve centrally located at 113 - 117 Main Street and 82 – 84 East Street, Greytown. It comprises 0.4956 hectares and has some significant historic and natural features that make it an attractive place for the local community and visitors to the town. The reserve has three distinct amenity areas:

- The Old Library Building (including the courtyard and street frontage)
- Kouka (Cabbage Tree) Cottage (including its garden setting and street frontage)
- Sarah’s Garden (the balance of the land through to East Street containing trees and garden plots)

### **1.2.2 Summary of site values and resources**

There are a range of amenity, historic, open space and recreational values and features associated with the reserve. These are:

- The only green open public space in the centre of the town
- A historic association with Stella Bull who was a prominent figure in civic matters and Sarah Dunn (daughter of Thomas Kempton) who lived on the property
- A number of trees which are an integral part of the treed character of Greytown. Five of these trees are listed as Notable Trees in the Proposed Wairarapa Combined District Plan
- The Old Library Building and Kouka (Cabbage Tree) Cottage which are listed as Heritage Items in the Proposed Wairarapa Combined District Plan
- Three memorial seats which are of local historic significance
- A history of community support for the care and development of the area

## **1.3 Legal Framework**

The Reserves Act 1977 (the Act) is the principal piece of legislation that governs the management and development of Stella Bull Park. This Management Plan has been developed in accordance with the Act.

Other legislation / documents relevant to reserve management and development include:

- The South Wairarapa District Council District Reserves Strategy
- Plans prepared under the Resource Management Act 1991, particularly the Proposed Wairarapa Combined District Plan. The District Plan sets the zoning

of the reserve and regulates the effects of activities that take place on the reserve. (The Proposed Wairarapa Combined District Plan is at a stage in resolution of appeals where the Operative District Plan now carries little if any weight.)

- Plans and strategies prepared under the Local Government Act 2002, e.g. the Annual Plan and the Long Term Council Community Plan
- The Historic Places Act 1993, which provides statutory protection for historic places and archaeological sites

The Principles of the Treaty of Waitangi are also relevant to reserve management and development.

The general intent of the gifting of land associated with the initial land purchases for the reserve, created approximately 40 years ago, will be acknowledged.

All aspects of this legal framework have been considered in the preparation of this Management Plan.

#### **1.4 Existing Leases / Licences**

The Council entered into a Deed of Lease with the Greytown Community Heritage Trust on 1 August 1997. This lease was for an original term of five years with a right of renewal for two further five year terms. It covers the land occupied by Kouka Cottage, described on certificate of title WN 47C/447 as Lot 1 DP 81123.

The Old Library Building has not been occupied since the library moved to the renovated Town Hall building in July 2007.

## 2 ADMINISTRATION

The administration of Stella Bull Park must reflect the purpose for which it is classified under the Reserves Act 1977. Administration should also take account of other statutory documents, particularly the relevant District Plan provisions.

The administration of Stella Bull Park must also consider the needs and concerns of the community.

### 2.1 Land Status

#### 2.1.1 History of land acquisition

The five parcels of land that now make up Stella Bull Park were transferred to predecessors of the South Wairarapa District Council in four separate transactions. The table below identifies the certificate of title that the land is now contained in, person(s) who transferred the land, the date of the transfer, and the consideration given.

**Table 1: History of Land Acquisition**

Current Title	Transferee	Date	Consideration	Area (ha)
WN 47C/447 and WN 47C/448  113 Main Street and 82 East Street	Frederick Atkinson Hobson.  In 1939 FA Hobson bought the land from the estate of Sarah Ann Dunn for £180	Signed 1969; registered 1972	\$3,444  Purchase by the Borough of Greytown	0.0707ha and 0.1245ha
WN 472/192  84 East Street	Executors of MC Andrews (RH Hobson and LA Baylis)  In 1939 MC Andrews bought the land from the estate of Sarah Ann Dunn for £30	1973	\$1,600  Purchase by the Borough of Greytown for the purpose of a civic centre	0.0980ha
WN B2/665  115 Main Street	Stella Constance Bull  In 1963 SC Bull bought the land from Florence Isobel Evans for £1,600	1970	A gift to Council for the purpose of a civic centre	0.1268ha
WN B2/664  117 Main Street	Mary Tate (vested to M Tate by John Ward Tate in 1967)  In 1963 JW Tate bought the land from Florence Isobel Evans for £200	1970	A gift to Council for the purpose of a civic centre	0.0756ha

Stella Bull and the Beautifying Society asked Council to accept the land at 115 and 117 Main Street for a civic square ... ‘their dream to gift a place for people to rest and admire’. (Precis from the Greytown Borough Council minutes of 1963 p 4253.) The transfer was completed in 1970.

The transfer in 1969/1972 of the title containing Kouka Cottage and the land behind it at 82 East Street did not result in any specific purpose being registered on the certificate of title for either of the two parcels. In 1995 the South Wairarapa District Council undertook a boundary adjustment of 113 Main Street / 82 East Street and the titles are now fee simple titles in the ownership of the South Wairarapa District Council. The balance titles for 115 – 117 Main Street and 84 East Street (purchased by Council in 1973) remain vested in the Mayor, Councillors and Citizens of the Borough of Greytown with the purpose ‘civic centre’ registered on each title.

The South Wairarapa District Council took over the management and ownership of the land and buildings on the reserve following amalgamation in 1989. The Council gave ownership of Kouka Cottage to the Greytown Community Heritage Trust in 1997 for \$1. In return the Trust was to restore, care and preserve the cottage and make it available to the public. It was in a derelict condition and of no commercial value when sold to the Trust under the provisions of section 572 of the (then) Local Government Act 1974.

### 2.1.2 Classification

All the land comprising Stella Bull Park has a Recreation classification under Section 17 Reserves Act 1977. This classification took effect on 7 December 2006 when notice of the Council resolution regarding classification was published in the *NZ Gazette*. This altered an earlier classification of the land at 113 Main Street, and 82-84 East Street as Local Purpose Reserve (Community Use), gazetted on 4 September 1997.

Section 17 states that recreation reserves are to be managed primarily for the purpose of:

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

Section 17 also states that if there are scenic, historic, archaeological, or other features present on the reserve, or indigenous flora or fauna, these features must also be managed and protected to the extent compatible with the recreation purpose of the reserve.

