

# Community Land Management Plan

**Greenwith Part 1**   **Tongariro Plantation, Wanaka Plantation, Mitre Plantation, Taranaki Reserve, Thornton Plantation, Green Valley Plantation, Glenlivet Plantation, Aurora Plantation, Debenham Plantation, Mackay Reserve, Campbell Plantation, Rymill Plantation, Polar Plantation, Anare Plantation, Target Hill Plantation, Ayles Plantation, Mildren Plantation, Jacquard Plantation, Gilchrist Plantation, Treloar Plantation, Reuben Richardson Plantation, Baynes Plantation, Rundle Transformer Plantation, Lake Fortesque Plantation, Carrail Plantation, McCann Plantation, Lake Eyre Plantation, Amadeus Plantation, St Clair Plantation, Dunbarton Plantation, Lochleven Plantation, Amisfield Plantation, Lake Maurice Plantation, Farnell Plantation, Inverary Plantation, Panama Plantation, Callara Plantation, Locheal Plantation, Featherstone Plantation, Poplar Plantation, Hedgerow Plantation, Hedgerow Road Closure, Williamson Plantation, Chamberlain Plantation, Chamberlain Reserve, Bloomfield Plantation, Raunsley Plantation, Raunsley Reserve, Naughton Plantation, Chapel Hill Plantation, Arcola Plantation, Helmsdale Plantation, Lofty Screen, Waterfield Reserve, Lilford Plantation, Panama Back Screen, Reuben Richardson Screen, Stonewall Plantation, Featherstone Screen, Coley Plantation, Hillstowe Screens**

## Description

The following reserves are known as screening reserve and may include any of the following features:

- Landscaping
- Brick head walls
- Concrete and paved footpaths
- Stormwater outlets
- Grassed areas with irrigation
- Reserve furniture such as park benches and bins
- Lighting
- Permapine bollards
- Tubular fencing
- Lined and sealed carpark
- Rock or brick retaining walls

Identity of land the subject of this plan:

Tongariro Plantation (376)

Lot 110 in Deposited Plan 29414, being the land contained in Certificate of Title 5372/256, bounded by Tongariro Street. The attached plan identifies the location of the land.

Wanaka Plantation (370)

Lot 110 in Deposited Plan 28792, being the land contained in Certificate of Title 5370/974, bounded by Golden Grove Road, Wanaka Court and Milford Court. The attached plan identifies the location of the land.

Mitre Plantation (369)

Lot 111 in Deposited Plan 28792, being the land contained in Certificate of Title 5370/616, Lot 109 in Deposited Plan 28792, being the land contained in Certificate of Title 5370/848, bounded by Mitre Place, Golden Grove Road and Target Hill Road. The attached plan identifies the location of the land.

Taranaki Reserve (368)

Lot 112 in Deposited Plan 28792, being the land contained in Certificate of Title 5370/615, bounded by Taranaki Court, Akaroa Street and Target Hill Road. The attached plan identifies the location of the land.

Thornton Plantation (239)

Lot 351 in Deposited Plan 35963, being the land contained in Certificate of Title 5103/24, bounded by Thornton Drive and Target Hill Road. The attached plan identifies the location of the land.

Green Valley Plantation (270)

Lot 265 in Deposited Plan 35962, being the land contained in Certificate of Title 5103/21, Lot 264 in Deposited Plan 35962, being the land contained in Certificate of Title 5103/20, bounded by Reordan Drive and Green Valley Drive. The attached plan identifies the location of the land.

Glenlivet Plantation (374)

Lot 108 in Deposited Plan 29414, being the land contained in Certificate of Title 5372/254 and Lot 106 in Deposited Plan 29414, being land contained in Certificate of Title 5372/176, bounded by Golden Grove Road, Tomatin Court, Glenlivet Court and Tasker Court. The attached plan identifies the location of the land.

Aurora Plantation (395)

Lot 162 in Deposited Plan 30997, being the land contained in Certificate of Title 5376/52, bounded by Tongariro Street and Aurora Court. The attached plan identifies the location of the land.

