

MANAGEMENT PLAN

1. INTRODUCTION

1.1 LOCATION AND ACCESS

The Seddon Domain is situated to the west of the town centre and Railway line and is reached by way of Redwood Street with further access on Seymour and Foster Streets which form the eastern and western boundaries of the reserve.

The Domain is readily accessible to both vehicular and pedestrian traffic.

1.2 AREA AND CLASSIFICATION

The reserve consists of 5.4708 hectares being Section 9, Blk VII Town of Seddon and the area has been classified as a recreation reserve under the Reserves Act 1977, such designation having been gazetted in September 1981.

1.3 ADMINISTRATION

The reserve is vested in the Marlborough County Council, previously Awatere County Council. The day to day administration of the reserve is delegated to the Seddon Domain and Hall Committee which Committee includes representatives from each of the user groups. This body is responsible for the day to day maintenance of the reserve and for the hiring and maintenance of the hall facilities.

All user groups are responsible for the day to day running of their activities and for most maintenance of their facilities.

1.4 BRIEF HISTORY

Like Seddon itself, the recreation reserve was created on the subdivision of the Starborough Estate, such subdivision having been completed shortly after the turn of the century.

Early utilisation of the reserve included athletic meetings and rugby football.

Initial development work was commenced in 1907 at which time a significant mound existed in approximately the middle of the reserve. Further levelling and filling was carried out in 1932 and the playing surface as it exists today was finally completed in 1952. The latter works were of a substantial nature and were completed entirely by way of voluntary labour, loan of equipment and in the main, financed by local fund raising. Other user groups established on the domain included the Croquet Club in 1960, Scouting and Guiding activities in 1966, Netball in 1935, Tennis early 1900's, Swimming in 1941, and perhaps the major milestone, the erection of a substantial district hall completed in 1978.

---

## 2. THE RESOURCE

### 2.1 TOPOGRAPHY AND VEGETATION

The area is completely flat apart from a sloped area to the south and west which affords vantage points to spectators at rugby fixtures.

The reserve is bounded by roads on its southern, eastern and western boundaries while the Starborough Creek forms the northern boundary.

Apart from the specifically developed areas, the reserve has been sown down in amenity grasses and shelter trees have been established round both the Swimming and Croquet Club areas.

### 2.2 IMPROVEMENTS

- (a) Playing area. Two rugby grounds have been laid out and this portion of the reserve is used almost exclusively for the code.
  - (b) Rugby pavilion. A concrete block structure consisting of changing rooms, social area, toilets and shower facilities. A smaller concrete block building is located adjacent to the pavilion providing further toilet facilities and storage space.
  - (c) Croquet lawn and pavilion. This area is located on the eastern boundary of the reserve adjacent to the Swimming Club and is surrounded by upright cyprus for shelter purposes. A small pavilion of wooden construction is located adjacent to the croquet lawn and includes toilet facilities and small meeting area.
  - (d) Swimming pool. Specifications - length 22.8, width 13.7 m, depth at shallow end 1.07 m, depth at deep end 2.4 m.  
 Paddling pool.  
 Filtration plant.  
 Dressing sheds comprising of office, two dressing sheds and storage room.
  - (e) Scouts and Guides. Two structures have been placed on the reserve by this group and are located in the north eastern corner of the reserve. The larger building consists in part, of an old hut which has been rough casted to which a concrete block extension has been erected. The interior consists of one large area together with toilets. Just adjacent is a further small hut which is used for storage purposes.
  - (f) Hall. The dominant improvement on the reserve is the Community Hall which has been constructed to be used for a wide range of sporting and cultural purposes. It is of concrete block construction and provides for a main auditorium stage area, supper room with catering facilities and a number of utility rooms.
  - (g) Tennis courts. The tennis courts are placed adjacent to the Community Hall and 3 courts have been provided. The playing area is bounded on three sides by a substantial iron fence, the exception being on the eastern edge.
-

(h) Netball court. This playing surface is located alongside the tennis courts and was laid expressly for the use of the Netball Club. Lighting has been installed for winter evening practices.

