



**QUEENSTOWN LAKES DISTRICT COUNCIL**

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**ASSET MANAGEMENT PLAN 2002**

# **PARKS and RESERVES**

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**ASSET MANAGEMENT PROJECT TEAM**

**Council approved the Parks and Reserves Asset Management Plan on 23 May 2003**

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<b>Date:</b>	May 2003

## TABLE OF CONTENTS

<b>EXECUTIVE SUMMARY</b>	<b>1</b>
<b>1.0 INTRODUCTION</b>	<b>3</b>
<b>2.0 ASSET MANAGEMENT PROCESS</b>	<b>5</b>
<b>3.0 ASSET MANAGEMENT UPDATE</b>	<b>7</b>
<b>4.0 ASSET DESCRIPTION AND MANAGEMENT STRUCTURE</b>	<b>12</b>
<b>4.1 ASSET DESCRIPTION</b>	<b>12</b>
<b>4.2 ASSET OWNERSHIP AND MANAGEMENT</b>	<b>15</b>
<b>4.3 MANAGEMENT STRUCTURE</b>	<b>15</b>
<b>5.0 LEVELS OF SERVICE</b>	<b>16</b>
<b>5.1 CUSTOMER EXPECTATIONS</b>	<b>18</b>
<b>5.1.1 Satisfaction with Discretionary Services &amp; Facilities</b>	<b>18</b>
<b>5.1.2 Priority Issues</b>	<b>18</b>
<b>5.2 STRATEGIC GOALS</b>	<b>20</b>
<b>5.3 STATUTORY REQUIREMENTS</b>	<b>22</b>
<b>5.3.1 Obligations</b>	<b>22</b>
<b>5.3.2 Discretionary</b>	<b>22</b>
<b>5.3.3 Policy</b>	<b>23</b>
<b>5.4 LEVEL OF SERVICE</b>	<b>23</b>
<b>5.5 DESIRED LEVELS OF SERVICE</b>	<b>24</b>
<b>5.5.1 Sports Ground – Golf / Exclusive Use</b>	<b>24</b>
<b>5.5.2 Sports Grounds – Mixed Use</b>	<b>25</b>
<b>5.5.3 District Reserves / Open Space</b>	<b>25</b>
<b>5.5.4 Neighbourhood Reserve</b>	<b>26</b>
<b>5.5.5 Local Reserve</b>	<b>27</b>
<b>5.5.6 Community Building Reserve</b>	<b>27</b>
<b>5.5.7 Open Space / Passive Reserve</b>	<b>27</b>
<b>5.6 GAP ANALYSIS</b>	<b>28</b>
<b>5.7 SUMMARY OF MINIMUM ASSETS FOR RESERVES AND OPEN SPACES</b>	<b>29</b>

5.8	RESERVES MAINTENANCE LEVELS OF SERVICE	30
5.8.1	ASSETS INCLUDED	30
5.8.2	Maintenance Specifications	30
5.8.3	RESPONSE TIMES	36
6.0	DEMAND ANALYSIS	38
6.1	PROJECTIONS	39
6.1.1	Resident Population Projections	39
6.1.2	Visitor Population	39
6.1.3	Holiday Home Owners	40
6.1.4	Guests of Holiday Home Owners	40
6.2	SUMMARY OF LAND REQUIRED BY POPULATION NUMBER	40
7.0	INFORMATION SYSTEMS	43
7.1	INFORMATION SYSTEMS	43
7.2	MANAGEMENT SYSTEMS	44
8.0	LIFECYCLE MANAGEMENT PLAN	45
8.1	BACKGROUND DATA	45
8.1.1	Physical Parameters	45
8.1.2	Asset Capacity/Performance	45
8.1.3	Asset Condition	46
8.1.4	Asset Valuations	46
8.1.5	Historical Data	46
8.2	ROUTINE MAINTENANCE	46
8.3	RENEWAL REPLACEMENT PLAN	46
8.4	ASSET CREATION AND ACQUISITION	47
9.0	MONITORING PLAN	48
10.0	FINANCIAL ANALYSIS	49
10.1	EXPENDITURE TYPES AND DEFINITIONS	49
10.1.1	Operations and Maintenance	49
10.1.2	Capital Expenditure – Renewals and Upgrades	50
10.1.3	Asset Acquisition	55
10.1.5	Disposals	56
10.2	EXPENDITURE PROFILES	56

QUEENSTOWN LAKES DISTRICT COUNCIL  
**Asset Management Plan – Reserves 2003**

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<b>10.3</b>	<b>FUNDING MECHANISMS</b>	<b>56</b>
<b>11.0</b>	<b>IMPROVEMENT PLAN AND MONITORING</b>	<b>57</b>
	<b>BIBLIOGRAPHY</b>	<b>59</b>
	<b>APPENDIX A – FINANCIAL SPREADSHEETS</b>	<b>60</b>
	<b>APPENDIX B – LAND ASSET REGISTER</b>	<b>61</b>

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## EXECUTIVE SUMMARY

The purpose of this Asset Management Plan (AMP) includes:

- Demonstrating reasonable management
- Justifying funding requirements
- To comply with the statutory requirements, including the Local Government Amendment (No.3) Act, which is the main driver behind asset management.

The plan covers the following general ledger areas:

- 1101 Parks and Reserves - Wakatipu
- 1151 Parks and Reserves – Wanaka
- 2101 Council Land – Wakatipu – Reserve Land
- 2151 Council Land – Wanaka – Reserve Land
- 2152 Council Land – Hawea – Reserve Land

This includes both the land and the improvements on those reserves. However it excludes community facilities (halls, libraries, community centres), marine facilities, freehold land and toilets which are considered in other AMPs.

The Parks Strategy – 2002 has been prepared to make provision for and justify future land acquisition and development. It does impact and link into this AMP. The Parks Strategy identifies the current and future reserve needs and categorise these reserves into a hierarchy of reserves both geographically and by type. This document also looks at the existing level of service standards, desired levels of service and the gap between these. This document also reviews future demands.

A number of strategy and planning documents have been identified for preparation. Preparation of these documents will aid in the justification of CAPEX for achieving Councils strategic goals, meeting increasing demand and closing the level of service gaps.

Enhancement plans have been prepared to detail CAPEX required on specific individual reserves. The CAPEX identified includes both renewal and upgrade expenditure.

Detailed lifecycle analysis is unobtainable at this stage. Applying concepts of capacity limitations and renewals analysis is not a high priority at this stage, especially when the asset base requires some significant inputs to lift the existing standards.

### Key findings:

- Wakatipu average annual CAPEX is expected to increase from \$587k to \$1,110k – or 89%
- Wanaka average annual CAPEX is expected to increase from \$276k to \$548k – 99%
- Previous annual CAPEX was extremely lumpy. Projected CAPEX is reasonably static.
- Maintenance expenditure is shown to increase to reflect growth.
- 27m<sup>2</sup> of reserve land is required per each new residential equivalent

- New Reserves Required

<b>Location</b>	<b>New Reserves Acquired from Developers</b>
Queenstown	13
Arrowtown	3
Lakes Hayes	3
Wanaka	5
Hawea	3

Monitoring by an asset management steering group, of this document and achievements by Council is recommended on an annual basis. A number of improvement activities have been identified. These are:

<b>Improvement Type</b>	<b>To be completed by</b>
Identify system (software) to hold parks asset register	2003
Prepare a project to survey park assets, condition, remaining life and record in software system	2004
Define levels of service & seek community consultation on proposed levels of service	2005
Identify the costs of providing varying levels of service for Council consideration	2005
Report asset condition, when known, to Council and develop a program for maintenance/replacement	2005
Prepare a signage policy incorporating costings for the parks network.	2004
Undertake a valuation of park assets when asset register, condition and future life have been assessed	2005
Implement Parks Strategy recommendations	Ongoing
Significant tree policy development, including street/reserve tree maintenance and health programming.	2004
Prepare a monitoring programme, whereby the asset group manager and a steering committee review progress of the improvement plan on a regular timeframe.	2003
Contract 330 Specification review	2003

## 1.0 INTRODUCTION

Version 1 of the Reserves asset management plan was completed in August 1997. This document, being version 2, will revisit the plan and address the relevant issues.

This document identifies the elements necessary for the long-term management of reserve assets owned by Queenstown Lakes District Council (QLDC). The specific elements considered in this document are:

- Asset Management Process
- Asset Management Update\*
- Management and Asset Description
- Levels of Service
- Demand Analysis
- Lifecycle Management Plan
- Monitoring Plan
- Risk Assessment
- Financial Analysis
- Improvement Plan and Monitoring

\* - The asset management update section reviews what has occurred since the completion of the version 1 asset management plan. This review is structured around the improvement and monitoring plan completed in the version 1 document.

