



# OTAUTAU CAMPING GROUND

INTERIM OPPORTUNITIES REPORT FOR THE WALLACE TAKITIMU COMMUNITY BOARD

12 SEPTEMBER 2023







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##### BIBLIOGRAPHIC REFERENCE FOR CITATION:

Boffa Miskell, 2023. *Otautau Camping Ground - Interim Opportunities Report for the Wallace Takitimu Community Board*  
Report by Boffa Miskell Limited for the Wallace Takitimu Community Board.

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##### STATUS:

Interim

Issue date: 12 September 2023

# INTRODUCTION

## BACKGROUND

This project is an important piece of work for the Wallace Takitimu Community Board and the wider region. It will allow the Community Board to explore options for re-establishing a camping ground facility in Otautau with the aspiration to encourage more visitors to the area to support local businesses and ultimately boost the town's long-term economic viability.

Boffa Miskell were engaged in March 2023 to provide engagement and landscape services for this project to ensure the Wallace Takitimu Community Board will meet their vision for a new camping ground facility.

## SCOPE

We understand this Opportunities Study is Stage 1 of the project, with Stage 2 delivering the preferred camping ground facility on the ground.

The scope of this project includes the following:

- Identify and consider opportunities and constraints for a range of camping ground sites and camping models within Otautau, through site investigations and engagement with manawhenua and the Wallace Takitimu Community Board
- Develop a plan for the preferred camping ground site, with supporting staging, high level costs and delivery programme.
- Deliver a comprehensive Opportunities report to document the findings and preferred option for delivery.

## WALLACE TAKITIMU COMMUNITY BOARD PLAN 2021-2024

### VISION

The vision of the Wallace Takitimu Community Board Plan 2021-2024 is:

**‘A SELF-RELIANT, TIDY, SAFE, THRIVING COMMUNITY – A GREAT PLACE TO VISIT AND LIVE’**

### MAIN THEMES

The four main themes from the Wallace Takitimu Community Board Plan are:

- 1. A vibrant Wallace Takitimu area which attracts people, businesses and visitors resulting in prosperity.**
- 2. A strong, connected and inclusive community.**
- 3. A healthy, safe community with access to quality facilities, amenities and services.**
- 4. A community whose Council fosters engagement.**

## ACTION PLAN

The Wallace Takitimu Community Board Plan sets out a number of actions, including *Ensuring that Otautau retains a camping Ground as described in the table below.*

Action	Community	WTCB	Partners	Time frames
Ensure that Otautau retains a camping ground	Work with Council to provide a solution to the closure of the camping ground	Work with community in developing options for the camping ground in Otautau	- Sporting and cultural groups - Local businesses - Clubs and organisations	Short-term

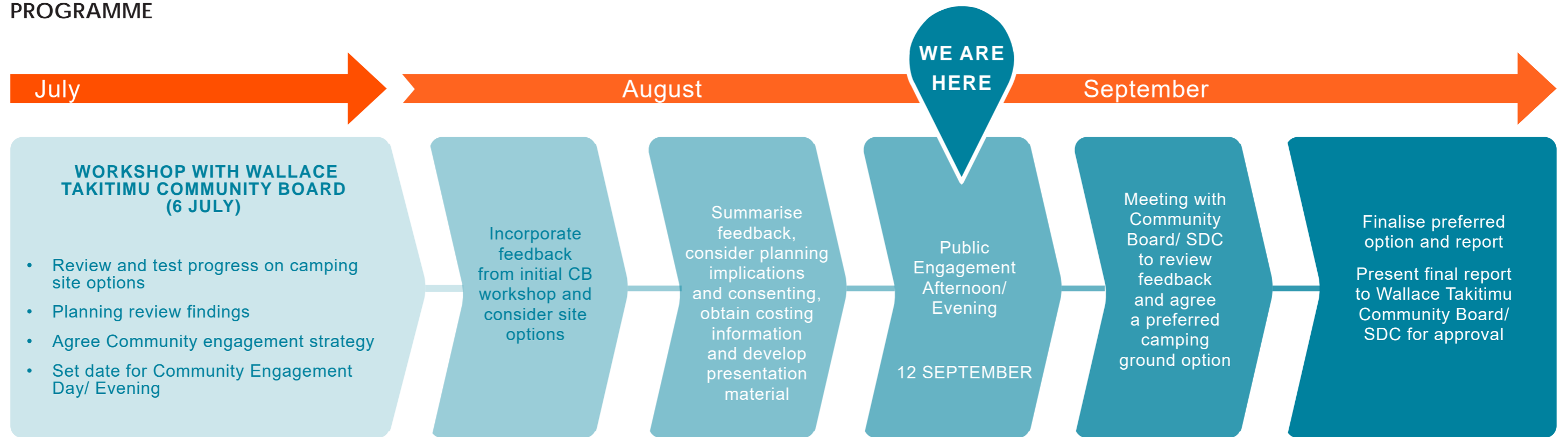
In addition to the action to retain a Camping Ground, other notable actions that are relevant to this project include:

- **Develop a Destination Management plan**
- **Develop new events to draw in visitors to the area**
- **Investigate the feasibility of developing a community hub for the Ohai and Nightcaps area**
- **Develop and improve quality walkways within the Wallace Takitimu area**
- **Develop a Wallace Takitimu Community Board communications plan so that Council can engage with the Wallace Takitimu community more effectively**



# DEVELOPING THE OTAUTAU CAMPING OPPORTUNITIES REPORT

## PROGRAMME









# SITE LOCATIONS

## OTAUTAU - POTENTIAL CAMPING SITES

Four sites were identified by the Community Board and the opportunities and constraints of each were explored.



### LEGEND

- OTAUTAU TOWNSHIP CENTRE
- MAIN ROADS
- POTENTIAL CAMPING SITES
- RAIL LINE

POTENTIAL CAMPING SITES  
(as Identified by the Wallace Takitimu-Community Board)

- SITE 1 - OTAUTAU GOLF CLUB
- SITE 2 - ALEX MCKENZIE MEMORIAL ARBORETUM
- SITE 3 - CENTENNIAL PARK
- SITE 4 - HOLT PARK  
(Previous camping ground site)





# EXISTING SITE PHOTOS

## OTAUTAU GOLF COURSE



## CENTENNIAL PARK



## ALEX MCKENZIE MEMORIAL ARBORETUM



## HOLT PARK - PREVIOUS CAMPING GROUND SITE



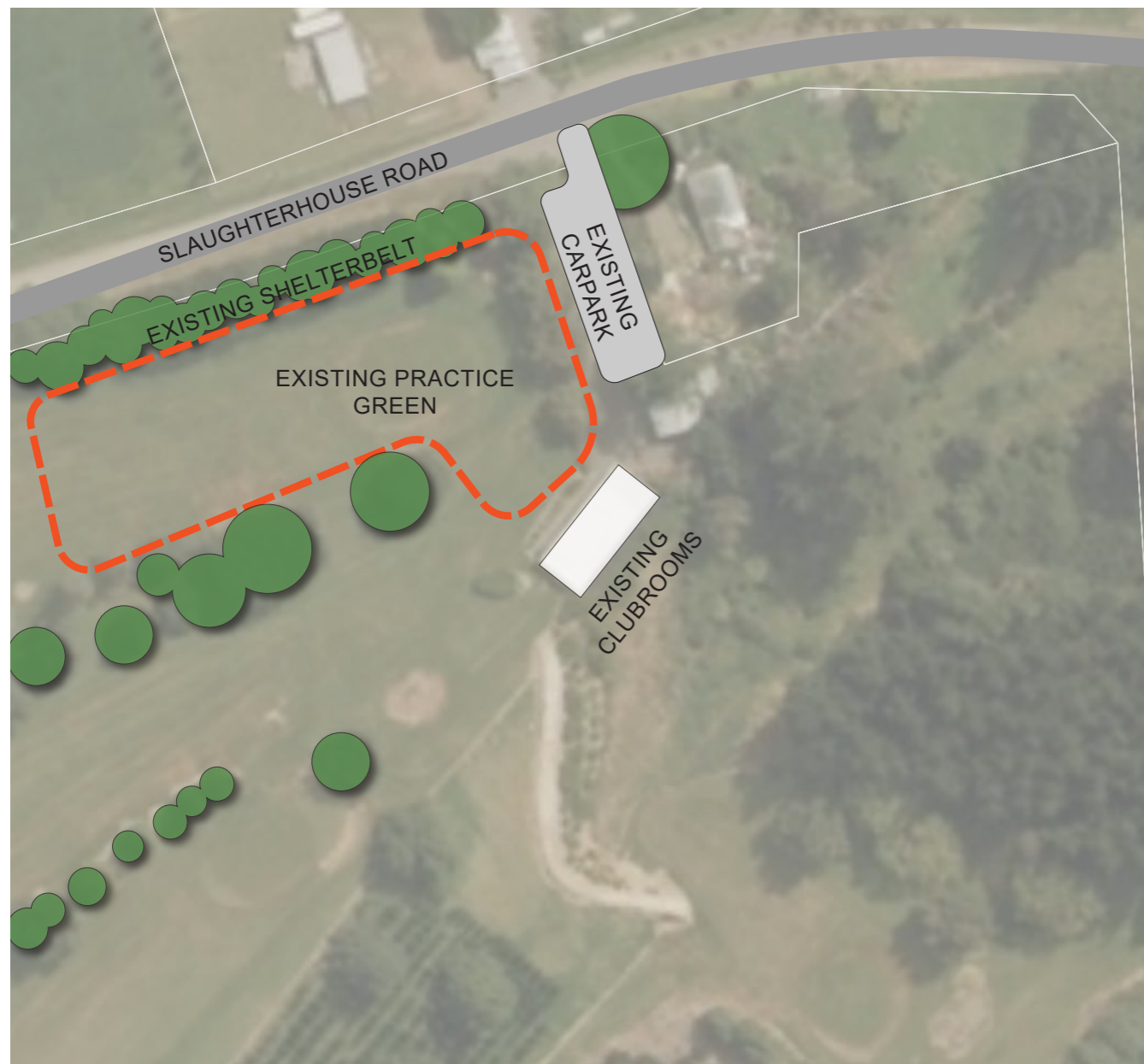


# POTENTIAL SITE OPTION 1

## OTAUTAU GOLF COURSE

## OPPORTUNITIES

## CONSTRAINTS



SITE LAYOUT

- Under- utilised secluded site away from town traffic and noise.
- Existing facilities including use of Clubroom buildings and car park.
- Dual benefits with Golf Course to share costs.
- Relatively flat sheltered site with trees on two sides.
- Existing power supply to site.
- Note - Sewage requirements to be checked.

- Lack of autonomy over site and its future use due to land being owned by the golf course.
- Considerable distance from town centre (1km from village and amenities)
- Challenge in sharing of facilities, maintenance and ongoing cost share.
- Relatively public site with Golf Course users on neighbouring greens.
- Smaller site with less room for expansion.
- Less likely to get foot traffic into the township due to distance.