The table below summarises the classification and District Plan zoning for the legal parcels making up Stella Bull Park:

**Table 2: Legal status of Stella Bull Park**

<b>Legal Description</b>	<b>Title Reference</b>	<b>Classification</b>	<b>Operative Plan Zoning</b>	<b>Proposed Plan Zoning</b>
Lot 1 DP 81123	WN 47C/447	Recreation	Urban Town	Urban



	113 Main Street		Centre	(Commercial) Historic Heritage Precinct and Reserve/Park overlay
Lot 2 DP 81123	WN 47C/448 82 East Street	Recreation	Urban Residential	Urban (Residential), Reserve/Park overlay
Lot 2 DP 11855	WN 474/192 84 East Street	Recreation	Urban Residential	Urban (Residential), Reserve/Park overlay
Pt Lot 1 DP 11855	WN B2/665 115 Main Street	Recreation	Urban Town Centre	Urban (Commercial) Historic Heritage Precinct and Reserve/Park overlay
Pt Lot 1 DP 11855	WN B2/664 117 Main Street	Recreation	Urban Town Centre	Urban (Commercial) Historic Heritage Precinct and Reserve/Park overlay

The Proposed Wairarapa Combined District Plan identifies 5 trees / groups of trees as 'Notable Trees'. The Notable Trees enjoy protection under the Resource Management Act 1991 and a tree cannot be damaged or destroyed unless resource consent has first been granted. The trees currently protected include the 2 *Robinia pseudoacacia* at 82-84 East Street (Ts034), the 'replacement' *Cordyline australis* (Ts014) at 113 Main Street, the 3 trunks of the *Phoenix canariensis* at 115 Main Street, and the *Podocarpus totara* and the *Magnolia grandiflora* at 117 East Street (all Ts013). Please note that there are some errors in the Proposed Plan listing to be corrected when the final plan is issued.

## 2.2 Community and Organisational Interest

There is a wide range of interest in Stella Bull Park from groups including:

- Town residents who enjoy and use the reserve
- The wider community and visitors to the town
- The Greytown Community Board and its Tree Advisory Committee

- The Greytown Community Heritage Trust
- Descendents of Sarah Dunn (daughter of Thomas Kempton) and Stella Bull (and the BHL Bull Trust)
- Members of the community involved with the former Greytown Beautifying Society and the former Main Street Committee
- Members of the community involved in establishing the new Greytown Town Hall civic centre and library
- Members of the community involved in the care and development of Sarah's garden and walkway
- Tangata whenua
- Lessees (current and future) of Kouka Cottage and the Old Library Building
- Previous submitters on the earlier draft Management Plan for Stella Bull Park September 2001

Community support is integral to the management and development of Stella Bull Park. Council would like to manage the reserve through a cooperative process with the local community. Such a process will identify management and development directions, and allow cooperative implementation of the objectives and policies in the Management Plan.

### **2.3 Administration Objectives**

To provide for integrated management of the Stella Bull Park area, protecting and enhancing the amenity, historic, open space and recreational values of the reserve and its buildings, while allowing for its full use and enjoyment.

To manage Stella Bull Park through a cooperative approach between the Council, Community Board, Tangata Whenua, lessees of the buildings on the land, and the community and users of the reserve.

### **2.4 Administration Policies**

- a. The Council will manage Stella Bull Park in accordance with statutory requirements, including Section 17 Reserves Act 1977 (recreation classification) and the District Plan.
- b. The Council will continue to consult with the community, Tangata Whenua and other interest groups on matters affecting the ongoing management and development of Stella Bull Park.
- c. The Council will encourage community participation in the planning, development, management and maintenance of Stella Bull Park.
- d. The Council will arrange at least one meeting each year of the main park users and all other interested parties as a forum to discuss operational issues. The meeting will be publicly notified. The users will include but not be limited to representatives of the Greytown Community Heritage Trust (as lessees of Kouka Cottage), any lessee of the Old Library Building, and representatives of any group formed to coordinate the care and development of Sarah's Garden. The facilitation of the meeting may be delegated to the Greytown Community

Board. The first meeting of the year must be held prior to Labour Day each year.

- e. The Council will monitor the finalisation of the Proposed Wairarapa Combined District Plan and any subsequent amendments to ensure that the plan provisions do not adversely impact upon the community's use and enjoyment of Stella Bull Park.
- f. An information base of Stella Bull Park's amenity, historic, open space and recreational values and features will be developed and maintained.
- g. Information on the history of the reserve will be assembled and made accessible to the public.
- h. To ensure that the management of the reserve is responsive the Council will delegate daily management decisions to the Council's Chief Executive where appropriate.

Note: the Chief Executive has powers to delegate management decisions to Council staff to ensure management of the reserve is timely and efficient.

- i. Consultation relating to this plan and the matters covered by this plan shall be undertaken in accordance with the process and timeframes of the Local Government Act 2002.

## 3 RESERVE RESOURCES

There are three resource categories that apply to Stella Bull Park: natural features; built heritage resources; and recreation resources. Figure 1 shows the location of the reserve resource areas.

### 3.1 Natural Features

#### 3.1.1 Description

The reserve, with its two heritage buildings – Kouka Cottage and the Old Library Building – framed by mature exotic and native trees, provides attractive amenity and a facility for passive recreation in the centre of the town. The land stretches between Main and East Streets and a walkway through the site provides a through-route for children attending the local primary school in East Street. The land was originally part of the grounds of an early Greytown homestead that belonged to the first Mayor of Greytown, Thomas Kempton. Some of the trees in the reserve are over 100 years old and were planted by the original families that lived there.

The area surrounding the Old Library Building contains a number of mature trees and shrubs three of which are listed as Notable Trees in the District Plan – the *Phoenix canariensis*, the *Magnolia grandiflora* and the *Podocarpus totara*. Research suggests that the elm on the south western boundary of the land was planted by Sarah Dunn, Thomas Kempton's daughter, who lived in a house where the Old Library Building now stands. A courtyard area has been developed on the northern side of the Old Library Building, and a large information board sits between this and the Kouka Cottage.

Kouka Cottage is named after a large cabbage tree which originally stood in front of the cottage, and since died. The historic cottage now sells antiques. A number of cabbage trees have been planted to replace the original. One of these older *Cordyline australis* still claims the listing as a Notable Tree in the District Plan. A lavender hedge characterises the front garden of the cottage, while the rear is planted with mature trees and shrubs.

Sarah's Garden extends from the rear of the heritage buildings over the two rectangular allotments that have frontage to East Street. For many years the area was planted as a kitchen garden providing fruit and vegetables for the families living in the two houses on the Main Street frontage. Following purchase by Council of Kouka Cottage and the rear sections, this area was developed by members of the local community and has become known as Sarah's Garden. The area is largely a flat open grassed area with a few mature specimen trees including two *Robinia pseudoacacia* that are listed as Notable Trees in the District Plan. There are two commemorative trees planted on the northern boundary; one is a totara planted by the Inner Wheel Group to commemorate the millennium; and the second, an evergreen magnolia, was planted by Frank Fyfe's family and his ashes are buried under it. A surviving grapefruit tree is thought to be one of Sarah Dunn's original plantings. The recently planted lemon tree, next to the grapefruit, was grown from an original lemon tree brought from Lebanon by the Bouzaid family. The lemons from the original tree were used effectively during the Spanish influenza pandemic of 1918. There is a small floral garden with a mixture of perennial and annual plantings.

A Landscape Plan was prepared for the reserve in 2005 by Jon Muller Landscape Design and has been a guide for the maintenance and development of the garden area. In addition, a Courtyard Landscape Plan was later prepared by Boffa Miskell to develop the area adjacent to the Old Library Building with a water feature. This project was undertaken in 2003 using funds for a memorial for Stella Bull from the BHL Bull Trust and other monies. This has been implemented. General maintenance is currently undertaken by Council, although there has been significant community involvement in the past.

### 3.1.2 Objectives

To establish a unique public open space area that protects the natural features of the site, reflects its history, and is easy to maintain.