Specific Council activities covered by this AMP are identified by the following general ledger areas:

- 1102 Parks and Reserves - Wakatipu
- 1152 Parks and Reserves – Wanaka
- 2102 Council Land – Wakatipu – Reserve Land
- 2153 Council Land – Wanaka – Reserve Land
- 2154 Council Land – Hawea – Reserve Land

Excluded from the AMP include:

- Toilets
- Community Facilities – halls, libraries
- Freehold Land
- Marine/Waterway Facilities
- Community Development

Planning activities for these other assets are recorded in other AMPs, including buildings, land and marine facilities.

Key documents / inputs in this process include

- Parks Strategy - 2002
- Enhancement Plans – 2002
- Management Plans
- Tomorrows Queenstown – Visions, Issues and Directions – Aug 2002
- Wanaka 2020

These reserves will be considered under the following geographic areas:

- Queenstown – (Includes Frankton/Kelvin Heights/Sunshine Bay/Queenstown Bay/Earnslaw)
- Arrowtown
- Glenorchy (Including Kingston)
- Skippers / Lake Hayes
- Wanaka (includes Matukituki and Albert Town)
- Hawea (Includes Luggate)

The reserves assets are grouped under the following asset categories:

- Sports Grounds – Golf/Exclusive Use
- Sports Grounds – Mixed Use
- District Reserves – Mixed Use
- Neighbourhood Reserves
- Local Reserves
- Community Building Reserves
- Open Space/Passive Reserves

Both land and improvements are considered.

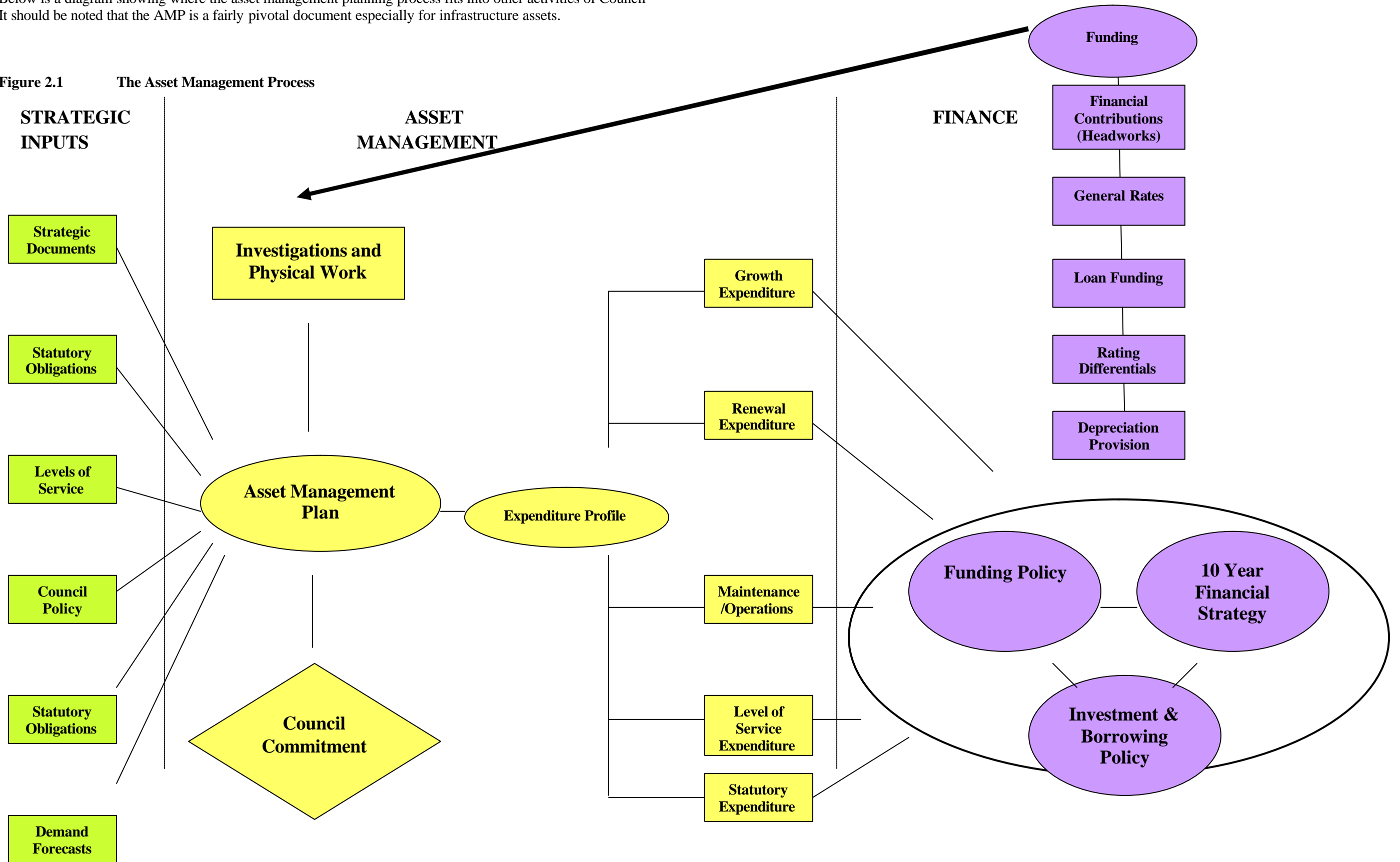
The key outcomes of the Parks AMP process are seen as follows:

1. Defined Expenditure Profiles – CAPEX and Maintenance
2. Identify population/visitor demand changes and the effects this has on reserve land needs and improvements.
3. Provide a basis for assessing reserve contributions.
4. Identify further studies to ensure the strategic objectives of Council can be pursued and implemented.
5. Identify current & future levels of service and ultimately cost the various levels of service so informed choices can be made by the community and Council.

**2.0 ASSET MANAGEMENT PROCESS**

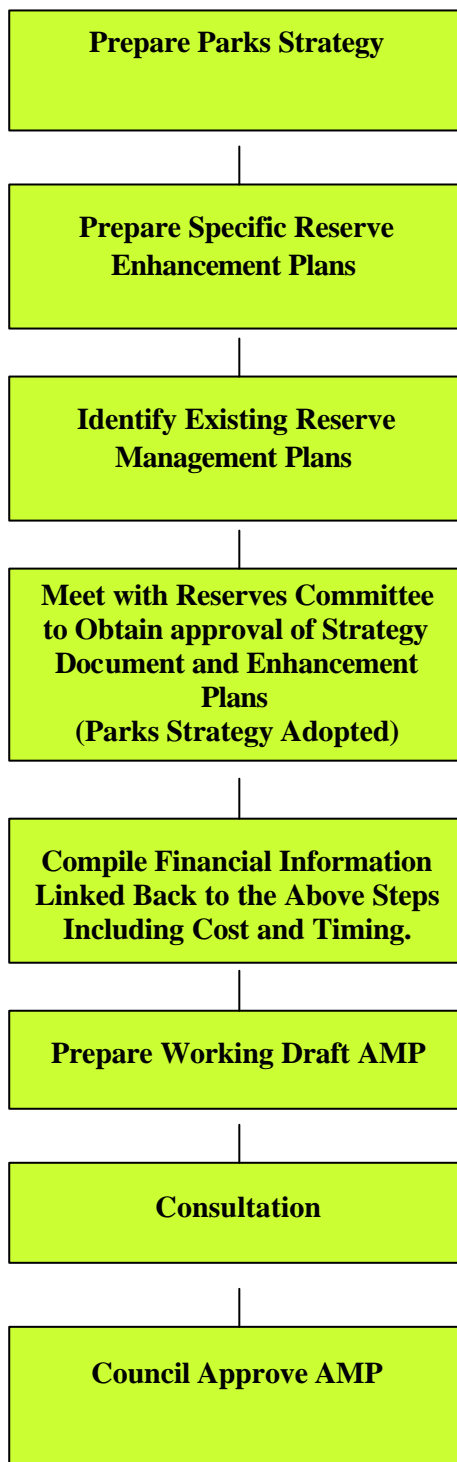
Below is a diagram showing where the asset management planning process fits into other activities of Council. It should be noted that the AMP is a fairly pivotal document especially for infrastructure assets.

Figure 2.1 The Asset Management Process



The generalised steps undertaken to prepare the reserves asset management plans are as follows.

**AMP Process Undertaken**



### 3.0 ASSET MANAGEMENT UPDATE

The objective of this section is to define what has happened since the previous asset management plan update. The previous asset management plans were version 1 documents.

The most significant change since the completion of the Version 1 AMP is that Council has engaged Mac Property Ltd, an independent contractor, to oversee certain aspects. Details of the management structure are shown in **Section 4.0 – Management and Asset Description**.