EXISTING PRACTICE GREEN SITE



ENTRANCE AND EXISTING CLUBROOMS



ALEX MCKENZIE MEMORIAL ARBORETUM

OPPORTUNITIES

CONSTRAINTS



- Secluded rural aspect site with lots of mature trees within the Arboretum .
- Power and sewage to nearby site where existing toilet sits amongst mature trees.
- Access to existing walkway tracks and gardens.
- Funds allocated LTP to upgrade existing toilet facility.
- Space for future expansion.

- Significant distance (3km) from Otautau with unsafe walking and cycling access (at present).
- Potential noise issues from road.
- Relatively hidden site with less passive surveillance by public and potential increased theft/vandalism/ safety risk.
- Multiple covenants, encumbrances and notices on the title which may pose consenting challenges for this site.



EXISTING SIGNAGE AND MAP



EXISTING CAMPING LOCATION

SITE LAYOUT





# POTENTIAL SITE OPTION 3

## CENTENNIAL PARK

## OPPORTUNITIES

## CONSTRAINTS



SITE LAYOUT



- Relatively flat open site.
- Existing large trees providing shade opportunities
- Close proximity to other amenities (ie. Sports complex, pool, playground, park) and 500m to village centre
- Power and water already connected to site with potential reduction in financial outlay compared to other sites.
- Good connection to potential future developments.
- Existing dump station at site.

- Planning review has highlighted multiple planning overlays which may pose consenting challenges for this site.
- Paper road on the King Street site that would take time to work through the process of legally stopping the road.
- Railway corridor on western edge poses setback, noise and potential consenting issues with camping on railway edge
- Relatively public site in the middle of the township with potential noise issues.
- Building on this site could limit spaces for future community facilities ie Community Hub
- Extensive landscaping/ fencing requirements on all sides of the site which brings additional cost.
- Possible conflict with fire brigade as they have it set up for training purposes for hose drills etc