To integrate the three amenity areas – Kouka Cottage, the Old Library Building and Sarah’s Garden and present them in a cohesive and complementary manner.

To enhance and link the individual amenity areas in the context of their primary use and historic features through better landscape definition.

To provide ongoing long-term protection for the existing mature trees and ensure their health, longevity, importance, aesthetic quality, and historic and botanic significance are preserved.

### 3.1.3 Policies

- a. The establishment of any new features will take into account the reserve’s natural and historic values.
- b. The trees in the reserve will be assessed by a suitably qualified arborist for their health and longevity, and remedial work will be programmed into reserve maintenance.
- c. Removal of Notable Trees shall only be undertaken if approved by the Council. Where public health and safety requires urgent removal, this shall be done on the approval of the Chief Executive.
- d. The health of the Notable Trees shall be monitored by Council. Maintenance shall be carried out only on the direction of the Chief Executive where this maintenance has been assessed by a suitably qualified arborist as being necessary to ensure continued health of the trees and the protection of public health and safety. The maintenance works shall also be carried out by a suitably qualified arborist.
- e. No earthworks or ground disturbance will be permitted within the root zone of the Notable Trees, except where necessary to protect public health and safety and on the approval of the Chief Executive.
- f. Native and exotic specimen trees may be used for amenity planting.
- g. A landscape plan will be prepared, and varied in association with any development plan for the reserve (refer Section 4 Development).
- h. The landscape plan will be reviewed regularly to ensure future planting reflects the historic garden qualities of Greytown and the context of the site.

## 3.2 Built Heritage Resources

### 3.2.1 Description

The area contains two historic buildings and three memorial seats which, together with the Notable Trees described above, are an important part of the town's cultural heritage. These include:

**Kouka Cottage**, 113 Main Street (also known as Cabbage Tree Cottage), is one of the earlier cottages built in the township c.1860s (ref Wairarapa Time Age 5 August 1993), and with its verandah and brick chimney is typical of early colonial cottages of the era. It is possibly the original gardener's cottage associated with the former Kempton / Dunn family home on the Old Library Building site. Jack and Edna McCurdy lived in the cottage for approximately 30 years prior to its purchase and refurbishment by the Greytown Community Heritage Trust in 1997. It is listed as a heritage item in the District Plan and remains of historic, technical and townscape significance.

**The Old Library Building**, 115 Main Street, opened as a library on its present site in 1980. The building was constructed around 1890 by Milton Varnham for the Masonic Lodge in West Street, and was moved to its present site by the Council in 1979 and converted to a library. The building is an interesting example of late Victorian wooden architecture, 'masonic' in that the timber imitates stone with its neo-classical façade and two square columns at the front entrance. The land the building sits on was given to Sarah Dunn by her father Thomas Kempton as a wedding present. Their house was demolished to make way for the library building. The Old Library Building is listed as a heritage item in the District Plan and has historic, architectural and townscape significance.

**Memorial Seats** – there are two memorial seats located under the trees in front of the Old Library Building that are dedicated to two members of the Greytown Beautifying Society in recognition of the work they did in Greytown. The T N Smallwood Seat is dated 1963. The second seat is in memory of Jack Tate, who was a former President of the Society, and features the words '*Only God Can Make A Tree*'. A third memorial seat is located under the *Robinia pseudoacacia* in Sarah's Garden and commemorates Frank Fyfe, a former Chairman of the Community Board who died in 1998. Frank Fyfe's ashes are buried under an evergreen magnolia on the northern boundary of Sarah's Garden behind Kouka Cottage.

### 3.2.2 Objectives

To conserve the Old Library Building, Kouka Cottage and the Memorial Seats, and to maintain their heritage significance and availability for public use and enjoyment.

To record the detailed history of the reserve to assist in the interpretation and ongoing management and development of the reserve.

### 3.2.3 Policies

- a. A conservation and maintenance plan has been prepared for the Old Library Building and the Kouka Cottage in accordance with the ICOMOS New Zealand Charter to guide any major development or maintenance work to be undertaken.

- b. Proposals for any new facilities, or extensions to existing, will be considered against the South Wairarapa Town Centres Design Guidelines in Appendix 8 of the Proposed Wairarapa Combined District Plan and any requirements of the Conservation and Maintenance Plan.
- c. Further research will be undertaken on the historic and cultural significance of the reserve for conservation, interpretation, management, promotion and education purposes.

### **3.3 Recreation Resources**

#### **3.3.1 Description**

The reserve is the central amenity area of the town, being the only green open public place in the central commercial area available for passive recreation. The large trees and garden area provide an area of beauty and shade for local residents, business people and visitors to the town.

The current plantings effectively separate off the different amenity areas so that the rear of the site is more open and exposed with fewer trees, and contains visitor facilities such as picnic tables. Integrating the land around the Kouka Cottage and the Old Library Building with Sarah's Garden will contribute to increased passive recreational use of the whole reserve and provide more opportunities for a wider range of activities such as craft fairs, markets, weddings, concerts and other events.

#### **3.3.2 Objectives**

To provide a mix of complementary recreation and leisure opportunities that maximise the use and enjoyment of the amenity and historic features of the reserve.

To interpret the natural and historic features so as to increase understanding of the reserve's intrinsic worth.

To integrate the amenity areas of the reserve in order to contribute to increased passive recreational use.

#### **3.3.3 Policies**

- a. The Council will promote and encourage a range of cultural, recreation and leisure activities within the reserve that respect the values of the reserve.
- b. Where new reserve facilities and additions to existing facilities are proposed a development plan (and associated landscape plan) will be required where the proposal will have a significant effect on existing facilities. This will be required prior to any construction work and will include an assessment of the effects on the reserve. (Refer Section 4 Development).
- c. All minor upgrade work will require the prior approval of the Chief Executive, except for repairs to and maintenance of buildings and fences (which may be undertaken without any approval).



Note: Repair means 'making good' and maintenance means 'the protective care of a place. Repairs and maintenance will not require approval where they use like materials and do not detract from the form, character and appearance of the buildings.

- d. Disability access will be a key consideration in the development of any movement plans to, through and around the reserve (including any road crossings, reserve surfaces and seating).
- e. Any development shall take place in accordance with Section 4 of this plan.



**Figure 1: Stella Bull Park Resources**



<b>LEGEND</b>	
	Stella Bull Park boundary
<b>Natural Features including</b>	
<b>Notable Trees</b>	
<b>A</b>	T <sub>S034</sub> Robinia pseudoacacia x 2
<b>B</b>	T <sub>S014</sub> Cordyline australis
<b>C</b>	T <sub>S013</sub> Magnolia grandiflora Podocarpus totara Phoenix canariensis
<b>Built Heritage Resources</b>	
<b>Heritage Buildings</b>	
<b>D</b>	H <sub>S016</sub> Old Library Building
<b>E</b>	H <sub>S080</sub> Kouka Cottage
	<b>Memorial Seats (3)</b>
<b>Recreation Resources</b>	
<b>Sarah's Garden</b>	

## **4 DEVELOPMENT**

### **4.1 Introduction**

Development of Stella Bull Park should reflect its recreation classification and be consistent with the objectives and policies of this Management Plan. Development of the reserve will occur in consultation with the community. Issues for developing the reserve will be identified, and an appropriate development plan (and / or landscape plan) may be created that addresses these issues and guide development.