Each version of the asset management plan should identify improvements and any monitoring to be completed in the period between updates. The version 1 AMP identified the following improvements and monitoring activities:

1. Monitor population changes on a regular basis to determine true demand.
2. More accurate data required in respect of quantity and condition of furniture, significant trees and reserve landscaping.
3. Identify numbers of active, passive and undeveloped reserves.
4. Develop strategy for undeveloped reserves.
5. Develop tree register management programme for significant trees.
6. Streamline system to enable items to be added to maintenance contract without delays and costs.
7. Bring the administration of reserves under one Council department rather than two departments at present – Property Services Department and Operations Department
8. The reserves and improvements assets would have been reported, however these assets need to be valued and the carrying values updated and amended where necessary. The revaluations when undertaken will comply with the guidelines for infrastructural asset valuations issued by the National Asset Management Steering Group. These assets are to be revalued on a three yearly cycle.
9. A revaluation plan will also be established to facilitate the regular revaluation of each class of asset. This process will also comply with the relevant accounting reporting standards.

These plan improvements were not issued with timeframes for completion.

In addition the version 1 AMP identified Monitoring and Review Procedures. These were outlined in the forward of the AMP. Here it described that the asset group manager and the asset steering group (elected representatives) will undertake the monitoring and review procedures.

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The responsibilities of the asset group manager and the asset steering group as defined in the version 1 AMP were described as follows:

Asset Group Manager:

- Monitor the performance of the asset group against that specified in the AMP.
- Review and record achievement of the performance measures specified in the AMP (Section 7.1)
- Develop action plans to remedy any shortfalls identified in the above review process.

Asset Steering Group:

- Review the quarterly assessment undertaken by each asset group manager
- Review and record achievement of the performance measures specified in the AMP (Section 7.1)
- Amend the AMP to remedy any shortfalls identified in the above review process.

(Source: Reserves and Improvement Plan – Asset Group 9)

Each of the issues identified in the version 1 AMP and described above are now commented on in terms of achievement since the adoption of the version 1 AMP.

### **1. Monitor population changes to determine true demand.**

Council has monitored population changes on a regular basis using Statistics New Zealand (SNZ) data. Recently Council prepared its own population data and projections for the purpose of the 2020 Strategic Study. These were prepared by CivicCorp and SNZ and in a joint effort to obtain more meaningful and confidence gaining statistics. In addition the monthly Tourism Monitor prepared for Destination Queenstown includes information on accommodation occupancy rates, total bed nights, capacity and employment.

Although this information has been available it has not been used to assess true demand on reserves. It is believed that this broad statement was not particularly well directed at achieving anything in particular. It is very difficult to assess reserve demand (due to free and unimpeded access) and to correlate with population data. It is important to note that different population groups place different demand on different reserve types.

The Parks Strategy has gone some way to identify need versus provision for some categories of reserve and has also identified current and likely future provision.

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**2. More accurate data required in respect of quantity and condition of furniture, significant trees and reserve landscaping.**

This remains an issue and has not been addressed at this stage. Further work is required in this area. There is no specific asset register recording assets at component level. See new improvement plan.

**3. Identify numbers of active, passive, and undeveloped reserves.**

Improved information is now available following the completion of the Parks Strategy in October 2002 and an asset register of all known reserve land has been compiled. Reserves have been allocated a reserve category linking provision to expected use.

**4. Develop strategy for undeveloped reserves.**

The Parks Strategy 2002 and the Enhancement plans have addressed broadly the improvement works required which includes significant capital expenditure.

**5. Develop tree register management programme for significant trees.**

This has not been undertaken. Significant trees could be incorporated into an asset management system. Policy identifying QLDC contribution to maintenance/management of significant trees on both private and council land is required. See new improvement plan.

**6. Streamline system to enable items to be added to maintenance contract without delays and costs.**

Not completed. The lack of a parks asset management system and easily updatable asset register continues to inhibit true asset management and is to be addressed as part of the improvement plan.

**7. Bring the administration of reserves under one Council department rather than two departments at present – Property Services Department and Operations Department**

See **Section 4.0 – Management and Asset Description**, which describes the current management structure. This is a significant change from the management structure back in 1997. In effect this improvement has been actioned and completed.

**8. The reserve and improvement asset valuations.**

Asset valuation remains incomplete. As there is no parks asset register at component level, the valuation of park assets is not possible and needs to be addressed as part of the improvement plan

**9. A revaluation plan to facilitate the regular revaluation of each class of asset. This process will also comply with the relevant accounting reporting standards.**

As above.

### Monitoring Process

The monitoring process identified in the Forward of the Version 1 AMP has not been undertaken. It is however considered an important process and should be introduced. This would have been difficult over this time due to the changing management structure. Monitoring remains an improvement plan activity.

Summary Table for Improvement and Monitoring

Item	Description	Achievement	Further Action
1.	Monitoring population to determine true demand	Population monitored on a regular basis but not attributed to reserve demand.  Parks Strategy prepared and approved by QLDC which identifies likely future need in terms of land provision.	Review Parks Strategy in 2012
2.	Quantity and Condition of furniture, significant trees and landscaping	No condition assessment of furniture, trees or landscape completed. QLDC aware that some maintenance not being completed in timely way.	Prepare projects to identify assets and conditions.
3.	Number of active, passive and undeveloped reserves	Identify in Parks Strategy.	Update Parks Strategy and GIS parks layer as new reserves commissioned from 2003 onward.
4.	Develop strategy for undeveloped reserves	<b>Completed in the 2002 Parks Strategy.</b>	Implementation of capital works required and preparation of further capital plans required.
5.	Develop a significant tree register and management programme	Not completed.	Prepare a register of significant trees. Develop policy for Council approval in terms of management and maintenance of significant trees.
6.	Streamline ability to add items to the maintenance contract.	Not completed	Parks Strategy identifies the need for a review of the maintenance contract. Contract to be renegotiated in 2003.
7.	Bring reserves administration under one department.	New management structure has been created since the adoption of the version1 AMP.	Clearly identify Parks AMP owner.

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8.	Reserve land and improvement asset valuations.	Has not been possible as asset register and condition of assets not known.	Remains an issue.
9.	Revaluation Plan	Not completed.	To be defined following the completion of item 8.
	Monitoring Programme.	<b>Not undertaken by either the Asset Group Manager or the Asset Steering Group.</b>	To be completed and added to the improvement plan.

## 4.0 ASSET DESCRIPTION AND MANAGEMENT STRUCTURE

This section defines asset description, asset ownership, management, maintenance and the management structure.

### 4.1 Asset Description

A brief physical description of each reserve asset category is given in the following table. Detailed and official descriptions of specific reserve types can be found in the 2002 Parks Strategy document.

Open space, reserves and improvements have been classified into the following categories:

**Table 4.1: Asset Description**

Asset Category	Description
<b>Open Space and Reserve Classifications</b>	
District Reserves / Open Space	Reserves that residents and visitors are willing to travel to from the community that they live in. Typically the site is in an advantageous location (i.e. lake edge) or has assets of higher quality compared to other reserves. High amenity value. Significant visitor impact.
Sports Grounds – Mixed Use	Reserve designated for active sport, primarily of a traditional team nature. Turf maintenance is typically in accordance to an appropriate standard.
Sports Grounds – Golf / Exclusive Use	Sports grounds that have been developed for a specific use such as golf. Typically these reserves are maintained for a single purpose and other sporting/recreational activities restricted.
Neighbourhood Reserve	Developed urban reserve. Typically will have easy access by pedestrians and is likely to have more than one road frontage. Children’s play equipment, seating, amenity lighting, paths and attractive amenity planting are hosted on these reserves.
Local Reserve	A reserve within an urban community that maybe partially developed from amenity purposes. Likely to provide a green buffer, mitigate development impacts, possibly a “green” link to other reserves and be planted with trees where possible. Suitable for dog walking. Lower maintenance standards than a neighbourhood reserve.
Open Space / Passive Reserve	Reserve or Open space that maybe only partially developed. It is likely to contain natural features such as lake edge, riverbanks or mountain views. Usually large areas that provide informal leisure areas. Formal and informal walkways are likely. Toilets and car parking are possible.
Community Building Reserve	Reserve or open space that is mainly dedicated to hosting community facilities such as libraries, community halls, tennis club and court facilities. Likely to have formalised car parking facilities and established club use. Amenity value is not the primary objective of these areas.
Other	Walkways and Cycleways.