EXISTING FLAT AND TREED SITE



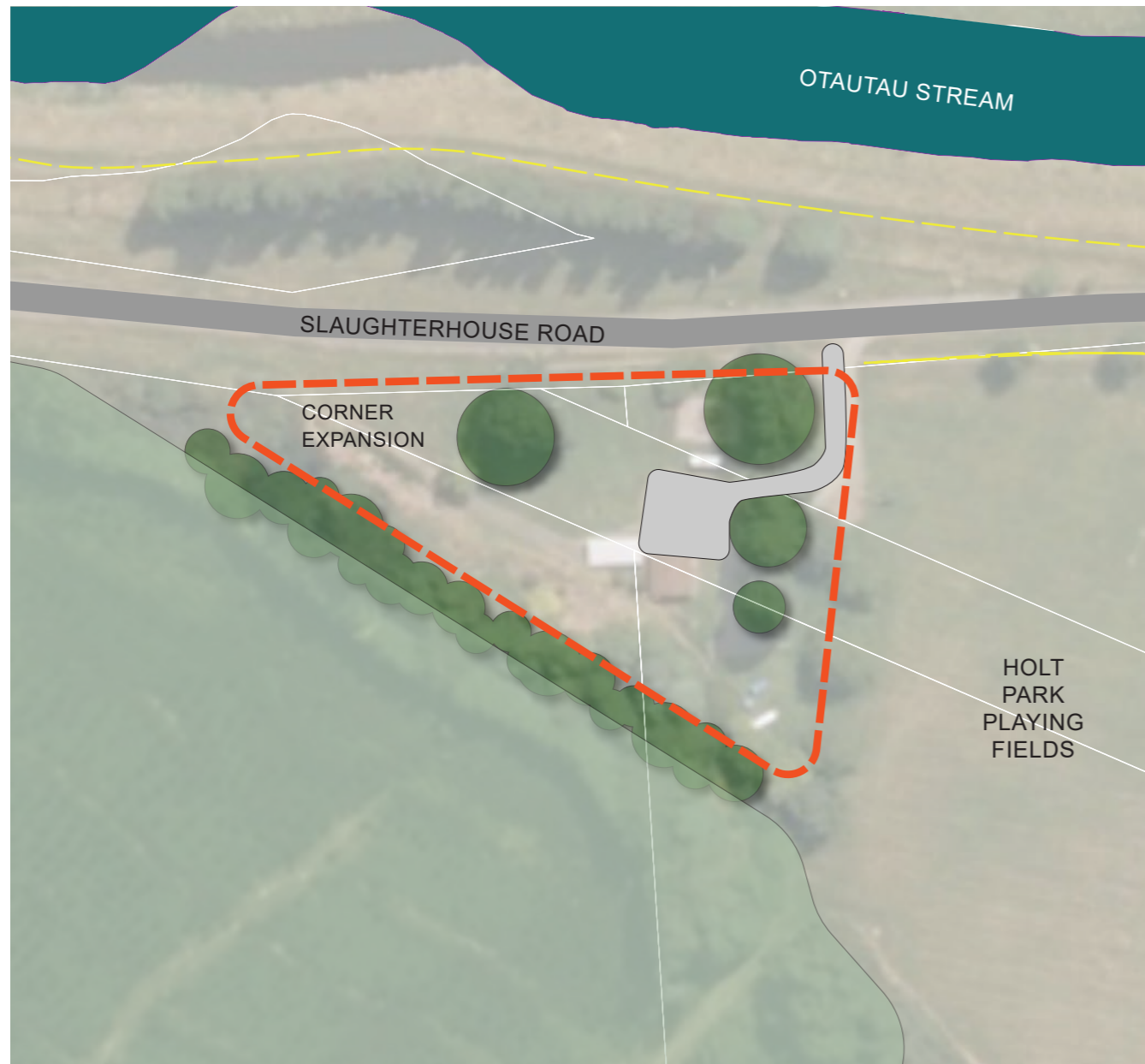
VIEW OF SITE FROM SLAUGHTERHOUSE ROAD



## HOLT PARK - ORIGINAL CAMPING GROUND SITE

## OPPORTUNITIES

## CONSTRAINTS



SITE LAYOUT

- Secluded sunny and sheltered site in natural park environment
- Existing large trees providing shade opportunities
- Close proximity to Otautau Stream and the walkway to the township
- Reserve backdrop with easy access to walking tracks
- Close proximity to other amenities (ie. sports complex, pool, playground, park) and 500m to village centre).
- Space to expand into corner portion of site.
- The site previously had a resource consent for a camp ground which has now lapsed and would need to be reapplied for.