### **4.2 Objectives**

To allow specific development projects to be undertaken in Stella Bull Park that will enhance the amenity, historic, open space and recreational values and opportunities for use of the reserve.

To allow for the preparation of development plans and a landscape plan for Stella Bull Park that recognise the recreation classification, are consistent with the objectives and policies of this Management Plan, and address community issues within available resources.

### **4.3 Reserve Development and Landscape Plans**

#### **4.3.1 Policies**

- a. The Council will consult with the community when creating development plans and landscape plans in accordance with the policies in section 2.4 of this Management Plan.
- b. Development plans and landscape plans must be approved by the Reserves Working Party of the Council before they take effect.
- c. The following will be considered when creating development plans and landscape plans:
  - The recreation classification of the reserve
  - The current use and potential of the reserve
  - The need to develop existing facilities and/or to create new facilities
  - The requirement for development to be consistent with the amenity, historic, open space and recreational values of the reserve
  - The requirement for infrastructure to support better management and enjoyment of the reserve
  - The requirement for amenity planting within the reserve
  - The need to develop pedestrian and/or vehicle access to/within the reserve
  - The desire to minimise impact of development on neighbouring properties

- The availability of funding and other resources required to undertake the development
- The priority of development tasks
- The objectives and policies of this Management Plan
- The original purpose of the gifting and purchase of parts of the land for a civic centre
- The South Wairarapa Town Centres Design Guidelines in Appendix 8 of the Proposed Wairarapa Combined District Plan and any requirements of a conservation and maintenance plan.
- Ongoing maintenance costs
- Appropriate signage
- Maintaining the overall character of the reserve

#### **4.4 Individual Development Projects**

##### **4.4.1 Policies**

- a. Unless covered by a development plan, consultation regarding new buildings or structures, or major alterations or additions to buildings or structures, will be undertaken in accordance with the policies contained in section 2.4 of this plan.
- b. New buildings or structures in Stella Bull Park, or additions / alterations to existing buildings or structures on the reserve, are permitted if allowed for in an approved development plan or approved by the Reserves Working Party of Council.
- c. Minor upgrades to existing buildings or structures can be approved by the Council's Chief Executive.  
  
Note: a minor addition or alteration is considered to be a change that does not alter the footprint of a building by more than 10% or its volume by more than 20% from the time that a development plan is accepted. Any internal changes are considered minor.
- d. Structures and furniture will conform to best practice building and design standards for public spaces.
- e. Additional minor facilities such as seating, rubbish bins, lighting, paving, tables, barbecues etc may be provided where there is a recognised demand.

Note: the Council, in assessing individual development projects will consider the relevant matters identified in 4.3.1(c) above.

## 5 MANAGEMENT AND ASSET MAINTENANCE

### 5.1 Management

This section sets out the objectives and policies for the day-to-day management of Stella Bull Park. Management needs to be consistent with the requirements of the Reserve Act 1977 and other relevant legislation, and with other Council plans such as the Annual Plan and the Long Term Council Community Plan.

The following objectives and policies apply in addition to any requirements contained in leases or licences of parts of the reserve.

#### 5.1.1 Objective

To effectively manage and maintain Stella Bull Park on a day-to-day basis in line with statutory requirements and other Council plans, including this Management Plan.

#### 5.1.2 Policies

##### **Maintaining Reserve Boundaries:**

1. The boundaries of the reserve will be maintained and no encroachments will be permitted.

##### **Fences and hedges:**

2. Existing fences and hedges on the reserve shall be maintained and replaced as necessary. No specific approval for this maintenance will be required.

##### **Smoking:**

3. Stella Bull Park is subject to Council's District-wide smoking policy for parks and reserves.

##### **Hours of use:**

4. The public shall be able to use the open space areas of the reserve between the hours of dawn and dusk. Any use outside of these hours is prohibited, unless approval has been provided by Council's Chief Executive. Public access through the reserve on the defined walkway may continue after hours.

##### **Bylaws:**

5. The following bylaws will apply in the management of the reserve:
  - The New Zealand Standards 9201: Model General Bylaws 1999: Part 2: Public Places
  - The South Wairarapa District Council Control of Dogs Bylaw 2005
  - Any other bylaws and policies enacted by Council.
6. Council will modify existing bylaws and create new bylaws as and when necessary, in accordance with the relevant provisions of the Reserves Act 1977 and the Local Government Act 2002.

**Funding:**

7. Funding for maintenance programmes, ongoing protection, development and enhancement programmes will be identified in the Annual Plan and Long Term Council Community Plan.
8. All programmes will be prioritised and funded when opportunity allows.
9. Alternative sources of funding (other than rates) and other means of implementing programmes will also be considered. Examples of alternative sources include, but are not limited to:
  - Grants (e.g. New Zealand Lottery Grants, Eastern and Central Community Trust)
  - Funds arising from bequests
  - Work schemes
  - Community fundraising
  - Sponsorship
  - Sale of surplus land (subject to the provisions of Reserves Act 1977)
  - Donations
  - Ground hire

**Events:**

10. Events and activities that utilise the reserve and attract interest, and that comply with this Management Plan, for which effects do not extend beyond the area of the reserve, will be encouraged and promoted.
11. Use of the area for events and other activities shall respect the garden plots, lawns, trees and facilities on the reserve.
12. An event that involves exclusive use of the reserve, the sale of goods, or is not covered by this Management Plan, will require specific approval under this Management Plan before it can proceed. Specific approval means the approval of the Reserves Management Working Party of the Council or the Chief Executive.
13. An event organiser or user of the reserve shall be responsible for returning the reserve to its existing state and repairing any damage to the reserve (other than normal wear and tear) caused as a result of any event or use. This repair shall be to the satisfaction of the Council's Manager Works & Services.
14. A refundable bond will be required from organisers of an event on the reserve where there is any likelihood of potential damage.
15. For major events on the reserve that impact beyond the reserve areas and affect traffic movement, parking, public health and safety, and may cause inconvenience to residents and local retailers, the promoter must provide information on how these matters may be addressed. Depending upon the size and scale of the event Council may consult with key interest groups.

16. Should major events become a common feature of the reserve the Council, in consultation with the community, may prepare event guidelines. Key interest groups will be consulted in the development of event guidelines.

**Lighting:**

17. Additional outside flood lighting in the open space and recreation area is allowed. Prior to the installation of the lighting Council will approve the design and hours of operation, and will undertake consultation before making a decision.

**Signs:**

18. The permanent use of signs on the reserve shall be limited to signs providing visitor information, information about facilities and features, and traffic signs.
19. Temporary signs advertising specific events (those displayed only for the duration of the event they advertise) shall be allowed on the reserve.
20. On-site interpretation of the historic and botanical features of the reserve will be put in place as priorities and resources allow.
21. The use of signs will be kept to a minimum but will be consistent with the need to provide visitor information and interpretation about facilities and features of the reserve and to help promote enjoyment of the reserve.
22. Signs will be of a consistent design and be kept to a practicable and appropriate size.
23. Signs shall be in accordance with the South Wairarapa Town Centres Design Guidelines in Appendix 8 of the Proposed Wairarapa Combined District Plan.
24. All signs on Stella Bull Park shall be approved by the Chief Executive.