Asset Category	Description
<b>Improvements</b>	
<b>Car Parking</b>	Only car parking specifically to accommodate a reserve or open space have been considered in this AMP (Sealed/Unsealed).
<b>Irrigation</b>	Sprinklers, Droppers, Timers, Hoses
<b>Signage</b>	Directional, Entrance, Name, Information, Bylaw, Interpretation panels, Education.
<b>Fitness Equipment</b>	Fitness circuit.
<b>Changing Facilities</b>	
<b>Play Equipment</b>	All types.
Furniture	Seats, Rubbish Bins, Barbecues, Tables,
Amenity Lighting	Flood lighting, Path lighting, Feature lighting, Security lighting, Building lighting.
Flower Beds	
Plantings	Shrubs, Annuals, Shade trees.
Walking Tracks	Sealed and Unsealed
Cycle Tracks	
Building not included in other AMPs	Changing Facilities, Rotundas, Storage sheds, Information kiosks,
Walls and Fences	Urban and Rural
Structures	Bridges, Retaining walls, Wave and River protection,
Water Features	Fountains, Ponds, Drinking fountains, Mechanical equipment, Reticulation
Sculptures	Art and Natural
Significant Trees	
Landscaping	Mounding,
<b>Assets In Other Asset Management Plans</b>	
Marine Structures	Most of the marine structures are located on reserve land. The financial implications of these assets have not been considered here. However they remain an important consideration in the Reserve AMP. <i>See QLDC Marine Structures AMP 2001 for further details.</i>

Asset Category	Description
Toilets	The financial implications of toilets are not considered in this Reserve AMP, however they remain an important part of the reserve asset. <i>See QLDC Buildings AMP 2001 for further details.</i>
Pools	The financial implications of pools are not considered in this Reserve AMP, however they remain an important part of the reserve asset. <i>See QLDC Buildings AMP 2001 for further details.</i>
Community Buildings	The financial implications of community buildings are not considered in this Reserve AMP, however they remain an important part of the reserve asset. <i>See QLDC Buildings AMP 2001 for further details.</i>

Table 4.3 Reserves By Reserve Classification

Asset Category	Reserve Name
<b>Open Space and Reserves Classifications</b>	
District Reserves / Open Space	Queenstown Gardens Queenstown Bay Waterfront (Earnslaw Park and Marine Parade) Lake Hayes Pavilion Wanaka Lakefront Playground Wanaka Station Park
Sports Grounds – Mixed Use	Queenstown Event Centre Warren Park Queenstown Glenorchy Domain Wanaka Recreation Reserve/Showgrounds Hawea Sports Centre S/W Reserve Luggate Domain
Sports Grounds – Golf / Exclusive Use	Frankton Golf Course and Playing Fields Arrowtown Golf Course Kingston Golf Course Queenstown Mini Golf Site (BMX Track) ?? Wanaka Golf Course
Neighbourhood Reserve	See Appendix B
Local Reserve	See Appendix B
Open Space / Passive Reserve	See Appendix B
Community Building Reserve	See Appendix B
Other	Walkways and Cycleways – Not well defined at this stage. Development plans for these assets will improve the knowledge of the existing assets.

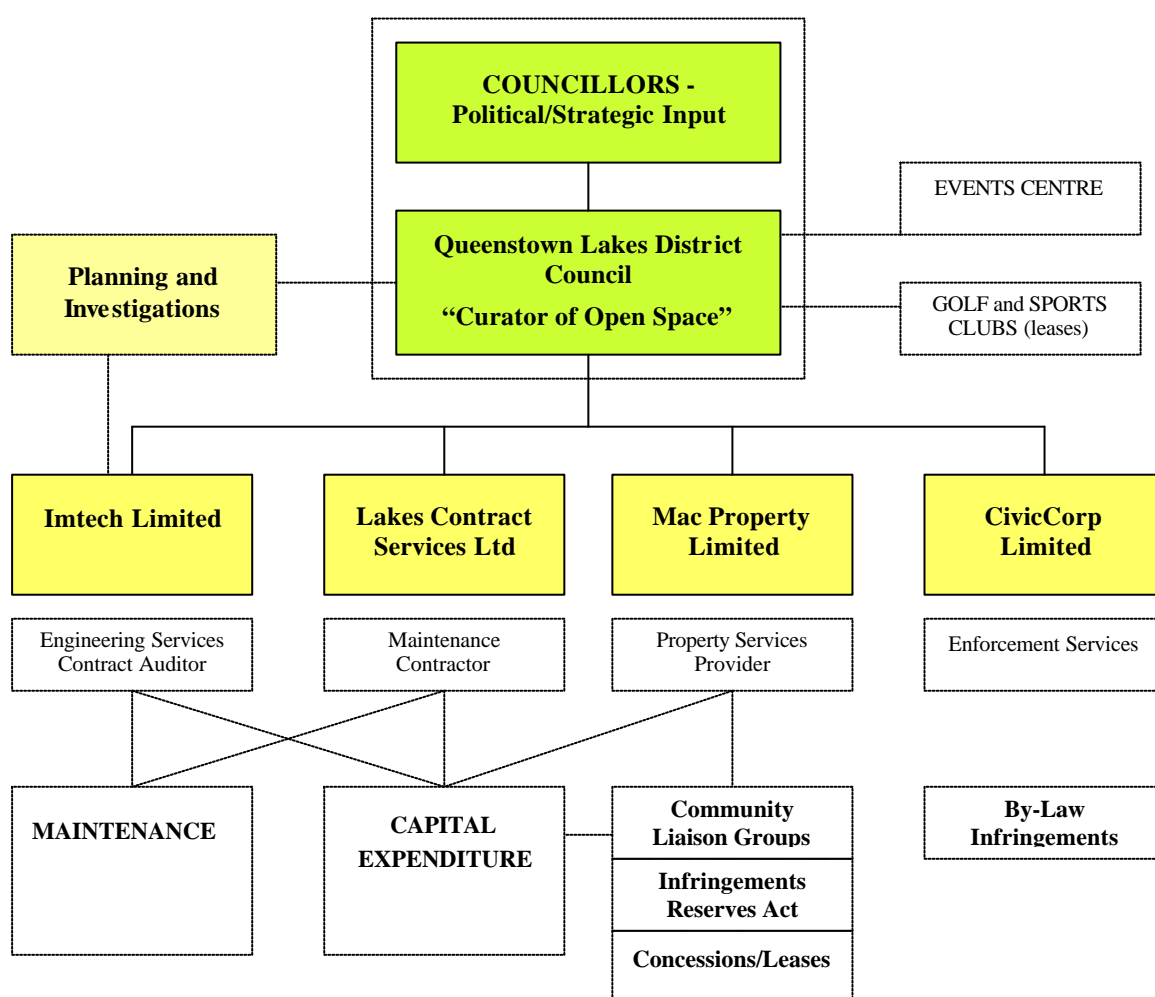
## 4.2 Asset Ownership and Management

Council owns the majority of the reserves it manages, maintains and completes capital expenditure upon. However there are situations where DOC and Council work together on DOC administered land i.e. Council may maintain and provide assets on DOC administered land. In other instances Council uses school reserves as local/neighbourhood reserves.

## 4.3 Management Structure

The management structure of parks and reserves is as follows:

Figure 4.1 Management Structure



## 5.0 LEVELS OF SERVICE

*The STRATEGIC component of the asset management planning process.*

Level of service statements are in effect an *agreement* between Council and its customers to perform certain activities now and into the future.

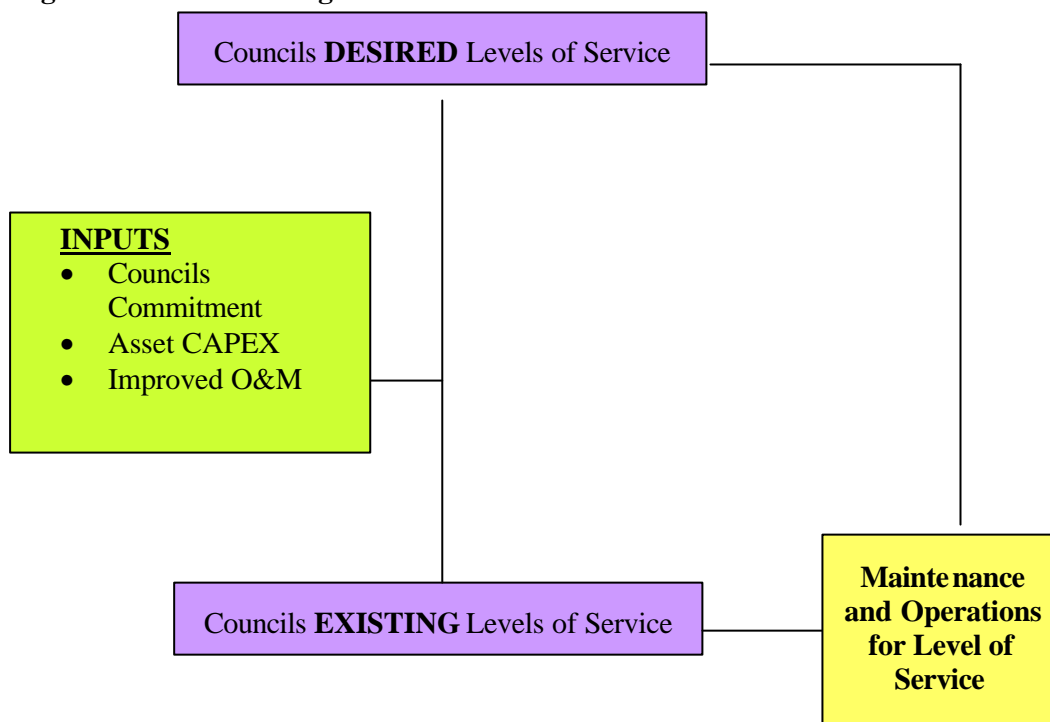
Figure 5.0



To define levels of service it is necessary to document standards and policies. These standards and policies become the main investment drivers.