- No services to site (previous power supply removed when camping ground was dis-established)
- Smaller site on edge of reserve fields with limited room for expansion
- Potential noise issues when sports fields in use for sport or events.
- Relatively hidden site with less passive surveillance by public and potential increased theft/vandalism/ safety risk.



EXISTING FLAT AND SITE WITH MATURE TREES



VIEW OF SITE FROM SLAUGHTERHOUSE ROAD



# PLANNING CONTEXT

The following planning information has been collated to assist with site selection.

## OTAUTAU GOLF COURSE

### LAND OWNERSHIP INFORMATION

- The Otautau Golf Course is located at 55 Slaughterhouse Road, Otautau, Southland (Lot 1 Deposited Plan 12456) and owned by Otautau Golf Club Incorporated.
- There is an Easement over the Site to convey water.

### ZONING / OVERLAYS

- The Site is zoned Rural in the Southland District Plan and does not have any overlays.

## ALEX MCKENZIE MEMORIAL ARBORETUM

### LAND OWNERSHIP INFORMATION

- The Site is located on Riverton/ Otautau Road (Lot 1 Deposited Plan 12824) and is owned by Southland District Council.
- There are multiple covenants, encumbrances and notices on the title. Examples include:
  - Protective Covenant under Section 19 Crown Forest Assets Act 1989 protecting archaeological sites and sites having historical or spiritual or emotional or cultural significance and protecting forest research areas and protecting areas for conservation purposes.
  - Fencing Covenant.
  - Encumbrance to Te Runanga o Ngai Tahu.
  - Subject to Part IV A Conservation Act 1987.
  - Subject to Section 11 Crown Minerals Act 1991.
  - Forestry Right pursuant to the Forestry Rights Registration Act 1983 to (now) Matariki Forests for a term of 3 years commencing from 9 April 2003.
  - Notice pursuant to Section 195(2) Climate Change Response Act 2002.

### ZONING

- The Site is zoned Rural in the Southland District Plan and does not have any overlays.

## CENTENNIAL PARK

### LAND OWNERSHIP INFORMATION

- Centennial Park is located at 181 and 189 Main Street and 12 Hulme Street, Otautau, Southland.
- There are multiple titles over the Site, owned by Southland District Council and are as follows:
  - Section 26 Block VI Town of Otautau, which is in a trust for a community centre.
  - Lot 1 Section 25 Block VI Town of Otautau
  - Section 13 and Part Section 14 Block VII Town of Otautau.
- There is also a title over the Site, owned by Her Majesty the Queen (the railway land within and adjacent to the Site i.e. Lot 1-2 Deposited Plan 13848).
- There is a paper road within the site for King Street and it would take time to work through the process of legally stopping the road.

### ZONING / OVERLAYS

- The Site is zoned Urban.
- The Site is adjacent to the Otautau Stream and is within the Natural Hazard Overlay- Flood Area, which is subject to actual or potential flooding or inundation.
- There is a designation over the Site (Designation D164 Ohai Line). The Designation is by KiwiRail for the operation, enhancement and maintenance of the Main South Line.

### PLANNING COMMENT

- As the Site is in close proximity to the railway and within the designation for the operation, enhancement and maintenance of the Main South Line, it is recommended that consultation is undertaken with KiwiRail.
- The Site is adjacent to both Main Street and Hulme Street so consideration should be given to any potential noise/nuisance reverse sensitivity issues.

## HOLT PARK – ORIGINAL CAMPING GROUND SITE

### LAND OWNERSHIP INFORMATION

- Holt Park, the former camping site, is located at 17 and 31 Slaughterhouse Road, Otautau, Southland.
- Titles for the land parcels are as follows:
  - Section 9, Section 15 and Part Section 10-11 Block VII Town of Otautau, which is owned by Southland District Council. There is a notice on the title pursuant to Section 195(2) Climate Change Response Act 2002 and a notification of status of forest land, which should be checked to see whether it restricts the development of a camping ground.
- LOT 1 DP 3544 SECS 9 PTS 10 15 BLK VII OTAUTAU TN – Owned by Southland District Council.
- Part Section 11 Block VII Town of Otautau – Owned by Her Majesty the Queen. Gazette Notice for the purpose of Domain for the Otautau Domain.

### ZONING / OVERLAYS

- The Site is zoned partially Urban and partially Rural in the Southland District Plan.
- The Site is within the Natural Hazard Overlay- Flood Area and is subject to actual or potential flooding or inundation.