Debenham Plantation (392)

Lot 164 in Deposited Plan 30997 being the land contained in Certificate of Title 5376/47 and Lot 163 in Deposited Plan 30997 being the land contained in Certificate of Title 5376/50 bounded by Tongariro Street, Debenham Court and Aurora Court. The attached plan identifies the location of the land.

Mackay Reserve (369)

Lot 169 in Deposited Plan 30997, being the land contained in Certificate of Title 5517/316, and Lot 277 in Deposited Plan 31491, being the land contained in Certificate of Title 5345/359 and Lot 280 in Deposited Plan 31491, being the land contained in Certificate of Title 5345/356 bounded by Akaroa Street, Target Hill Road and The Golden Way. The attached plan identifies the location of the land.

Campbell Plantation (399)

Lot 274 in Deposited Plan 31491, being the land contained in Certificate of Title 5345/361, bounded by Bechervaise Court and Campbell Court. The attached plan identifies the location of the land.

Rymill Plantation (398)

Lot 275 in Deposited Plan 31491, being the land contained in Certificate of Title 5345/338, bounded by Rymill Place and Law Court. The attached plan identifies the location of the land.

Polar Plantation (397)

Lot 276 in Deposited Plan 31491, being the land contained in Certificate of Title 5345/630, bounded by Mackay Court and Polar Court. The attached plan identifies the location of the land.

Anare Plantation (409)

Lot 279 in Deposited Plan 31491, being the land contained in Certificate of Title 5345/357, Lot 420 in Deposited Plan 34200, being the land contained in Certificate of Title 5071/629 bounded by The Golden Way, Polar Court and Anare Street. The attached plan identifies the location of the land.

Target Hill Plantation (403)

Lot 88 in Deposited Plan 32393, being the land contained in Certificate of Title 59393/649, Lot 147 in Deposited Plan 34869, being the land contained in Certificate of Title 5092/835, Lot 263 in Deposited Plan 35962, being the land contained in Certificate of Title 5103/19, Lot 310 in Deposited Plan 46689, being the land contained in Certificate of Title 5381/234, Lot 147 in Deposited Plan 34869, being the land contained in Certificate of Title 5092/835 bounded by Green Valley Drive, Jameson Court, Target Hill Road, Halcyon Avenue, Bowmore Court, Port Ellen Court and Islay Court. The attached plan identifies the location of the land.

Ayles Plantation (417)

Lot 237 in Deposited Plan 36728, being the land contained in Certificate of Title 5121/434, bounded by Ayles Court and Sellar Court. The attached plan identifies the location of the land.

Mildren Plantation (420)

Lot 238 in Deposited Plan 36728, being the land contained in Certificate of Title 5121/435, bounded by Mildren Court and Festive Place. The attached plan identifies the location of the land.

Jacquard Plantation (419)

Lot 240 in Deposited Plan 36728, being the land contained in Certificate of Title 5121/437, bounded by Jacquard Court and Bates Court. The attached plan identifies the location of the land.

Gilchrist Plantation (422)

Lot 352 in Deposited Plan 38408, being the land contained in Certificate of Title 5156/688, Lot 502 in Deposited Plan 38683, being the land contained in Certificate of Title 5165/653 bounded by Golden Grove Road and Reuben Richardson Road. The attached plan identifies the location of the land.

Treloar Plantation (423)

Lot 351 in Deposited Plan 38408, being the land contained in Certificate of Title 5156/687, bounded by Treloar Avenue and Palamountain Avenue. The attached plan identifies the location of the land.

Reuben Richardson Plantation (425)

Lot 350 in Deposited Plan 38408, being the land contained in Certificate of Title 5156/686, bounded by Reuben Richardson Road. The attached plan identifies the location of the land.

Baynes Plantation (424)

Lot 353 in Deposited Plan 38408, being the land contained in Certificate of Title 5156/689, Lot 338 in Deposited Plan 41019, being the land contained in Certificate of Title 5223/507, Lot 362 in Deposited Plan 55241, being the land contained in Certificate of Title 5808/341, Lot 9875 in Deposited Plan 84544, being the land contained in Certificate of Title 6080/907, Lot 364 in Deposited Plan 55241, being the land contained in Certificate of Title 5808/343 bounded by Golden Grove Road, Reuben Richardson Road, Driscoll Court, Coley Place, Brooklyn Chase and Thistleton Court. The attached plan identifies the location of the land.