It is important to consider the expenditure implications of all level of service standards

**Figure 5.1** Changes in Level of Service



A key objective of this AM plan is to identify and record the levels of services provided by the assets. The levels of service defined in this Section will be used to:

- Inform customers of the proposed type and level of service to be offered,
- Measure the effectiveness of this AM plan,
- Identify the cost and benefits of the services offered,
- Enable users/leaseholders to assess suitability, affordability and equity of the service offered by the QLDC.

### **Customer Expectations (Section 5.1)**

Information gained from customers of expected quality and cost of services.

### **Strategic Goals (Section 5.2)**

Provide guidelines for the scope and future services offered, the manner of service delivery and defined specific levels of service which the QLDC wish to achieve.

### Statutory Requirements (Section 5.3)

Acts and Council Bylaws that impact on the way the QLDC manage the assets on behalf of the community.

### Measure & Targets (Section 5.4)

A measure or a given time to either comply with defined standards or to meet enhanced standards.

## 5.1 Customer Expectations

QLDC knowledge of its customer's expectation is based on:

- Informal feedback on maintenance standards through the QLDC staff and Contract Management Company (Imtech)
- Responses to the QLDC Customer Survey in 2001
- QLDC direction through its elected members
- Informal feedback provided by members of the community and the clubs

Councils 2002 Customer Satisfaction results are shown below for services and facilities covered by this plan. 699 surveys were returned by the due date, of this 685 surveys were processed and formed the basis of the sample used, 14 surveys were incomplete. The overall sample size yields a margin of error of less than 5% with 95% confidence levels.

### 5.1.1 Satisfaction with Discretionary Services & Facilities

Residents were asked to express how satisfied they were with the Council services they used in the past year. The table below presents the results for activities relevant to this plan.

ALL AREAS	Very Satisfied %	Satisfied %	Dissatisfied %	Very Dissatisfied %
• Recreation/Sport Grounds	20.1	75.1	4.0	0.9
• Playgrounds	21.9	73.5	4.2	0.4

### 5.1.2 Priority Issues

The following tables demonstrate how parks and reserves and walkways compare with other priorities.

***Wakatipu Area***

Satisfaction with Council's efforts over the past twelve months on the priority issues highlighted in 2001 Survey

<b>ALL AREAS</b>	<b>Very Satisfied %</b>	<b>Satisfied %</b>	<b>Dissatisfied %</b>	<b>Very Dissatisfied %</b>
Parks and Reserves Maintenance (n=379)	11.9	80.5	5.8	1.8
New Swimming Pool in Queenstown (n=330)	4.8	39.1	26.7	29.4

***Priority Issues 2002-2003***

The top ten priority issues in the Wakatipu Area were:

<b>WAKATIPU AREA – PRIORITIES</b>	<b>%</b>
Car Parking in Queenstown and in general	52.4
Swimming Pool	40.5
Road Maintenance (sealed and unsealed)	39.2
District Planning	28.6
Parks and Reserves	17.7
Development & Growth Control	14.8
Resource Consents	11.6
Recycling Services	9.6
Footpaths and Walkways	7.4
Environmental Planning	7.4

***Upper Clutha Priority Issues***

Satisfaction with Council's efforts over the past twelve months on priority issues highlighted in 2001 Survey

<b>ALL AREAS</b>	<b>Very Satisfied %</b>	<b>Satisfied %</b>	<b>Dissatisfied %</b>	<b>Very Dissatisfied %</b>
Footpaths and Walkways (n=250)	6.0	57.2	29.6	7.2
Parks and Reserves Maintenance (n=253)	7.9	76.3	13.4	2.4

***Priority Issues for 2002-2003***

The top ten priority issues indicated in the Upper Clutha Area were:

<b>UPPER CLUTHA AREA – PRIORITIES</b>	<b>%</b>
Road Maintenance (sealed and unsealed)	36.7
Street Lighting	35.6
Footpaths and Walkways	33.5
District Planning	31.4
Development and Growth Control	23.9
Parks and Reserves	19.1
Resource Consents	13.3
Car Parking	12.2
Environmental Planning	10.1
Rubbish Collection/Tip Hours/Waste Management	5.9

**5.2 Strategic Goals**

The operation and development of the QLDC parks assets is guided by Council with funding for maintenance & capital development being made available annually based on the agreed contract sum. The contract with Lakes Contract Services should thus reflect the level of service that QLDC require for the maintenance of parks assets. It is likely that the levels of service requires a review to more appropriately provide for the communities expectations, based on informal feed back from recent workshops relating to the Parks Strategy and other planning workshops held in 2002.

Strategic inputs already established by Council which have been used during the process of preparing this plan are as follows:

**Table 5.2 Strategic Inputs and Assumptions**

<b>Source</b>	<b>Input</b>
QLDC Parks Strategy 2002	<ul style="list-style-type: none"> <li>• Reserve Classification</li> <li>• Demand for further reserve land</li> <li>• Defines minimum standards and minimum asset requirements by reserve type.</li> <li>• Gap analysis of specific reserves by community</li> </ul>
Long Term Financial Strategy	June 1998 – Revised May 2001

Funding Policy	June 1998 – Revised May 2001
QLDC Annual Plan 2002/2003	
Tomorrow’s Queenstown – Vision, Issues and Direction  2002	<ul style="list-style-type: none"> <li>• Adequate public open space and active recreation facilities of sufficient quality and in the right place.</li> <li>• Trails and Cycleways Network – some urban, others form part of the rural and wild landscapes. Forming partnerships with other bodies to implement this strategy.</li> <li>• Continued provision of the “Green” and “Blue” networks.</li> <li>• Douglas Fir and wilding pine strategy and management programme.</li> <li>• Development of private property planting guidelines</li> <li>• Town Entrance Developments</li> </ul>
Wanaka 2020  Aug 2002	<ul style="list-style-type: none"> <li>• Long term planning requirements – Regional Parks and Greenbelt strategy. Considered important as reserves allocation should be assessed against a clear strategy.</li> <li>• Amalgamation of reserves to new reserves of significant scale in developed areas.</li> <li>• Scattered small local reserves</li> <li>• Additional sportsground – 1<sup>st</sup> choice should be adjacent to the high school and the 2<sup>nd</sup> being at the showgrounds.</li> <li>• Designation and development of cycleway and walkway networks.</li> <li>• Signage and trail maps</li> <li>• Wheelchair access to some tracks</li> <li>• Retention of the golf course and promoting it for walking and other open space recreation.</li> </ul>
Management Plans	<ul style="list-style-type: none"> <li>• Sunshine Bay to Queenstown Bay Waterfront 1991</li> <li>• Queenstown Bay Waterfront / Queenstown Gardens 1989</li> <li>• Frankton Marina 1989</li> <li>• Frankton / Kelvin Heights Foreshore 1990</li> <li>• Wanaka Pembroke Park 1988</li> <li>• Kingston Foreshore 1996</li> <li>• Ruby Island 1988</li> <li>• Eely Point 2001</li> <li>• Wanaka Lakeside Reserve &amp; Lakeshore 1997</li> </ul>

	<ul style="list-style-type: none"> <li>• Lismore Park under preparation - 2002</li> <li>• Ben Lomond, Bob's Peak &amp; Commonage Reserve Management Plan under preparation 2003</li> </ul>
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### 5.3 Statutory Requirements

Existing levels of service documents have been divided into obligations, discretionary and policy.