### PLANNING COMMENT

- The Site is adjacent to the Otautau Stream, which creates a potential flood risk.
- There are existing mature trees on site that may be useful for screening the Site.
- The Site was the former Camp ground and the existing resource consent for the Site has now lapsed. Further discussions with Southland District Council's Planning team will be required.



# PLANNING CONTEXT

The following information is an excerpt from the Camping Ground Bylaw 1985.

## CAMPING GROUND BYLAW

The following information sets out the key details of the Camping ground Bylaw, 1985.

- The Camping-Grounds Regulations have been in force since the beginning of 1986 and they prescribe standards to be provided within grounds used as camp ground sites for vans, tents and relocatable homes.
- All Camping Grounds are required to be registered with the Council. In order to achieve this, a Camp ground Plan must be prepared which shows the boundaries of the camp. The position and boundaries of every site must be shown and numbered. These must correspond to markings within the actual site. All buildings, roads, drainage, ablutions, toilets, etc. must also be shown. Operating a camp ground site without registration, or failure to comply with the requirements of the Regulations, constitutes an offence.
- Individual camp ground sites have to be a minimum of 53 sq. m. in area and with a minimum width of 8m. They must be accessible via an all weather path or roadway. Tents or vans must be a minimum of 3m apart and at least 1.5m away from the site boundary.
- All buildings or structures on a camp ground site must be permitted by the Council.
- Where cabins are provided they must be of a minimum 7.5m size which will be suitable for two persons. An additional 3.5 sq.m. is required for each additional person to occupy the cabin.
- There must be adequate artificial lighting provided to the site for buildings, footpaths and roadways within the site.
- The site must be kept clean and tidy at all times and rubbish bins must be emptied on a daily basis. There must also be adequate fire precautions provided and maintained within the site.
- Records must be maintained of at least one person's identity for each site together with the total number of occupants, and their dates of arrival and departure. The Council has a right to inspect these records. They also provide you with a useful customer information database. Within the Schedule to the Regulations are prescribed standards. These cover Buildings, Water Supply, Ablutions, Refuse Disposal, Cooking Facilities, Laundry Facilities and Drainage. These are summarised as follows:-
- Cooking Facilities -Adequate cooking facilities must be provided and must include hot water, sinks, benches and cooking appliances. Wall surfaces must be durable and readily cleanable.
- Laundry Facilities -Washing and drying facilities are required on the basis of 2 laundry tubs and 1 washing machine for every 200 persons or part thereof.