Rundle Transformer Plantation (426)

Lot 376 in Deposited Plan 37591, being the land contained in Certificate of Title 5138/755 bounded by Rundle Court and Tamlyn Court. The attached plan identifies the location of the land.

Lake Fortesque Plantation (25)

Lot 501 in Deposited Plan 38683, being the land contained in Certificate of Title 5165/652, Lot 302 in Deposited Plan 45639, being the land contained in Certificate of Title 5348/960, Lot 312 in Deposited Plan 46691, being the land contained in Certificate of Title 5387/546, Lot 547 in Deposited Plan 51915, being the land contained in Certificate of Title 5653/673, Lot 561 in Deposited Plan 52012, being the land contained in Certificate of Title 5653/739, Lot 565 in Deposited Plan 52512, being the land contained in Certificate of Title 5667/578, Lot 575 in Deposited Plan 2286, being the land contained in Certificate of Title 5807/901, bounded by Golden Grove Road, Lake Maurice Place, Silcock Circuit, Reuben Richardson Road and Rifle Range Road,. The attached plan identifies the location of the land.

Carrail Plantation (437)

Lot 326 in Deposited Plan 40172, being the land contained in Certificate of Title 5203/970, bounded by Carrail Grove and Holbrook Crescent. The attached plan identifies the location of the land.

McCann Plantation (443)

Lot 40 in Deposited Plan 52087, being the land contained in Certificate of Title 5653/756, bounded by McCann Place and Balcarres Terrace. The attached plan identifies the location of the land.

Lake Eyre Plantation (444)

Lot 132 in Deposited Plan 41886, being the land contained in Certificate of Title 5247/953, bounded by St Clair Parade and Lake Eyre Close. The attached plan identifies the location of the land.

Amadeus Plantation (445)

Lot 130 in Deposited Plan 41886, being the land contained in Certificate of Title 5247/951, bounded by St Clair Parade and Amadeus Court. The attached plan identifies the location of the land.

St Clair Plantation (446)

Lot 131 in Deposited Plan 41886, being the land contained in Certificate of Title 5247/952, bounded by St Clair Parade and Lake Tobin Crescent. The attached plan identifies the location of the land.

Dunbarton Plantation (500)

Lot 103 in Deposited Plan 45650, being the land contained in Certificate of Title 5346/179, Lot 532 in Deposited Plan 47118, being the land contained in Certificate of Title 5411/315 bounded by Lochleven Avenue. The attached plan identifies the location of the land.



Lochleven Plantation (448)

Lot 865 in Deposited Plan 41546, being the land contained in Certificate of Title 5240/329, bounded by Golden Grove Road and Lochleven Avenue. The attached plan identifies the location of the land.

Amisfield Plantation (447)

Lot 864 in Deposited Plan 41546, being the land contained in Certificate of Title 55240/328, bounded by Golden Grove Road and Lochleven Avenue. The attached plan identifies the location of the land.

Lake Maurice Plantation (470)

Lot 308 in Deposited Plan 46691, being the land contained in Certificate of Title 5387/543, bounded by Coulson Court. The attached plan identifies the location of the land.

Farnell Plantation (516)

Lot 110 in Deposited Plan 49826, being the land contained in Certificate of Title 5538/866, bounded by Dunbarton Crescent. The attached plan identifies the location of the land.

Inverary Plantation (477)

Lot 104 in Deposited Plan 46688, being the land contained in Certificate of Title 5385/150, bounded by Inverary Close. The attached plan identifies the location of the land.

Panama Plantation (478)

Lot 305 in Deposited Plan 46690, being the land contained in Certificate of Title 5387/501, Lot 569 in Deposited Plan 53040, being the land contained in Certificate of Title 5691/461, bounded by Rifle Range Road and Naughton Court. The attached plan identifies the location of the land.