#### 5.3.1 Obligations

Legislation sets the minimum standard of service which facilities must comply with. The key legislation relating to the management of parks assets are:

Council is obligated to comply with the following:

Statutes	<ul style="list-style-type: none"> <li>• Reserves Act 1977</li> <li>• Local Government Act 1974</li> <li>• Local Government Amendment Act (No.3) 1996</li> <li>• Resource Management Act 1991</li> <li>• Health and Safety in Employment Act 1992</li> <li>• Noxious Plants Act</li> <li>• Building Act 1991</li> </ul>
Standards	<ul style="list-style-type: none"> <li>• New Zealand Standards for Playground and Playground Equipment (NZS5828)</li> </ul>

#### 5.3.2 Discretionary

None identified

### 5.3.3 Policy

Regional and District Plans	<ul style="list-style-type: none"> <li>• DOC Otago Conservation Strategy 1988</li> <li>• ORC Regional Policy Statements</li> <li>• QLDC Proposed District Plan</li> </ul>
Bylaws	(To be completed)

## 5.4 Level of Service

**Service Statement:** *To provide quality assets for the users of the QLDC parks network*

Key Service Criteria	Performance Measure	Performance Target	Current Performance	Measurement Procedure
User Satisfaction	Users satisfied with quality and the nature of assets provided.	<ul style="list-style-type: none"> <li>• Users rate the quality of service and provision as 'good' or 'very good'</li> </ul>	To be assessed	Annual community survey
Sportsfield User Satisfaction	Sportsfield users satisfied with quality and the nature of assets provided.	<ul style="list-style-type: none"> <li>• Sportsfield users rate the quality of service and provision as 'good' or 'very good'</li> </ul>	To be assessed	Bi-annual survey of Sportsfield Users
Safety	Compliance with the relevant statutory Acts	<ul style="list-style-type: none"> <li>• Compliance with relevant Acts achieved</li> </ul>	Unknown	Hazard register established and hazards identified and managed appropriately
Responsiveness	Timeliness of response to safety hazards and requests from users and Council	<ul style="list-style-type: none"> <li>• All hazards made safe within 24 hours of identification and responses to users/ Council responded to within 14 working days</li> </ul>	Not measured	Audit of records to be undertaken annually

Asset Register	Asset register developed for park assets	<ul style="list-style-type: none"> <li>All assets surveyed to record asset type, age, condition &amp; predicted remaining life</li> </ul>	Unknown	Completion achieved by July 2004
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## 5.5 Desired Levels of Service

The desired levels of service are not simply a desk bound exercise. It is clear from informal feedback from the community through the Parks Strategy project that some of the levels of service for maintenance of existing assets are not adequate. However it is also noted that the 2001 Customer Survey results tended to indicate general satisfaction at a high level with parks. Unfortunately it seems this survey does not seek to gain specific information on the customers view on park asset maintenance.

It is probably fair to assume that the customer would want to see, in general terms, fixed assets such as bridges, access roads, park furniture repaired when damaged within a reasonable period of time suitable for each asset type i.e. a park bench repaired the day following breakage.

In terms of soft landscape features designed to provide green amenity (trees & gardens) it is likely that customers would want to see these provided where they provide visual impact and enhance the amenity of the immediate area. Maintenance would need to ensure that these soft assets did achieve the goal, in many cases at present they do not.

Consideration needs to be given to what the future desired levels of service should be and the associated costs considered as part of the review of this AMP. Identifying and specifying desired levels of service has thus been recorded as a specific task to be completed within the Improvement Plan of this AMP.

The following is a generic/district wide asset related level of service for specific reserve types. These policies have been extracted from the Parks Strategy 2002.5.5.1 Sports Ground – Golf / Exclusive Use

<ul style="list-style-type: none"> <li><i>Existing Golf Courses (leased Council land) to be continued</i></li> </ul>
<ul style="list-style-type: none"> <li><i>Future provision for Golf to be met by commercial provision</i></li> </ul>
<ul style="list-style-type: none"> <li><i>Community tennis/netball club leases to be continued where there is proven demand</i></li> </ul>
<ul style="list-style-type: none"> <li><i>Additional public tennis/netball courts to be provided for in Queenstown Ward at Queenstown Events Centre</i></li> </ul>
<ul style="list-style-type: none"> <li><i>Additional public tennis/netball courts could be provided adjacent to Mt Aspiring College as demand prevails</i></li> </ul>

### 5.5.2 Sports Grounds – Mixed Use

Sports grounds need to be distributed through out the district to meet the sporting needs of the whole community. Current provision is clearly shown on the GIS plans

*Summary policy for future provision of sports grounds*

• <i>Minimum future provision of 7 hectare land parcels</i>
• <i>Land to be located, where possible close to / adjoining schools or colleges</i>
• <i>Assets provided to meet minimum requirements (Appendix)</i>
• <i>Queenstown Ward to be provided for by future development of Queenstown Events Centre land as and when demand merits</i>
• <i>Wanaka Ward to be provided for by redesign of Showground within next 5 to 10 years to double formal sports ground provision subject to demand</i>
• <i>Investigate jointly with Mt Aspiring College land acquisition and development of sports fields near the College for medium to long term sports ground development (10 to 20 + years)</i>
• <i>Investigation of artificial hockey and all codes training ground at Queenstown Events Centre.</i>

### 5.5.3 District Reserves / Open Space

District reserves are intended to meet the needs of both residents within the district and also visitors to the district. Current provision is clearly shown on the GIS plans. It is proposed that district reserves be provided within the main communities of the district. District reserves will be developed to attract “out of community” visitors and visitors to the district.

*Summary policy for future provision of district reserves / open space*

• <i>Minimum future provision of 3 hectare land parcels with 0.8 hectares of reasonably flat land in Queenstown/Wanaka/Lake Hayes</i>
• <i>No immediate need to acquire additional land as adequate land is currently in QLDC ownership except where necessary to protect landscape features or high amenity values.</i>
• <i>Land to be located, where possible, close to a natural feature</i>
• <i>Assets provided to meet minimum requirements</i>
• <i>Developed car parking &amp; quality toilets to be provide</i>
• <i>Individual Reserve Management Plans to be developed for District Reserves over the next five years i.e. completed by 2008</i>
• <i>Future district reserves to be developed at:</i> <ul style="list-style-type: none"> <li>- <i>Wanaka Station Park</i></li> <li>- <i>Lake Hayes Pavilion</i></li> </ul>

#### 5.5.4 Neighbourhood Reserve

Neighbourhood reserves need to cater for the immediate adjacent residential area and be distributed through out the urban areas of the district. Current provision is clearly shown on the GIS plans. The intention is that most residential property in the major communities in the district will be within reasonable walking distance (500m approximately or 10 minutes walk) from a neighbourhood reserve where the local community exceeds or is likely to exceed 500 people

*Summary policy for future provision of Neighbourhood reserves*

<ul style="list-style-type: none"> <li>• <i>Minimum provision of 3000m<sup>2</sup> land parcels flat or gently undulating land. Actual size is likely to exceed the minimum due to physical constraints such as topography, access, existing vegetation, natural features, etc.</i></li> </ul>
<ul style="list-style-type: none"> <li>• <i>Additional land only required to be acquired as subdivision occurs and where an existing neighbourhood reserve or district reserve does not currently exist within a reasonable walking distance of residential properties</i></li> </ul>
<ul style="list-style-type: none"> <li>• <i>Land to be located within urban communities within a reasonable walking distance (10mins or 500m radius) of residential properties unless a District Reserve has been provided in which case this would supersede the need for a Neighbourhood Reserve</i></li> </ul>
<ul style="list-style-type: none"> <li>• <i>A neighbourhood reserve to be provided where the community it serves exceeds, or is likely to exceed 500 people.</i></li> </ul>
<ul style="list-style-type: none"> <li>• <i>Assets provided to meet minimum requirements</i></li> </ul>
<ul style="list-style-type: none"> <li>• <i>A combined Reserve Management Plan to be developed for Neighbourhood Reserves over the next three years i.e. completed by 2006</i></li> </ul>
<p><i>Neighbourhood reserves to be developed at:</i></p> <ul style="list-style-type: none"> <li>- <i>Wanaka Winders Road</i></li> <li>- <i>Wanaka Kuri Place</i></li> <li>- <i>Glenorchy Playground Reserve (Coll Street subject to formal agreement with the Ministry of Education)</i></li> <li>- <i>Kingston School Reserve (Kent Street)</i></li> <li>- <i>Arrowtown Dawsonvale Playground</i></li> <li>- <i>Arrowtown Rose Douglas Park</i></li> <li>- <i>Fernhill Road Playground</i></li> <li>- <i>Fernhill Williams Street</i></li> <li>- <i>St Omer Park</i></li> <li>- <i>Queenstown Dublin Street Main Reserve</i></li> <li>- <i>Queenstown Happyland Mann Street</i></li> <li>- <i>Queenstown Goldfield Heights Reserve (Golden Terrace)</i></li> <li>- <i>Kelvin Peninsula Jardine Park</i></li> <li>- <i>Frankton Domain</i></li> <li>- <i>Frankton Remarkable Crescent Playground</i></li> <li>- <i>Lake Hayes subdivision (exact location to be identified)</i></li> <li>- <i>Hawea Playground/Sports ground</i></li> <li>- <i>Luggate Domain/ Cricket ground</i></li> <li>- <i>New Reserve Wanaka</i></li> </ul>

#### 5.5.5 Local Reserve

Local reserves are intended to provide generally accessible green spaces to break up urban development. Current provision is clearly shown on the GIS plans.