**Concessions – Leases, Licences and Permits:**

25. All leases, licences and permits relating to the reserve will be in accordance with the provisions of the Reserve Act 1977 and take into account the objectives and policies of this Management Plan.
26. All groups/persons operating facilities and/or occupying buildings on the reserve will require a lease, licence or permit from the Council (or in the case of Kouka Cottage, from the Greytown Community Heritage Trust).
27. If a lease, licence or permit is not consistent with the recreation classification of the reserve, re-classification of that area of the reserve will be considered.
28. A lease, licence or permit is required for the occupation of reserve land by a public utility.
29. A lease or licence is required for any commercial activities.
30. Recreation groups and community organisations requiring exclusive use of the reserve or part of the reserve for one-off occasions must apply to the Council for a permit.
31. Existing leases and licences will be reviewed when they are due for renewal to ensure that the leases are in accordance with the provisions of the Reserve Act 1977 and take into account the objectives and policies of this Management Plan.

32. Subject to the above policies, this Management Plan contemplates the following types of leases and licences for Stella Bull Park:
- Suitable community / commercial uses of the Old Library Building and Kouka Cottage to generate funds to sustain both structures, and contribute to the enhancement, public use and enjoyment of the reserve, in keeping with the intent of the gifting of the land for a civic centre. Such uses include but are not limited to:
    - information and education centre
    - history and archive centre
    - arts and cultural hub
    - café
    - gallery / bookshop
    - recreation club
  - Uses of the open space areas of the reserve that complement the cultural, leisure and recreational ambience of the setting and maximise public use and enjoyment, including but not limited to activities such as
    - craft fairs
    - markets
    - weddings
    - concerts
    - commercial activities that may restrict open public access to the reserve for a limited time and where these activities might promote the reserve (such as its use as a film location).

**Access:**

33. Foot access through the reserve will be allowed at all times except at times of hazardous park maintenance operations such as weed spraying operations, special events where a notice is displayed to say otherwise, or where a lease or licence grants exclusive occupation to an area of the reserve.
34. Vehicle access will not be permitted on the reserve, except for servicing requirements, emergencies, disability access or events where permitted.

**User Charges:**

35. Entry to the reserve will generally be free.
36. Charges will be made for the following:
- Commercial recreation operations and concessions
  - Use of the reserve for commercial activities
  - New rights of way, other easements, utilities and communication stations
37. Charges may be made for the following:

- Special events
  - Bookings for clubs and group activities
38. The Council will set its charge for the use of the reserve and facilities for events and function and other activities in the reserve through the Annual Planning process, where issues of fairness and equity are given full consideration.

**Recreation Monitoring:**

39. The impact from recreation activities will be assessed from time to time to ensure there are no adverse effects on the reserve.
40. The Council may modify or stop activities that cause environmental degradation or significant modification or nuisance, including nuisance to adjoining properties.
41. The Council may appoint rangers to manage recreational activities and monitor any impacts on the reserve. The rangers will be officially recognised, formally appointed, given training and acknowledged for their work.

**Information and Promotion:**

42. An information base of the reserve's recreational opportunities and historic values will be developed and maintained.
43. Promotional material on the reserve's historic and cultural features and recreational opportunities will be developed to promote the profile and importance of the reserve.
44. Onsite interpretation of the historic / recreational/ botanical values of the reserve will be put in place as priorities and resources allow.

**Utilities (Rights of Way, Other Easements and Communication Stations):**

45. All new utilities or replacement of existing utilities will only be located on the reserve where there is no alternative location on any other site.
46. Where it is necessary to have services located above ground, the design and location should be sympathetic to the natural, cultural or landscape features of the reserve and not impact on the area available for recreational use.
47. Applications for the construction of public utilities on the reserve must be made to South Wairarapa District Council under this Plan. Such applications must be publicly notified for comment under this Plan. Applications must be accompanied by an assessment of the effects of the utility on the reserve and must take into account:
- Alternative sites
  - The selected location
  - Timing and duration of the works
  - Impact on cultural heritage sites, trees and amenity values and buildings and how these are to be protected
  - Where not a Council utility, consideration should be given to seeking a ground rental



48. Any approval given for a public utility on the reserve shall be conditional upon the Council being able to:
- Enter, inspect, require maintenance or upgrading
  - Approve designs and colour schemes for all structures
  - Require the restoration of sites after the completion of work
  - Require sites to be cleaned up, cared for, and superfluous material removed

**Dogs:**

49. Dogs must be on a leash and under control at all times.
50. Dog litter must be removed from the reserve by the dog owners.
51. In the event of the Council changing its District wide dog policy the Council's dog policy will have precedence over 49 and 50 above.

**Fires:**

52. No fires are permitted within the reserve unless approved by the Chief Executive.

**5.2 Asset Maintenance**

**5.2.1 Objectives**

To ensure public health and safety are met.

To ensure the reserve area functions effectively and is maintained in an appropriate manner.

**5.2.2 Policies**

**General:**

1. The reserve will be given high priority by the Council in its maintenance programme.
2. The Council will review the current levels of service in the Asset Management Plan (AMP) to ensure the appropriate maintenance standard for services and facilities are provided on the reserve.
3. The AMP and the Council's Reserves Contract Agreement will be reviewed to ensure they are in accordance with this Management Plan.
4. The Council will identify any maintenance and other activities extending beyond the basic service levels provided by the Council that can be carried out by the community.
5. Any maintenance work carried out by the community will be done within an agreed framework and within the Council's financial planning and budgetary framework.

**Toilets:**

6. Organisers of events may be required to provide portable toilet facilities.

**Rubbish:**

7. Rubbish bins will be kept to a minimum and priority will be placed on removal of litter from the reserve.
8. The standards of litter management will be monitored to ensure the reserve remains clean and tidy.
9. Organisers of events will be responsible for rubbish during events and removal of rubbish after events.

**Public Safety:**

10. The Council will identify hazards affecting the reserve and take appropriate precautions to minimise risks through the provision of information.
11. The Council will provide for the safe use of pesticides and other chemicals used in its management operations.
12. Unauthorised damage to, or removal of, plant material is prohibited.
13. Spraying will only be carried out by Council approved and certified operators.
14. Ground marking can only be carried out with the approval of the Manager Works & Services.
15. Leases, licences or permits for commercial activities on the reserve will make it clear that the holder is responsible for public safety relating to their activity.

**Tree Register:**

16. A schedule of specimen trees including those listing in the District Plan will be compiled and maintained as part of ongoing tree management.
17. Following an initial maintenance up-grade the trees in the reserve will be assessed from time to time (and following storm damage) by a suitably qualified arborist for their health and longevity, and remedial work will be programmed into reserve maintenance.

