

**Community & Services Committee**

**27 February 2020**

**Report for Agenda Item | Rīpoata moto e Rāraki take 1**

**Department: Community Services**

**Title | Taitara: Notice of Intent to Prepare an Omnibus Reserve Management Plan for the recreation reserves within Lake Hayes Estate, Shotover Country and Bridesdale Farm residential areas.**

**PURPOSE OF THE REPORT | TE TAKE MŌ TE PŪRONGO**

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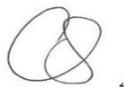
- 1 To recommend that a Notice of Intent is published advising the public that a Reserve Management Plan for the Lake Hayes Estate, Shotover Country and Bridesdale Farm recreation reserves is to be prepared in accordance with S41(5) of the Reserves Act 1977.

**RECOMMENDATION | NGĀ TŪTOHUNGA**

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- 2 That the Community & Services Committee:
  1. **Note** the contents of this report and in particular;
  2. **Recommend to Council** that a Notice of Intent is published advising the public that a combined Reserve Management Plan for the Lake Hayes Estate, Shotover Country and Bridesdale Farm Recreation Reserves is to be prepared, in accordance with S41(5) of the Reserves Act 1977.

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## CONTEXT | HOROPAKI

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- 3 The Lake Hayes Estate (LHE), Shotover Country (SC), Bridesdale (B) (LHESCB) reserves were vested to Council through the greenfield subdivisions of Lake Hayes Estate, Shotover Country and Bridesdale Farm between approximately 2000 and 2019. The reserve locations are identified in ATTACHMENT A.
- 4 Vesting of all scheduled reserves to Council from the Developers has been completed as the subdivisions are virtually completed.
- 5 To date a Reserve Management Plan (RMP) has not been prepared for any of the reserves.
- 6 Lake Hayes Estate Shotover Country Community Association (LHESCCA) has expressed the need for social spaces or parks infrastructure that enable social events and clubs, facilities and spaces for older youth and other recreation requests. Therefore, it is considered timely to prepare a RMP.
- 7 An omnibus RMP, which covers all vested reserves in the LHESCB catchments, is considered appropriate, as all reserves are either local or community reserves which generally serve this area. An omnibus RMP allows the reserves to be considered, developed and managed as a network of open space.
- 8 Permanent LHESCB resident numbers are similar to Arrowtown. There are currently 1800 dwellings in the residential area, which equates to a population of 4140 (based on NZ average 2.3 people per dwelling). Arrowtown population is 2950 (Census, 2013).
- 9 Furthermore, Queenstown Country Club is located alongside the LHESCB area. It has no reserves. It has a small commercial area and day care centre. This residential area is still under development with a growing population.
- 10 The majority of the reserve parcels are small and bound by low-density residential development near, or under, the Frankton-Cromwell high voltage transmission line. Much of the reserve land however, is within, or bounded by, Outstanding Natural Landscape (ONL) and Rural General Zone. The land is located next to the Kawarau and Shotover Rivers and Delta, and is within the floodplain. Therefore, they are open and scenic, undeveloped and flood prone. They are generally situated on flat or undulating land, with agricultural, natural and open characteristics.
- 11 Vehicle access to the reserves is through the LHESCB residential areas from two entry points located on Ladies Mile Road/SH6. Walkers and cyclists also access the reserves via the Queenstown Trails Trust tracks and a network of footpaths through the subdivisions.
- 12 Primarily, the reserves are used for informal recreation. Approximately ten hectares adjacent to Widgeon Place is leased for agricultural use; grazing and baleage.
- 13 List and Description of key reserves:
  - Nerin Square, LHE - Undeveloped square with young tree plantings. Located next to commercial zone, low density residential and bus stop.

- McBride Park, LHE - Multiuse, informal recreation reserve, developed with playground, flying fox, pump tracks and practice sports field. Located next to commercial area, day care centre, bus stop, parking, low density residential and Special Housing Association dwellings.
- Widgeon Place, LHE - Undeveloped, natural and flood prone. Located next to Kawarau River.
- Richmond Park, SC – Developed with park furniture, toilets, pump track and tree planting. Located next to Shotover Primary School.
- Shotover Wetlands, SC - Significant planting and maintenance by Shotover Primary School, thus far.
- Walnut Grove Reserve, SC - Mature walnut grove, surrounded by low density residential.