<ul style="list-style-type: none"><li>• <i>Provision of local reserve will vary dependant upon the nature of the land being subdivided and the natural features that are evident</i></li></ul>
<ul style="list-style-type: none"><li>• <i>No additional land required to be acquired in established residential areas as adequate land is currently in QLDC ownership.</i></li></ul>
<ul style="list-style-type: none"><li>• <i>Acquire land only to provide opportunity to link with other reserve/open space, protect amenity or landscape features or to create green corridors, or to protect scenic backdrops &amp; heritage landscapes.</i></li></ul>
<ul style="list-style-type: none"><li>• <i>Assets provided to meet minimum requirements</i></li></ul>
<ul style="list-style-type: none"><li>• <i>Identify any poor quality land and consider options for long term management (re-vegetation/amenity tree planting/disposal of fee simple land)</i></li></ul>
<ul style="list-style-type: none"><li>• <i>For small sites with restricted opportunity for development consider leasing or licensing to neighbouring property</i></li></ul>
<ul style="list-style-type: none"><li>• <i>Combined Reserve Management Plan to be developed for Local Reserves over the next five years i.e. completed by 2008</i></li></ul>

#### 5.5.6 Community Building Reserve

These areas of land are intended to provide for the needs of the community for built facilities such as community centres, halls, recreational clubs, libraries etc. In many cases shared use of facilities will be occurring. Ideally land for this purpose owned by council should be “fee simple” which provides maximum flexibility in terms of future use without the restrictions of the Reserves Act.

Summary policy for future provision of community building reserve

<ul style="list-style-type: none"><li>• <i>Strongly encourage the joint use/sharing of existing facilities ahead of construction of new facilities</i></li></ul>
<ul style="list-style-type: none"><li>• <i>Minimum land parcel size of 3000 metres</i></li></ul>

#### 5.5.7 Open Space / Passive Reserve

The district is significantly endowed with huge areas of scenic open space, much of it owned and administered by the Crown or DOC. There is no shortage in the district for this type of reserve and thus no real need to “secure” additional land for this purpose. QLDC should continue to support DOC should they look to acquire additional land. DOC has advised that they are unlikely to acquire additional land in the urban areas.

Summary policy for future provision of open space / passive reserve

<ul style="list-style-type: none"><li>• <i>Support DOC in acquisition of additional areas of open space land</i></li></ul>
<ul style="list-style-type: none"><li>• <i>Acquire land only to provide opportunity to link with other reserve/open space, protect amenity or landscape features, to create green corridors or to protect scenic backdrops &amp; heritage landscapes</i></li></ul>
<ul style="list-style-type: none"><li>• <i>Identify any poor quality land and consider options for long term management (re-vegetation/amenity tree planting/disposal of fee simple land)</i></li></ul>
<ul style="list-style-type: none"><li>• <i>For small sites with restricted opportunity for development consider leasing or licensing to neighbouring property</i></li></ul>
<ul style="list-style-type: none"><li>• <i>Secure access to rivers (for angle/walking access) &amp; lake fringes</i></li></ul>
<ul style="list-style-type: none"><li>• <i>Develop a walkway/cycleway strategy, which will investigate linking existing reserves, communities, natural features and amenity areas through green corridors</i></li></ul>

## 5.6 Gap Analysis

While the Parks Strategy records the current and future land needs for reserves it does not, nor was it intended to, record the parks assets that exist. As there is not currently a component level asset register of parks assets and therefore a gap analysis is not possible.

## 5.7 SUMMARY OF MINIMUM ASSETS FOR RESERVES AND OPEN SPACES

Asset Type	Sports Grounds – Mixed Use	District Reserve / Open Space	Neighbourhood Reserve	Local Reserve	Community Building Reserve	Open Space Passive Reserve
Established grass areas	Yes	Yes	Yes	Yes	Yes	Yes
Irrigation	Some	Yes			Yes	
Amenity lighting		Yes	Yes		Yes	
Pathways – sealed	Yes	Yes	Yes		Yes	
Pathways – unsealed	Yes			Yes		Yes
Play equipment – basic modular			Yes			
Play equipment – major modular		Yes				
Flood lights	Yes					
Park seats	Yes	Yes	Yes	Yes		Yes
Picnic tables		Yes	Yes			Yes
Rubbish Bins	Yes	Yes	Yes	Yes	Yes	Yes
Directional signs	Yes					Yes
Information / Bylaw signs	Yes	Yes	Yes	Yes		Yes
Entrance name sign	Yes	Yes	Yes	Yes	Yes	Yes
Educational signs						
Single unisex rural toilet						Yes
Rural standard toilet block						
Urban standard toilet block	Yes	Yes			Within Building	
Information centre					If appropriate	
Changing facility	Yes	Waterfront only				
Car park sealed	Yes	Yes			Yes	
Car park unsealed	Yes					Yes
Barbecue		Yes				
Paddling pool						
Flagpole						
Fences / walls – rural				Yes		Yes
Fences / walls – urban	Yes	Yes	Yes			
Gardens shrubs		Yes	Yes		Yes	
Gardens annuals		Yes				
Water Feature / Sculpture		Yes				
Drinking fountain		Yes				
Water tap	Yes	Yes	Yes		Yes	
Shade trees	Yes	Yes	Yes	Yes	Yes	Yes

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## 5.8 Reserves Maintenance Levels of Service

Contract 330 is the primary maintenance contract between QLDC and Lakes Contract Services. The following clauses are taken from the contract as it currently exists. Attempts to modify this document as recommended in the Gap Analysis (Section 5.6) have not been made.

### 5.8.1 Assets Included

#### Gardens

Gardens include all flowerbeds and shrubbery. The boundary of the garden shall be:

- the edging treatment for permanently dug or hoed areas or;
- the perimeter of the planted area for gardens on grassed or natural areas.

#### Furniture

Furniture shall include all manmade:

- benches and seating
- tables
- signs
- lighting installations
- fences and railings
- gates

contained within the reserve boundary unless specifically excluded.

#### Structures

Structures shall include all manmade:

- buildings
- shelters
- bridges
- walls
- edging
- ponds
- headstones
- monuments
- playground equipment including formed softfall areas
- fitness trail equipment

contained within the reserve boundary unless specifically excluded.

### 5.8.2 Maintenance Specifications

#### Gardens

##### Routine Work

Planting

Gardens shall be planted or replanted with an array of suitable plants and shrubs to provide an attractive display suitable to the particular location in accordance with Table 3.1.

**Table 3.1**

Garden Type	Planting Frequency	Planting Density
Annual	Annually	25 per m <sup>2</sup>
Rose	Replace dead/dying roses	as existing
Herbaceous & Perennial	Replace dead/dying plants	as existing
Shrub	Replace dead/dying shrubs	as existing

Annual beds shall be deep dug to 300mm and fertilised prior to each planting.

Weeding

All prepared beds shall be hoed or dug to a depth of between 10-25mm to remove weeds and loosen the soil. All weeds, dead plants and windblown leaves shall be removed from gardens.

Pruning

Shrubs and bushes shall be pruned in accordance with common practice so as to promote ongoing health, growth and aesthetic quality.

Deadheading

All dead or dying flower heads in rose, herbaceous and perennial beds shall be removed.

Litter Removal

All litter and rubbish shall be removed from gardens.

Watering

Type 1 and 2 Gardens shall be watered such that the moisture content of the soil within the effective root zone is kept within the range of 16-20%. Watering shall be undertaken in a manner that does not cause damage to the plants or their root system.

Spraying

A spraying regime shall be undertaken to minimise disease and pest damage to plants.

Fertilising

A fertilising regime shall be undertaken in accordance with Table 3.2.

**Table 3.2**

Fertiliser Type	Annual Beds	Hanging Baskets	Roses	Herbaceous and Perennial	Shrubs
Blood and bone	√	√		√	√
Slow Release e.g. Ozmacote		√		√	√
Dolomite Lime			√	√	√
Rose fertiliser			√		
Slow Release e.g. Triabon	√				

The Contractor shall undertake soil testing to determine the need for fertiliser application in addition to the above requirement and shall undertake such fertilising.