3. PRESENT USE

3.1 PLAYING AREA

The playing surface is used almost exclusively by the Rugby Football Club, but is available for other sporting activities as required. The Rugby Club pavilion and changing rooms are likewise utilised.

3.2 CROQUET LAWN

The Croquet Club since its inception in 1960, has enjoyed moderate support but latterly usage of the area has been restricted to the few members remaining, and there is a strong likelihood that the Club may go into recess in the near future.

3.3 SWIMMING POOL

The pool is administered by the Swimming Club and is widely used by the people of Seddon and surrounding districts. The Seddon primary school hold regular swimming classes during the summer terms.

3.4 COMMUNITY HALL

The Community Hall is utilised by a wide range of users including various sporting uses such as badminton and volley ball, cultural groups, social functions, and as a venue for meetings of all kinds. The hall in fact provides the township and surrounding district with a centre for all cultural and social activities.

3.5 SCOUTING AND GUIDING

Scouting and Guiding activities have been centralised on the domain since 1966 and currently Guides, Brownies, Scouts and Cubs hold regular weekly meetings in the den which has been erected and maintained by the group.

3.6 TENNIS COURTS

The Seddon Tennis Club has not been involved in Marlborough competition play for some years, although one team has been active in the Senior B competitions this year. The Club from time to time run organised play and the courts are utilised for casual play by local residents. The playing surface is also utilised for various activities from time to time by pupils of the Seddon School.

3.7 NETBALL COURT

The Netball Club utilise this area for both practice and competition play and have extended one of the tennis courts so that a further netball court is available.



4. GENERAL

- 4.1 The facilities which exist upon the domain and which are offered to local residents are of a high standard and apart from maintenance and some minor internal restructuring in the football pavilion, no major development is envisaged in the near future.
- 4.2 The user groups have no formal rights of tenure, but through membership of the Seddon Domain and Hall Committee, are all involved in the overall administration of the reserve and its assets.
- 4.3 The Seddon Domain and Hall Committee have entered into an agreement with the Marlborough County Council, a copy of which is annexed setting out its administrative roll.
- 4.4 A set of reserve rules has been drafted affecting users and spectators, a copy of which is annexed.
- 4.5 Conditions of use and hire charges for the Community Hall are set by the Seddon Domain and Hall Committee and the Committee reserves the right to amend such conditions and hire charges from time to time as necessary.
- 4.6 Pupils of the adjoining Seddon School regularly use the domain and facilities provided inclusive of the Community Hall.

5. MANAGEMENT OBJECTIVES

- 5.1 The primary objective is for the preservation and maintenance of the reserve in its present form for the benefit of the local residents and the public at large.
  - 5.2 To be aware of future demand for the reserve's use and to fully support any new recreational use which could be viably established.
  - 5.3 To support the proposed Rugby Club alterations to their pavilion and the acquisition of further lights by the Netball Club.
  - 5.4 To assess the future use of the croquet lawn area either by continued use for the sport or any other alternative usage.
  - 5.5 To investigate the need for a landscaping plan to facilitate further plantings of trees and ornamentals.
  - 5.6 To lease any part of the reserve under the terms of the Reserves Act 1977 should it become desirable.
-