## **6 APPENDIX 1: SUMMARY OF SUBMISSIONS**

Submitter Name	Summary of Submission – Decision Requested	Response
<b>1 Introduction</b>		
No comments received on the Introduction section		An amendment has been made to the Foreword to update the process of review.
<b>2 Administration</b>		
Toi Wairarapa – Arts, Culture and Heritage Trust	Note that the land was acquired for a civic purpose.	No change – the purpose is clearly stated in column four ‘Consideration’ of Table 1 ‘History of Land Acquisition’.
Jan Eagle (daughter of Stella Bull)	Wishes fuller acknowledgement of the gifting of the land as follows: Stella Bull and the Beautifying Society asked Council to accept the land for a civic square ... ‘Their dream to gift a place for people to rest and admire’. (Precis from Greytown Borough Council minutes of 1963 p4253)	Plan amended to provide more detail of the history of acquisition.
Shelagh Noble	The Operative Plan zoning is Urban Town Centre for the Main Street properties and Urban Residential for the East Street properties.	Plan amended to correct the error.
Henri van de Weyer (arborist)	The two large trees at the eastern end of the Park are <i>Robinia pseudoacacia</i> .	Plan amended to correct the error. Note: the signage will also need to be changed and the description for Ts034 in the Combined Wairarapa District Plan (the Proposed Plan).

John Bull (son of Stella Bull) and Rose Bull	Urban Commercial zoning is potentially in conflict with the terms under which the land was gifted 'for the purpose of a civic centre'.	No change. The Reserve Management Plan cannot alter zoning. There has been no change to the zoning in the Proposed Plan. Urban Town Centre in the Operative Plan is effectively the same as Urban (Commercial) in the Proposed Plan. Other Reserves were zoned Open Space in the Operative Plan, however Stella Bull Park was not.
Jan Eagle	Zoning of Urban (Commercial) is not appropriate – should be Urban (Residential).	No change. The Reserve Management Plan cannot alter zoning. There has been no change to the zoning in the Proposed Plan. Urban Town Centre in the Operative Plan is effectively the same as Urban (Commercial) in the Proposed Plan. Other Reserves were zoned Open Space in the Operative Plan, however Stella Bull Park was not.
John Bull and Rose Bull	The Historic Heritage Precinct is important and gives a clear message regarding the value of green space in the heart of the town, and the historic landscape and buildings therein.	Noted.
Jan Eagle	Makes her submission on behalf of Stella's whanau – Ngati Kahungunu, Ngati Porou and Ngapuhi. The submission focuses on retaining the passive civic purpose of the Stella Bull Park, and ensuring appropriate use of the Old Library Building in harmony with the gifted land on which it stands.	Noted. The use of the land and building is addressed in 5.1.2(9) of the Plan. The purpose of a recreation reserve is addressed in s17 of the Reserves Act 1977.

Jan Eagle	<p>The value to Stella’s whanau is as follows:</p> <ul style="list-style-type: none"> <li>• The mana whenua must be upheld</li> <li>• It is a memorial to a mother and grandmother</li> <li>• It replaces an earlier memorial proposed for the southern approach to the Borough in 1973</li> <li>• It is a place to celebrate Stella’s life work of giving to the town she loved.</li> </ul>	<p>Noted.</p> <p>There has been consultation regarding proposed new signage giving the history of the Park and the Old Library Building. It is accepted that the sign on the Old Library Building is incorrect. Signs are addressed in 5.1.2 (18 – 24), may be approved by the Chief Executive, and the proposed new signs would give expression to these values.</p>
John and Rose Bull	<p>Want their submission to be read in conjunction with the submission forwarded by Jan Eagle on behalf of the Stella Bull family. The submission also focuses on retaining the passive civic purpose of the Stella Bull Park, and notes its value to the community as a recreational asset and integral component of the economic well-being of the community.</p>	<p>Noted. The use of the land and building is addressed in 5.1.2(9) of the Plan. The purpose of a recreation reserve is addressed in s17 of the Reserves Act 1977.</p>
Toi Wairarapa – Arts, Culture and Heritage Trust	<p>Submits on 2.4 b, c and d with regard to proposed annual meetings and the ability of the Greytown community to have input to these. Queries how the Council will consult and encourage community participation. ‘d’ refers to an annual ‘users’ meeting not a public meeting.</p>	<p>Considered by the Reserves Working Party.</p> <p>Section 4.3.1a of the Plan states that consultation with the community will occur when development plans and landscape plans are prepared. The most effective and appropriate method of consultation would be selected.</p> <p>The annual ‘users’ meeting is an operational meeting, and not limited to the bodies listed in the Plan. Should this be a public meeting?</p> <p>Change made to 2.4(d) to require public notification of the annual meeting and extend to ‘all other interested parties’.</p>
Toi Wairarapa – Arts, Culture and Heritage Trust	<p>Civic and community uses of the Park should not be overridden without widespread consultation with the Greytown community. Suggests a public meeting should be held as part of widespread consultation.</p>	<p>Noted. Refer Section 5.</p> <p>The use of the land and building is addressed in 5.1.2(9) of the Plan, and comments collated below. Consultation on the draft Plan has been occurring since June this year.</p>

Juliet Oliver	Suggests the Reserve be administered by a group representing eg SWDC (preferably a Councillor and a Council officer), Greytown Community Heritage Trust, Greytown Trust Lands Trust, Toi Wairarapa, Greater Wellington Regional Council, DOC, occupiers of the Reserve.	<p>Considered by the Reserves Working Party.</p> <p>Under the Reserves Act 1977, Council is the 'administering body'. The management approach suggested is similar to the approach for Council's other reserves.</p> <p>Any other administrative arrangement would operate at arm's length from Council and may not be in the spirit of the gifting of the land.</p> <p>No change.</p>
<b>3 Reserve Resources</b>		
Toi Wairarapa – Arts, Culture and Heritage Trust	In para. 3.1.1 the walkway is not mentioned. It is used extensively by Greytown School pupils.	<p>The original 'walkway' was a strip of land along the southern fenceline that Council leased from the owner of 86 East Street. When Council purchased 82 and 84 East Street the lease of this strip was discontinued. The Plan describes the whole of the land between the two buildings and East Street as 'Sarah's Garden'.</p> <p>To honour the history of Sarah Dunn and the Kempton family, Council may wish to include 'incorporating Sarah's Garden' in the name of the Reserve. This would be instead of 'incorporating Sarah's Walkway'. A Council decision and Gazette notice would be required to alter the name of the Reserve.</p> <p>Considered by the Reserves Working Party. Name changed to Stella Bull Park (including Sarah's Garden).</p>
Jan Eagle	Clarifies that Sarah's walkway was 'historically' a continuation along the southern fenceline of 117 Main Street through to East Street, on land leased from 86 East Street (not part of Stella Bull Park). The name reflects the history of the Kempton family, original owners of the land.	Noted. See above.