Callara Plantation (479)

Lot 311 in Deposited Plan 46691, being the land contained in Certificate of Title 5387/545, bounded by Callara Close. The attached plan identifies the location of the land.

Locheal Plantation (482)

Lot 163 in Deposited Plan 47291, being the land contained in Certificate of Title 5406/922, bounded by Locheal Avenue. The attached plan identifies the location of the land.

Featherstone Plantation (491)

Lot 325 in Deposited Plan 47710, being the land contained in Certificate of Title 5434/919, bounded by Featherstone Circuit. The attached plan identifies the location of the land.

Poplar Plantation (496)

Lot 338 in Deposited Plan 48013, being the land contained in Certificate of Title 5446/114, bounded by Poplar Close and Williamson Terrace. The attached plan identifies the location of the land.

Hedgerow Plantation (494)

Lot 335 in Deposited Plan 48013, being the land contained in Certificate of Title 5446/111, bounded by Poplar Close and Hedgerow Court. The attached plan identifies the location of the land.

Hedgerow Road Closure (551)

Lot 380 in Deposited Plan 53283, being the land contained in Certificate of Title 5716/902, bounded by Hedgerow Court and Bloomfield Avenue. The attached plan identifies the location of the land.

Williamson Plantation (490)

Lot 321 in Deposited Plan 47710, being the land contained in Certificate of Title 5434/915, Lot 339 in Deposited Plan 48013, being the land contained in Certificate of Title 5446/115, bounded by Williamson Terrace, Dowton Place and Barbary Court. The attached plan identifies the location of the land.

#### Chamberlain Plantation (492)

Lot 324 in Deposited Plan 47710, being the land contained in Certificate of Title 5434/918, Lot 353 in Deposited Plan 48705, being the land contained in Certificate of Title 5477/875, Lot 349 in Deposited Plan 48705, being the land contained in Certificate of Title 5477/873, Lot 348 in Deposited Plan 1560, being the land contained in Certificate of Title 5477/872, bounded by Chamberlain Court and Featherstone Circuit. The attached plan identifies the location of the land.

#### Chamberlain Reserve (489)

Lot 323 in Deposited Plan 47710, being the land contained in Certificate of Title 5434/917, bounded by Reuben Richards Road and Chamberlain Court. The attached plan identifies the location of the land.

#### Bloomfield Plantation (498)

Lot 337 in Deposited Plan 48013, being the land contained in Certificate of Title 5446/113, Lot 356 in Deposited Plan 49569, being the land contained in Certificate of Title 5220/466, Lot 381 in Deposited Plan 53283, being the land contained in Certificate of Title 5716/903, bounded by Bloomfield Avenue. The attached plan identifies the location of the land.

#### Raunsley Plantation (509)

Lot 565 in Deposited Plan 52011, being the land contained in Certificate of Title 5653/709, bounded by Raunsley Circuit. The attached plan identifies the location of the land.

#### Raunsley Reserve (525)

Lot 532 in Deposited Plan 51441, being the land contained in Certificate of Title 5640/207, bounded by Lofty Rise, Reuben Richardson Road and Raunsley Circuit. The attached plan identifies the location of the land.

#### Naughton Plantation (528)

Lot 546 in Deposited Plan 51915 being the land contained in Certificate of Title 5653/672, Lot 570 in Deposited Plan 52010, being the land contained in Certificate of Title 5653/691, Lot 577 in Deposited Plan 53260, being the land contained in Certificate of Title 56999/798, bounded by Reuben Richardson Road and Silcock Circuit. The attached plan identifies the location of the land.

#### Chapel Hill Plantation (519)

Lot 358 in Deposited Plan 49959, being the land contained in Certificate of Title 5544/323, bounded by Reuben Richardson Road. The attached plan identifies the location of the land.

#### Arcola Plantation (513)

Lot 108 in Deposited Plan 49826, being the land contained in Certificate of Title 5538/864, bounded by Helmsdale Court and Arcola Court. The attached plan identifies the location of the land.

#### Helmsdale Plantation (515)

Lot 109 in Deposited Plan 49826, being the land contained in Certificate of Title 5538/865, bounded by Helmsdale Court. The attached plan identifies the location of the land.