- 14 There are a number of local purpose reserves for storm water and access connectivity.
- 15 Private proposals including a tennis centre, gondola and Kawarau jetty and ferry service have been tabled for Widgeon Place Reserve of the land adjacent.
- 16 Issues, such as motorbike riding, dumping and vandalism on the Queenstown Trust Trails, in Widgeon Place and on other reserves are escalating.
- 17 QLDC recently purchased a large property on Ladies Mile which is adjacent to Lake Hayes Estate. This was as strategic acquisition that may form part of the wider open space network. Exactly how this land will be developed/used in the long term will not be determined until a Master Plan and possible variation to the District Plan is undertaken. For this reason, 516 Ladies Mile has not been included in the omnibus plan.

## **ANALYSIS AND ADVICE | TATĀRITANGA ME NGĀ TOHUTOHU**

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- 18 The Reserves Act 1977 process for developing Reserve Management Plans requires that the Council first declares its intention to prepare a management plan, and this must be notified and suggestions called for to inform the development of that plan.
- 19 Option 1 Notify the intent to prepare an Omnibus RMP.
- Advantages:
- 20 The public will be made aware of the Council's intent to prepare a draft omnibus RMP and will have the opportunity to input into the draft.
- 21 Council will be acting in accordance with the Reserves Act 1977.
- 22 The Draft RMP, when it is notified, will seek to be representative of the public's views.
- 23 A notice will be published in the local papers, information will be put on the QLDC website and all stakeholders will be contacted, seeking feedback on how the draft should be prepared.

24 Council will begin a process which will result in a clear and consistent plan for managing the reserves and enabling their future development.

Disadvantages:

25 None

26 Option 2 Do not notify the intent to prepare a RMP.

Advantages:

27 None

Disadvantages:

28 Council will not be acting in accordance with the Reserves Act 1977.

29 There will be no clear plan for the development and management of the reserve network.

30 Council will not meet the community's expectation that a RMP will be prepared.

31 This report recommends Option 1 for addressing the matter.

#### **CONSULTATION PROCESS | HĀTEPE MATAPAKI:**

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##### **> SIGNIFICANCE AND ENGAGEMENT | TE WHAKAMAHI I KĀ WHAKAARO HIRAKA**

32 This matter is of medium significance, as determined by reference to the Council's Significance and Engagement Policy because it involves a potentially high level of Community interest for users of the reserve.

33 The persons who are affected by or interested in this matter are the general public, users of the reserve and particularly the residents of LHESCB and the Queenstown Country Club.

#### **RISK AND MITIGATIONS | NGĀ RARU TŪPONO ME NGĀ WHAKAMAURUTANGA**

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34 This matter relates to the Community & Wellbeing risk category. It is associated with RISK00009 within the QLDC Risk Register, which relates to 'ineffective management of community assets'. This risk has been identified as having a High inherent risk rating. However, in this matter, the risk is Low.

#### **FINANCIAL IMPLICATIONS | NGĀ RITENGA Ā-PŪTEA**

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35 Preparing the RMP is planned for within existing budgets.

**COUNCIL EFFECTS AND VIEWS | NGĀ WHAKAAWEAWE ME NGĀ TIROHANGA A TE KAUNIHERA**

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36 The recommended option is consistent with the principles set out in the Reserves Act 1977, which require Reserve Management Plans to be in place for recreation reserves.

37 Development within the LHESCB reserves is not currently included in the Ten-Year Plan or Annual Plan. Implementation of development resulting from the RMP will be added into these Plans.

**LOCAL GOVERNMENT ACT 2002 PURPOSE PROVISIONS | TE WHAKATURETURE 2002 O TE KĀWANATAKA Ā-KĀIKA**

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38 The recommended option:

- Will help meet the current and future needs of communities for good-quality local infrastructure, local public services, and performance of regulatory functions in a way that is most cost-effective for households and businesses.
- Can be implemented through current funding under the Ten-Year Plan and Annual Plan;
- Is consistent with the Council's plans and policies; and
- Would not alter significantly the intended level of service provision for any significant activity undertaken by or on behalf of the Council, or transfer the ownership or control of a strategic asset to or from the Council.

**ATTACHMENTS | NGĀ TĀPIRIHANGA**

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A	Reserves of LHESCB Location Plan
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**ATTACHMENT A**



RESERVES OF LHESCB LOCATION PLAN