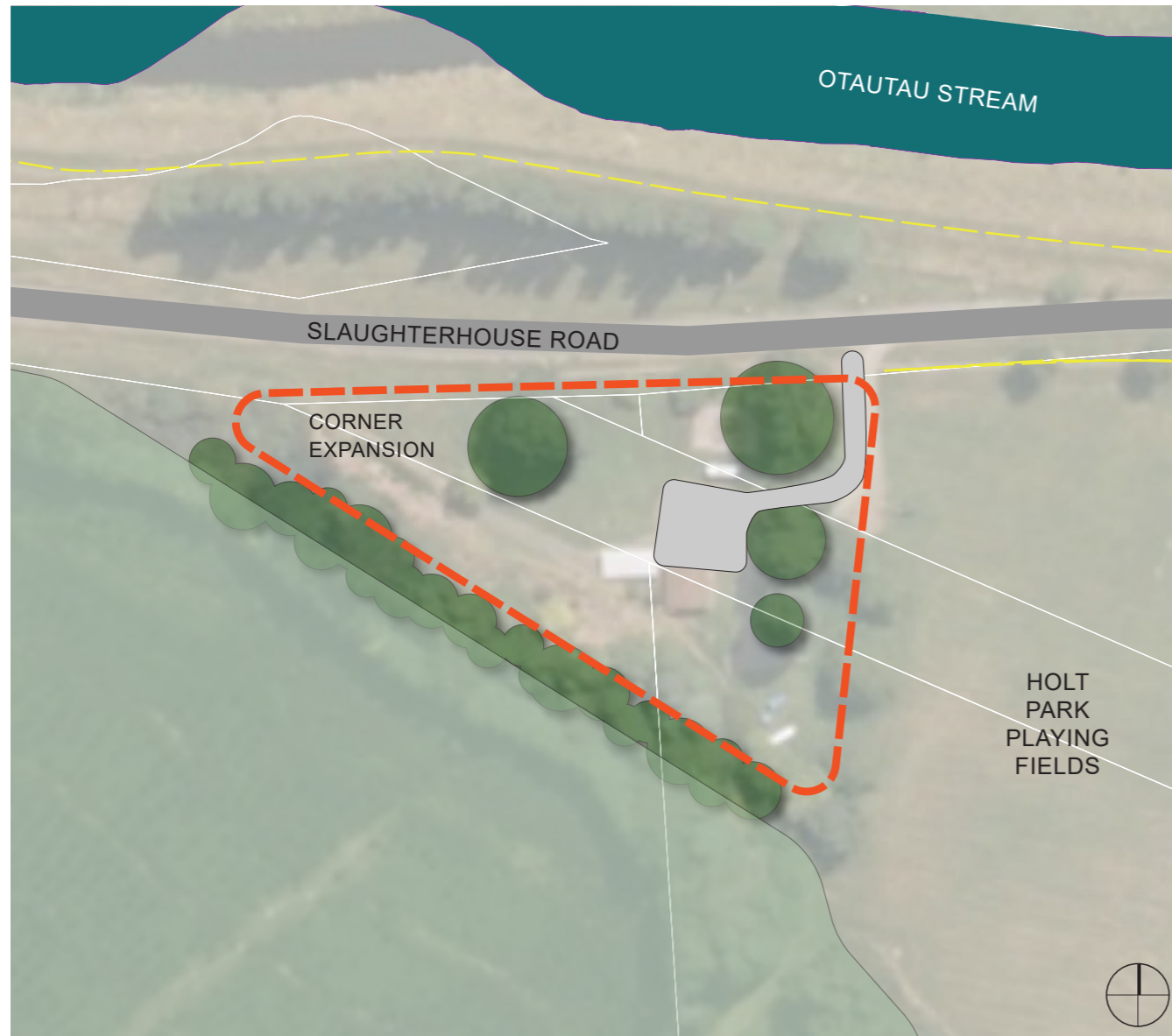


# PREFERRED LOCATION FOR NEW CAMPING GROUND



# PREFERRED LOCATION FOR NEW CAMPING GROUND

## HOLT PARK - ORIGINAL CAMPING GROUND SITE



Through on-site investigations, analysis of the sites' opportunities and constraints, and a review of RMA planning requirements, land ownership, designations and the Camping Ground Bylaw 1985, the Wallace Takitimu Community Board have identified Holt Park as the preferred location for the Otautau Camping Ground.

The reasons are described below:

- It is likely to be more efficient to provide a replacement camp site at this location, in comparison to the other possible locations, and as it was the previous site of the camping ground.
- The Holt Park site has minimal planning constraints (in the form of overlays, designations or paper roads). There is also the ability to apply for the previously lapsed Resource Consent for the previous camping ground.
- It is a flat sunny site amidst a park like setting with mature shade trees, existing roading and fencing. It is overlooked by rugby grounds and regular use that will help with safety and reduce secluded nature of the site.
- There is expansion potential to extend the previous camping area to include the corner section and cater for a range of camping facilities for 50 people.
- The site is in close proximity to the township amenities and access to Otautau stream/park walkways and wider reserve.
- There are flow on benefits to the wider business community due to its easy and short walkable distance to the township businesses.

Holt Parks' previous use as a camping ground, its proximity to the Otautau township amenities and the main street, and the future expansion potential make this the preferred location for a camping ground facility for Otautau. This location is to be explored further with the wider community through a range of engagement activities to be held in September 2023.





# HOLT PARK CAMPING GROUND LAYOUT, FEATURES STAGING AND COSTINGS

## CAMPING GROUND LAYOUT (Indicative layout)

The below plan illustrates an indicative Camping ground layout for the preferred camping site at Holt Park.



### LEGEND

- ① Tent Sites
- ② Camper van sites
- ③ Communal facilities building
- ④ Communal outdoor space
- ⑤ Cabins
- ⑥ Parking
- ⑦ Potential cabins on upper terrace
- Existing trees
- Proposed vegetation

## CAMPING GROUND STAGING (Indicative layout)

### STAGE 1



ROAD ESTABLISHED, COMMUNAL BUILDING, CAMPERVAN AND TENT FACILITIES ESTABLISHED

### STAGE 2



ADDITIONAL CAMPERVAN AND TENT FACILITIES AND PLANTING ESTABLISHED (DEPENDING ON DEMAND)

### STAGE 3



INTRODUCTION OF CABINS IN CORNER SITE AND /OR ON TERRACE (DEPENDING ON DEMAND)

## KEY FEATURES

The camping ground facility wider aims to cater for a maximum of 50 guests at full capacity and will be delivered through a series of establishment stages.