#### Lofty Screen (518)

Lot 530 in Deposited Plan 51441, being the land contained in Certificate of Title 5640/205, bounded by Lofty Rise. The attached plan identifies the location of the land.

#### Waterfield Reserve (520)

Lot 102 in Deposited Plan 52651, being the land contained in Certificate of Title 5706/635, bounded by Waterfield Lane. The attached plan identifies the location of the land.

#### Lilford Plantation (526)

Lot 569 in Deposited Plan 52010, being the land contained in Certificate of Title 5653/690, Lot 579 in Deposited Plan 53260, being the land contained in Certificate of Title 5699/8000, bounded by Chapel Hill Road and Coulson Court. The attached plan identifies the location of the land.

Panama Back Screen (532)

Lot 544 in Deposited Plan 51915, being the land contained in Certificate of Title 5653/670, Lot 567 in Deposited Plan 53040, being the land contained in Certificate of Title 5691/459, Lot 568 in Deposited Plan 53040, being the land contained in Certificate of Title 5691/460, bounded by Tahlia Road. The attached plan identifies the location of the land.

Reuben Richardson Screen (532)

Lot 545 in Deposited Plan 51915, being the land contained in Certificate of Title 5653/671, bounded by Reuben Richardson Road. The attached plan identifies the location of the land.

Stonewall Plantation (535)

Lot 559 in Deposited Plan 58439, being the land contained in Certificate of Title 5862/199, Lot 562 in Deposited Plan 58439, being the land contained in Certificate of Title 5862/202, bounded by Reuben Richardson Road, Stonewall Place and Springton Lane. The attached plan identifies the location of the land.

Featherstone Screen (580)

Lot 347 in Deposited Plan 48705, being the land contained in Certificate of Title 5477/871, bounded by Featherstone Circuit. The attached plan identifies the location of the land.

Coley Plantation (564)

Lot 164 in Deposited Plan 56349, being the land contained in Certificate of Title 5843/790, bounded by Coley Place and Thistleton Court. The attached plan identifies the location of the land.

Hillstowe Screen (572)

Lot 561 in Deposited Plan 58439, being the land contained in Certificate of Title 5862/201, Lot 565 in Deposited Plan 58439, being the land contained in Certificate of Title 5862/205, bounded by Reuben Richardson Road and Hillstowe Court. The attached plan identifies the location of the land.

## Purpose

Council retains this land for the following purposes:

The Council is required by Section 7 of the Local Government Act 1999 to “provide services and facilities that benefit its area, its ratepayers and residents and visitors to its area, including amongst other things recreational facilities”. This land is retained by Council to provide passive recreation facilities for the community and other visitors. The casual hire of these reserves can be arranged by contacting Council’s Call Centre 8397 7444.

The land is not otherwise the subject of any formalised lease or licence. Council may grant a lease or licence of the whole or any part of the land during the life of this management plan.

Council will consider the land in regards to it being suitable for the purpose and may with its powers under Council’s By-Laws restrict or prevent activities that are considered to be inappropriate for the land.

## Objectives

Council’s objectives for managing this land are as follows:

The Council seeks to ensure that all of its assets are utilised to their maximum potential. In particular the land serves to meet the Council’s desire that residents are able to partake in a range of activities to achieve a balanced life incorporating recreation opportunities.

## Management Proposal

The following reserves are known as screening reserve and may include any of the following features:

Landscaping, brick head walls, concrete and paved footpaths, stormwater outlets, grassed areas with irrigation, reserve furniture such as park benches and bins, lighting, permapipe bollards, tubular fencing, lined and sealed carpark, rock or brick retaining walls.

These are the Council’s proposals for managing this land:

### 1. Grassed area

The grassed areas are currently equipped to satisfy the needs of regular users. As required, controllers and sprinklers are replaced or repaired to maintain a service standard consistent with its existing use. The sites are regularly mowed and watering occurs in accordance with the Code of Practice for Irrigated Public Open Space as regulated by SA Water.