Jan Eagle	Ms Eagle has provided a wealth of history with her submission, and also submitted to the Maori Standing Committee.	Noted. The Reserves Working Party acknowledged the efforts of Ms Eagle in preparing her well-researched submission.
Juliet Oliver	Suggests the Stella Bull Reserve and its buildings be protected by a Queen Elizabeth II National Trust Covenant.	Noted. The two buildings on the land are listed as Heritage Items in both the Operative and the Proposed District Plans. A heritage item includes the land and buildings surrounding the item. Additional protection is provided by the Historic Places Act 1993.
John Gilberthorpe	The SWDC to commission a Conservation and Maintenance Plan for the two heritage buildings on the site. (ref Policies 3.2.3)	A Conservation and Maintenance Plan for the two heritage buildings has already been completed and is available for inspection on request. Change to Policy 3.2.3(a) to confirm this. Original Policy 3.2.3(b) no longer required.
John and Rose Bull	Notes that the Park contributes to the visitor appeal of the town.	Noted. This is recognised in Section 3.3.1.
<b>4 Development</b>		
John Gilberthorpe	Suggests inserting the word 'public' before 'development projects' in Objective 4.2.	Noted. All projects in the Park would be public projects ... change not considered necessary.
John Gilberthorpe	Suggests inserting the word 'public' before the word 'amenity' in Policy 4.3.1c, bullet point 4.	Noted. Unsure if this is necessary. Implies there is a 'private' amenity somewhere.
Jan Eagle	Policy 4.3.1c, bullet point 7. Ms Eagle does not want any <i>permanent</i> vehicle access as it would affect the quality of the public space.	Noted. Policy 5.1.2(34) limits vehicle access to servicing, emergencies, disability access or special events.
Jan Eagle	Policy 4.4.1a. Regarding new buildings and structures and major additions, the matters to consider in 4.3.1c are not enough. The addition of new buildings or structures should only be permitted in exceptional circumstances.	Noted. As well as the matters in 4.3.1c any new building or structure, the Plan requires community consultation when preparing development and landscape plans.



John Gilberthorpe	Policy 4.4.1a. There is no definition of 'major' though it is assumed that this is other than 'minor' which IS defined.	Noted. Assumption correct.
Toi Wairarapa – Arts, Culture and Heritage Trust	Policy 4.4.1b states that new buildings and structures are permitted if allowed by an approved development plan or approved by the Reserves Working Party of Council. There appears to be no mandatory consultation with the Greytown community or the Greytown Community Heritage Trust.	Noted. Consultation IS required for the preparation of development and landscape plans (refer 4.3.1a and b), and also directly for any major works for which a development or landscape plan has not been prepared (refer 4.4.1a).
Jan Eagle	Suggests approaching the Trust Lands Trust to provide a band rotunda in Sarah's Garden; and a petanque court alongside Kouka Cottage. Create more defined pathways and spaces.	Noted. Referred to Greytown Community Board.
Juliet Oliver	Please 'modify, improve or demolish' the existing water feature and concrete seat.	Noted. Referred to Greytown Community Board.
Juliet Oliver	The area behind the Old Library Building could be planted as a small, dedicated arboretum to mark Greytown's importance as the first NZ town to celebrate Arbor Day, using native species found on the site in pre-European times.	Noted. Referred to Greytown Community Board.
Mr G B Nelson	Suggests a light be installed half-way along the path through the Park.	Noted. Referred to Greytown Community Board.
Jayne Routhan and Megan Murphy	Concerned about the condition of the fountain. The area could be better used as a staging area for buskers, dancers, performers with more staged seating under the trees. A drinking fountain would be more practical and a wiser use of water resources.	Noted. Referred to Greytown Community Board.
<b>5 Management and Asset Maintenance</b>		

Jan Eagle	Policy 5.1.2(3) Assumes that Council's smoke free policy applies to buildings as well as the land.	Noted. Assumption correct.
Jan Eagle	Consumption of alcohol. Insert a new policy stating 'no alcohol is to be consumed or made available for sale on the land or buildings on Stella Bull Park (except for 'one-off' civic events at the discretion of Council). No 'standing' liquor licence – a restaurant is not considered a suitable use.	Considered by the Reserves Working Party. Such proposal would require wider consultation. Other legislative mechanisms control consumption of alcohol in public places. No change.
John Gilberthorpe	Policy 5.1.2(4) Hours of Use is inconsistent with 5.1.2(33) Access. (33) is more realistic.	Plan amended. A small change is made to both (4) and (33) to allow for foot access through the Park after hours. It is necessary to have a limitation in place in order that the police may take action if they are called to intervene in the case of undesirable behaviour.
Toi Wairarapa – Arts, Culture and Heritage Trust	A safe well-lit walkway through the Reserve should be maintained with no restriction on use after dusk. Lighting may reduce graffiti and inappropriate use.	Plan amended. A small change is made to both (4) and (33) to allow for foot access through the Park after hours. It is necessary to have a limitation in place in order that the police may take action if they are called to intervene in the case of undesirable behaviour.
Jan Eagle	Policy 5.1.2(9) – submits there should be no sale of land that makes up the Park.	Agreed. The reference to 'sale of surplus land' refers to a means of raising funds for maintenance and improvement of THIS Reserve, by selling surplus land elsewhere. The restrictions on the title prevent Council from selling land within the Park.
John and Rose Bull	Support and encourage more extensive use of the Park for events (Policy 5.1.2(10) to (16)).	Noted.
Jan Eagle	Keep the guidelines for leases, licences and permits simple, as in the 2001 draft management plan.	Noted.

Jan Eagle	Policy 5.1.2(27) – Allowing the status of the Park as a Recreation Reserve to be altered in order to facilitate a lease, licence or permit is not acceptable.	Noted. This is allowed for in the Reserves Act 1977. The Reserve status has already been changed from Public Purpose to Recreation Reserve.
Toi Wairarapa – Arts, Culture and Heritage Trust	The attention of Council is drawn to the <i>effect</i> of adopting the Management Plan. Uses extending longer than six days no longer require the approval of the Minister of Conservation, and the Park may be used for other than passive recreation.	Noted.
	<b>Suggested Uses Policy 5.1.2(32)</b>	
Stan Matovich	Suggests that a Youth Centre would be an appropriate use for the Old Library Building, through an organisation such as Zeal.	Considered by the Reserves Working Party (see below)
Toi Wairarapa – Arts, Culture & Heritage Trust	As commercial uses are not limited they might also include offices, a health centre, an iwi office. Suggest a similar list of community or civic uses such as: <ul style="list-style-type: none"> <li>• Base for the community board / service centre</li> <li>• Exhibitions from Aratoi Museum of Art and History</li> <li>• Local art exhibitions</li> <li>• Classes in all types of art and crafts</li> <li>• Family history centre</li> <li>• Information on the district and its history</li> <li>• Base for Toi Wairarapa staff</li> <li>• Offices for community or sporting organisations</li> <li>• Base for arts festivals</li> </ul>	Considered by the Reserves Working Party (see below).

Juliet Oliver	Supports the proposal by Toi Wairarapa for the use of the Old Library Building	Considered by the Reserves Working Party (see below).
John Gilberthorpe	Supports the proposal by Toi Wairarapa for the use of the Old Library Building. Is opposed to a commercial use.	Considered by the Reserves Working Party (see below).
Kate McWiggins (Convenor Greytown Arts Festival Committee)	Supports the submission by Toi Wairarapa. Urges Council to provide an appropriate level of community input in any proposed use of the Old Library Building and Stella Bull Park. Public buildings and resources should be used for the benefit of the community.	Considered by the Reserves Working Party (see below).
Jayne Routhan and Megan Murphy	Support the submission by Toi Wairarapa for the use of the Old Library Building. Prefer a local community use rather than a commercial use aimed at visitors.	Considered by the Reserves Working Party (see below).