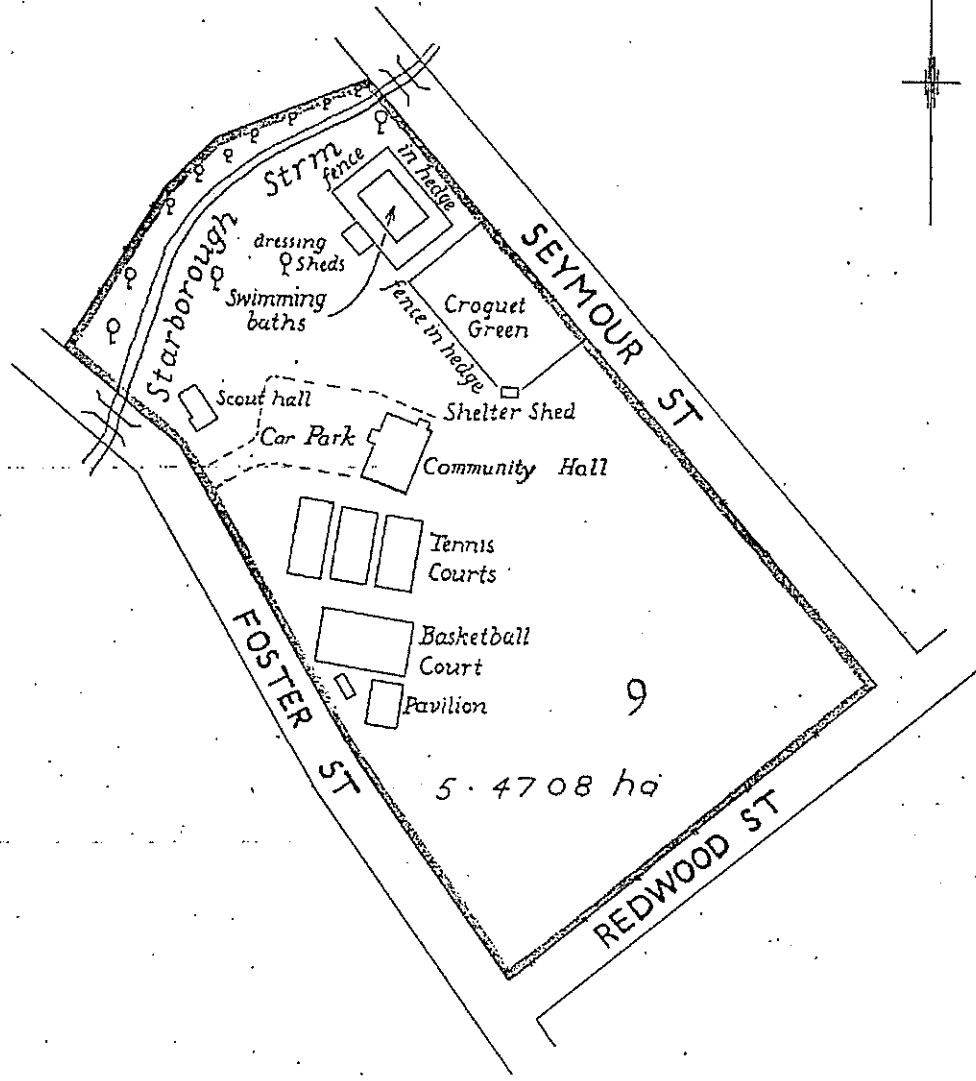
5.7 To review this plan and where necessary, amend same every five years or more often if it is thought appropriate.

5.8 To support the fencing additions by the Tennis Club on the eastern boundary of the playing area.

---

---

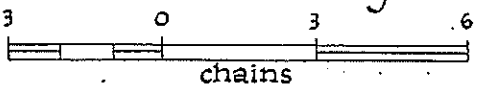
# Seddon Recreation Reserve



Gaz 1902 p 785  
 Classified Gaz 1981 p 2686

Total area: 5.4708 ha

## Plan of Sec. 9 Blk VII Town of Seddon



BLOCK X CLIFFORD BAY		SURVEY DISTRICT		SCALE 1:2376	
LOCAL AUTHORITY AWATERE COUNTY			MARLBOROUGH		LAND DISTRICT
DRAWN BY A.R.T.	CHECKED BY	DATE 14.2.72	FILE 8/3/1	REF. PLANS	AIR PHOTOS 4170/12