A communal facilities building with the following key features will be required:

- 2 unisex showers, plus 1 accessible shower and toilet combined, plus 2 unisex accessible toilets.
- Kitchen with communal tables, fridge, freezer and laundry with 2 tubs plus washing machine and drier.
- Building to be approximately 40m<sup>2</sup> to include all features and may require accessible access (possibly with ramps/handrills if constructed on piles above ground)
- Accommodation for tents and campers delivered in Stage 1 followed by development of cabins in stage 2, if successful, and funding allows.

### Other considerations:

- Connections - to sewer and water, power, lighting, campervan charging/power to sites and management/ operations.
- Landscaping - including road network, fencing, signage, planting, communal outdoor area with BBQ and outdoor seating

## INDICATIVE COSTINGS

<b>Estimated cost of building (40m<sup>2</sup>)</b>	Approximately \$140,000.00
<b>Estimated cost of drawings for consent</b>	Approximately \$15,000 plus consenting fees
Other considerations – refer above	



# DRAFT PRECINCT PLAN

This Precinct Plan was developed following site visits and initial discussions with the Community Board and Southland District Council representatives. The plan showcases a vision for how the proposed Camping ground at Holt Park could fit into the wider context of community/village development and be a catalyst for change.





# PRECINCT PLAN - PRECEDENT IMAGERY

The following imagery shows some of the ideas presented in the Precinct Plan.

## MAINSTREET UPGRADE



FAIRLIE TOWN CENTRE - STREET TREES, PLANTING AND PAVED AREAS

## RECREATION FACILITIES



PUMP TRACK

NATURE PLAY

## WALKWAYS



WALKWAY AND ENTRANCE

SHARED PATHWAY



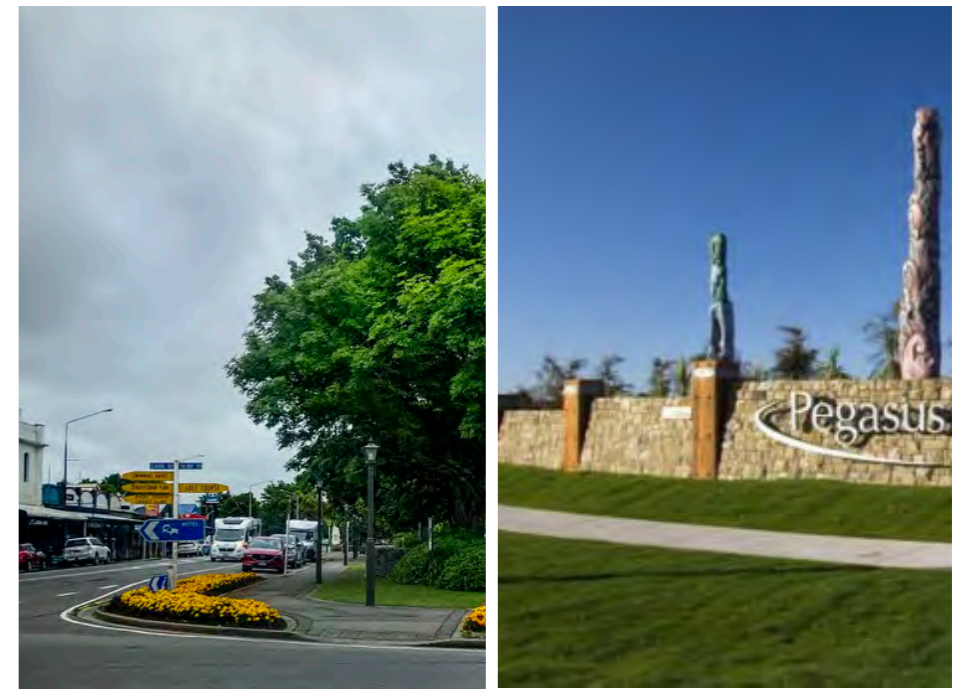
GERALDINE TOWN CENTRE - STREET TREES

## WAYFINDING SIGNAGE



INTERPRETATION SIGNAGE

## GATEWAYS



GATEWAY PLANTING

GATEWAY SIGN FEATURE



TE PUKE TOWN CENTRE- SMALL DETAILS OF MODERN PAVING AND SEATING





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