<p>Jan Eagle</p>	<p>Appropriate community / commercial uses of the Old Library Building:</p> <ul style="list-style-type: none"> <li>• The Waka Huia of Greytown's history displayed in controlled conditions;</li> <li>• Aratoi Museum of Art and History extension;</li> <li>• Te Papa outpost with AV displays of heritage and culture;</li> <li>• Base of Toi Wairarapa;</li> <li>• Papawai early history display;</li> <li>• History-based information centre and departure point for bus and walking tours;</li> <li>• Could include musical events, repertory, summer charity fairs, and commercial events where appropriate.</li> </ul> <p>The Old Library Building is an ideal place for a community based commercial venture based around arts, culture and heritage.</p> <p>Need to create guidelines for use of the Old Library Building and the 'civic square' that:</p> <ul style="list-style-type: none"> <li>• Respect the purpose for which the land was intended;</li> <li>• Respect its history;</li> <li>• Encourage a use based on cultural impact and community needs;</li> <li>• Address security and environmental concerns.</li> </ul> <p>The use of the building could create an income stream and enable it to be maintained to a standard to reflect its importance.</p>	<p>Considered by the Reserves Working Party (see below).</p>
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Ian Day and Sandra Duncan	<p>Suggest the Old Library Building be extended and converted into an arts and heritage education centre for South Wairarapa, housing Greytown and South Wairarapa's archives, and a venue for classes, lectures and exhibitions.</p> <p>A compatible business, such as a bookshop, could be factored into the extensions to defray operational costs.</p> <ul style="list-style-type: none"> <li>• This would supplement Cobblestones and Aratoi;</li> <li>• Would be consistent with the Council's Long Term Council Community Plan, the Wairarapa Arts, Culture and Heritage Strategy, and the Wairarapa Tourism Strategy;</li> <li>• Could be funded from charitable trust grants;</li> <li>• Could attract tourists and visitors to the Wairarapa.</li> </ul>	Considered by the Reserves Working Party (see below).
Ian Day and Sandy Duncan	Suggest the Plan consider how the use of the Old Library Building can be integrated into the Stella Bull Reserve for the betterment of the wider community.	Considered by the Reserves Working Party (see below).
Danielle Wilson-Taylor	Proposes turning the Old Library Building into a language school.	Considered by the Reserves Working Party (see below).
		Policy 5.1.2(32) changed to give a stronger focus on community uses that complement the intent of the gifting of the land. A business-like approach required in any leasing to generate funds to sustain the heritage structures, and contribute to the enhancement, public use and enjoyments of the reserve.
Juliet Oliver	Policy 5.1.2(36) Submits that making money from an asset is less important than other values.	Noted.

Jan Eagle	Policy 5.1.2(45 – 48) Submits that any new public utilities on the Park land may undermine the quality of the Park (eg a large power or telephone exchange). Utilities should be allowed only in ‘exceptional circumstances’ where there is no impact on the use and the visual effect is no more than minor.	Noted. It is considered that the wording in the Plan gives adequate protection to ensure that the Park use would not be affected, and the visual impact would be no more than minor.
<b>General Comments</b>		
Kevin McKay Principal Greytown School	No objections to the Plan.	Noted.
Mr G B Nelson	Supports the Plan	Noted.
Juliet Oliver	<p>Provided extracts from the DOC Guide for Reserve Administering Bodies:</p> <p>Management Planning Chapter 11 A management plan... should be viewed as a community document. A management plan provides the community with certainty about the function and management of each reserve.</p> <p>Purposes of the Act Chapter 2 Decisions may be challenged. It is also good administrative practice for an administering body to; ensure that there is ongoing dialogue with affected parties; be able to demonstrate that relevant submissions from affected parties have been considered properly.</p>	Noted.

Jan Eagle	<p>Asks Council to note Section 4 of LGA 2002 – recognise and respect responsibility to take account of the principles of the Treaty of Waitangi and improve opportunity for Maori to contribute to local government decision making.</p> <p>Asks Council to note Section 17 of the Reserves Act 1977 – management of recreation reserves for the purposes of recreation and sporting activities and the physical welfare and enjoyment of the public. Section 17(2)(a) – the public shall have freedom of entry and access to a reserve.</p>	<p>Noted.</p> <p>Section 17(2)(a) is subject to Sections 53 and 54 (other powers and leasing) and By-laws.</p>
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## **7 APPENDIX 2: SCHEDULE OF ACTIONS**

**Schedule of Actions Arising from Stella Bull Park (including Sarah’s Garden)**  
**Reserve Management Plan**

		<b>ACTION</b>	<b>RESPONSIBILITY</b>
<b>2. Administration</b> <b>2.4 Administration Policies</b>	d.	The Council will arrange at least one meeting each year of the main park users and all other interested parties as a forum to discuss operational issues. The meeting will be publicly notified. The users will include but not be limited to representatives of the Greytown Community Heritage Trust (as lessees of Kouka Cottage), any lessee of the Old Library Building, and representatives of any group formed to coordinate the care and development of Sarah’s Garden. The facilitation of the meeting may be delegated to the Greytown Community Board. The first meeting of the year must be held prior to Labour Day each year.	Greytown Community Board
<b>3. Reserve Resources</b> <b>3.1.3 Natural Features Policies</b>	g.	A landscape plan will be prepared, and varied in association with any development plan for the reserve (refer Section 4 Development).	Group Manager Infrastructure and Services
<b>5. Management and Asset Maintenance</b> <b>5.1.2 Management Policies</b>			

Signs	20	On-site interpretation of the historic and botanical features of the reserve will be put in place as priorities and resources allow.	Community Board to lead in consultation with Greytown Community Heritage Trust and Council's Records and Archives Officer
Information and promotion	42	An information base of the reserve's recreational opportunities and historic values will be developed and maintained.	Ditto
	43	Promotional material on the reserve's historic and cultural features and recreational opportunities will be developed to promote the profile and importance of the reserve.	Ditto
	44	Onsite interpretation of the historic/ recreational/ botanical values of the reserve will be put in place as priorities and resources allow.	Ditto (same as 20 above)
<b>5.2.2 Asset Maintenance Policies</b>			
General	1.	The reserve will be given high priority by the Council in its maintenance programme.	Group Manager Infrastructure and Services
	2.	The Council will review the current levels of service in the Asset Management Plan (AMP) to ensure the appropriate maintenance standards for services and facilities are provided on the reserve.	Group Manager Infrastructure and Services
	3.	The AMP and the Council's Reserves Contract Agreement will be reviewed	Group Manager

		to ensure they are in accordance with this Management Plan	Infrastructure and Services
	4.	The Council will identify any maintenance and other activities extending beyond the basic service levels provided by the Council that can be carried out by the community.	Community Board to lead
Tree Register	16.	A schedule of specimen trees including those listing in the District plan will be compiled and maintained as part of ongoing tree management.	Group Manager Infrastructure and Services
	17.	Following an initial maintenance up-grade the trees in the reserve will be assessed from time to time (and following storm damage) by a suitably qualified arborist for their health and longevity, and remedial work will be programmed into reserve maintenance.	