### 2. Carpark

The sealed carpark is managed with appropriate line marking, signage, kerbing, lighting. Council will use various techniques for managing the pavement such as minor patching, potholes, crack sealing, spray sealing or reconstruction.

### 3. Landscaping

Some reserves are partly irrigated to landscaped garden beds and grassed areas. Most contain mature trees/shrubs and Council staff attend to the upkeep of these properties by conducting horticultural maintenance practices such as mowing, weeding, pruning, etc.

4. **Fencing**  
Reserve boundary fencing adjacent to residential or commercial properties are not managed or maintained by Council in accordance with the Fences Act 1975. Fencing rails or panels at other sites independent of 'boundaries' are repaired or replaced to ensure that they are structurally sound and suit the intended purpose.
5. **Reserve Furniture**  
Park benches and bins are features in some of these reserves. This equipment is checked on a regular basis to establish that the fixtures and fittings are mechanically sound and suit their intended purpose. Painting and carpentry improvements will be carried out as required to ensure the robust nature of these fixtures.
6. **Stormwater outlet and culvert**  
Council regularly inspects stormwater outlets, culverts and side entry pits to remove any potential blockages and carry out repairs as necessary to minimise the risk of flooding.
7. **Footpaths**  
Footpaths within these reserves are formed of dolomite. Defects in the footpaths are often reported by local residents and through the "Customer Response Management" system, Council will then attend to its repair. Tripping hazards are also recorded via Council resources and as required will either be replaced or repaired.
8. **Lighting**  
Some reserves are equipped with lighting to illuminate the pathways. The post top lamps are checked for electrical and structural integrity as required.

Council has a regular maintenance schedule, which is reviewed prior to the setting of the Council's annual budget. The schedule provides for the Council's staff to attend to the upkeep of the land in a reasonable fashion bearing in mind the requirement on Council to attend to the management of its other City wide assets.

Subject to compliance with the requirements of all relevant legislation the Council may, during the life of this management plan, develop the land by erecting buildings or structures which will enhance the use of the land as a recreation facility.



## Council Policies

The following Council policies also effect how the Council will manage this land:

- Asset Management Policy
- Boundary Fence Management Policy
- Building & Swimming Pool Inspections Policy
- Community Centres Policy
- Disability Discrimination Act Policy
- Environmental Sustainability Policy
- Community Engagement (Public Consultation) Policy
- Risk Management Policy
- Smoke Free Policy
- Tree Management Policy

These policies may be viewed at the Council's office and at the Council's Library. Copies may be provided on request.

## Other Government Policies

The following State Government policies and plans concerning conservation and development relate to this land:

The land is in the Golden Grove Residential Zone.

The Council's Development Plan governs what activities may occur on the land and how it may be developed during the life of the Plan.

The Council has adopted by-laws which effect and regulate activities on Councilland:

- The Council's "Dogs" by-law
- The Council's "Roads" by-law
- The Council's "Local Government Land"

## Performance Appraisal

The Council will measure how it has managed the land in the following ways:

The Council regularly undertakes community consultation studies and surveys and will include a request that respondents comment on their views of and experiences in using the land. In addition the Council invites people to comment to the Council via its website, by post or facsimile, in person at the Council offices and by telephone.

The Council will record all complaints and compliments and attend to those requiring action. In addition complaints and compliments will be reported on annually at a meeting of the Council.

The Council has adopted a performance management system to record successful achievement of employee functions. Regular assessment and reporting of compliance with the Council's asset maintenance programme is integral to this process.

As part of the horticultural management of the land the Council will carry out “random anonymous audits” to measure whether the Council is meeting its objectives expressed in its management schedule. The Council will review this Management Plan within 5 years of the date of its adoption and as appropriate amend maintenance as required.

## Development

There are no immediate plans to develop these sites.

Council can, however, consider any future development on each site beyond the 2014/2015 financial year, in particular the removal and/or replacement of above ground infrastructure and equipment until the expiry of the Management Plan. Any development will be subject to future budget bids and consultation with the Community.

Adopted by the City of Tea Tree Gully at a meeting of the Council on 8 September 2015.



































