Edging

Edging to prepared beds shall be maintained in an upright position on a constant alignment. Broken and damaged edging shall be repaired or replaced.

#### Vandalism

Plants and shrubs damaged by acts of vandalism shall be replaced or repaired as appropriate. Where the cost of replacement or repair exceeds \$1,000 due to a single act of vandalism then the work shall be included in the Supplementary Work programme.

### Supplementary Work

The Contractor shall prioritise and programme:

- the planting of new areas of garden with a value of less than \$10,000;
- the installation of new edging to prevent erosion;
- the control of pests;
- the repair of vandalism damage exceeding \$1,000 in value.

The Contractor shall propose suitable plants, materials or methods for each item.

### **Vegetation Control**

#### Routine Work

##### Mowing

Grassed areas shall be mowed so that no more than 10% of the mowed area shall have a grass height outside the range specified in Table 3.3. The applicable standard for each area to be mowed is as detailed in the Appendices.

**Table 3.3**

<b>Mowing Type</b>	<b>Standard</b>
MS1	15mm – 25mm All clipping to be collected and removed from site
MS2	15mm – 25mm
MS3	20mm – 50mm
MS4	40mm – 75mm
MS5	100mm – 200mm

##### Watering

Queenstown Recreation Ground shall be watered such that the moisture content of the soil within the effective root zone is kept within the range of 16-20%. Watering shall be undertaken in a manner that does not cause damage to the grass or its root system.

##### Spraying

An annual spraying regime shall be undertaken to remove all noxious plants from reserve areas. All noxious plants shall be removed once dead.

##### Fertilising

A fertilising regime shall be undertaken in accordance with Table 3.4.

**Table 3.4**

Fertiliser Type	Annual Beds	Hanging Baskets	Roses	Herbaceous and Perennial	Shrubs
Blood and bone	√	√		√	√
Slow Release e.g. Ozmacote		√		√	√
Dolomite Lime			√	√	√
Rose fertiliser			√		
Slow Release e.g. Triabon	√				

The Contractor shall undertake soil testing to determine the need for fertiliser application in addition to the above requirement and shall undertake such fertilising.

**Turf Maintenance**

For Type 1 reserves the Contractor shall undertake an annual programme of scarifying and aeration to promote healthy grass condition.

For Type 1 and Type 2 reserves the Contractor shall repair all bald areas greater than 0.1m<sup>2</sup> by ground preparation and sowing. Areas under repair shall be fenced off to protect the area from pedestrian damage.

**Tree Pruning**

Trees shall be pruned where branches are obstructing walkways, paths or access routes. Pruning shall be in accordance with common practice so as to promote ongoing health, growth and aesthetic quality. Routine Work pruning shall be limited to that which can be achieved by the pruner operating at ground level. Pruning which requires the pruner to work above ground level shall be added to the Supplementary Work programme.

**Vandalism**

Grassed areas and trees damaged by acts of vandalism shall be replaced or repaired as appropriate. Where the cost of replacement or repair exceeds \$1,000 due to a single act of vandalism then the work shall be included in the Supplementary Work programme.

**Supplementary Work**

The Contractor shall prioritise and programme:

- the planting of new grassed areas with a value of less than \$10,000;
- the resowing of sports fields;
- the removal of dead or dying trees or their branches;
- the inspection and reporting by specialist arborists
- the repair of vandalism damage exceeding \$1,000 in value.

The Contractor shall propose suitable plants, materials or methods for each item.

**Walkways and Paths**

The Contractor shall maintain walkways and paths in accordance with Section 7 - Footpaths.

**Furniture and Structures**

## Routine Work

### Inspections

All furniture and structures shall be inspected as detailed in Table 3.5

**Table 3.5**

Item	Inspection Frequency
All Furniture	Monthly
All Structures excluding Playgrounds and Fitness Trail Equipment	Monthly
Playgrounds and Fitness Trail Equipment	Monthly

The Contractor shall inspect each item for evidence of damage or deterioration such as to make the item unsafe or liable to an increased rate of deterioration.

All fixtures and fittings for playground and fitness trail equipment shall be checked for security during the inspection.

### Repairs and Maintenance

The Contractor shall repair any damage or deterioration identified during an inspection where the cost of the work is less than \$1,000 for the particular structure or item of furniture. Where the cost of the work is greater than \$1,000 then the work shall be added to the Supplementary Work programme.

### Playgrounds

The Contractor shall remove all litter and hazardous objects from softfall areas.

Softfall areas shall be maintained in good condition as follows:

- all rubber matting shall be firmly secured in position
- bark shall be maintained to provide a minimum depth of 150mm of loose bark

### Vandalism

Furniture and structures damaged by acts of vandalism shall be replaced or repaired as appropriate. Where the cost of replacement or repair exceeds \$1,000 due to a single act of vandalism then the work shall be included in the Supplementary Work programme.

## Supplementary Work

The Contractor shall prioritise and programme:

- all repairs and maintenance which exceed the criteria for Routine Work;
- any proposed new items of furniture or new structures with a value of less than \$10,000;
- the repair of vandalism damage exceeding \$1,000 in value.

The Contractor shall propose suitable materials or methods for each item. All work proposed for structures shall be designed to comply with the relevant NZS.

## **Irrigation Systems**

### Routine Work

#### Inspections

All irrigation equipment shall be inspected Monthly during the irrigation season for pipeline leaks, blockage, damage or deterioration.

#### Repairs and Maintenance

The Contractor shall:

- repair all pipeline leaks;
- clear all blockages and silting of irrigation lines and sprinkler heads;
- undertake manual irrigation to prevent plant loss during dry periods up to a cost of \$1,000 per month;
- repair any damage to, or deterioration of, irrigation equipment where the cost of the work is less than \$1,000.

Where the cost of the work is greater than \$1,000 then the work shall be added to the Supplementary Work programme.

All repair and maintenance work shall utilise appropriate fittings and materials. Replacement pipework shall be of the same diameter as the original pipe.

#### Vandalism

Irrigation equipment damaged by acts of vandalism shall be replaced or repaired as appropriate. Where the cost of replacement or repair exceeds \$1,000 due to a single act of vandalism then the work shall be included in the Supplementary Work programme.

### Supplementary Work

The Contractor shall prioritise and programme:

- all repairs and maintenance which exceed the criteria for Routine Work;
- any proposed new items of irrigation equipment;
- any proposed new irrigation systems with a value of less than \$10,000;
- the repair of vandalism damage exceeding \$1,000 in value.

The Contractor shall propose suitable materials or methods for each item

### **Litter**

#### Routine Work

##### Litter Clearance

The Contractor shall remove all rubbish and litter from the grounds of all reserves except for the litter generated by Special Events. The clearance of litter after Special Events shall be included in the Supplementary Work programme.

##### Rubbish Bins

The Contractor shall empty and maintain rubbish bins in accordance with Section 6.

##### Leaf Removal

During Autumn each year the Contractor shall clear all leaves from Type 1 and 2 Reserves at the end of the annual leaf drop.

### Supplementary Work

The Contractor shall prioritise and programme:

- all litter removal which exceed the criteria for Routine Work;
- clearance of litter after Special Events;  
 The Contractor shall propose suitable methods for each item

**Reinstatement**

**Irrigation Trenches**

All service trenches shall be reinstated in accordance with QLDC Standard Trench Reinstatement Details.

**Final Surface**

The Contractor shall reinstate the final surface of all areas of work to a condition that at least matches the original condition. Road surfacing shall be in accordance with the requirements of Section 10. Footpath surfacing shall be in accordance with the requirements of Section 7.

**5.8.3 Response Times**

<b>WORK ITEM</b>	<b>Priority Repairs &amp; Emergency Work</b>	<b>Routine Work</b>
<b><u>Gardens</u></b>		
Routine Work in Type 1 Gardens	1 Day	1 Week
Routine Work in Type 2 Gardens	2 Days	1 Month
Routine Work in Type 3 Gardens	5 Days	2 Months
Supplementary Work	1 Week	1 Month
<b><u>Vegetation Control</u></b>		
Routine Work	2 Days	1 Week
Supplementary Work	1 Day	1 Month
<b><u>Walkways and Paths</u></b>		
Routine Work in Type 1 and 2 Reserves	2 Days	1 Month
Routine Work in Type 3 and 4 Reserves	5 Days	1 Month
Supplementary Work	1 Week	1 Month
<b><u>Furniture and Structures</u></b>		
Routine Work	2 Days	1 Week
Supplementary Work	1 Day	1 Month
<b><u>Irrigation Systems</u></b>		
Routine Work	2 Days	1 Week
Supplementary Work	1 Day	1 Month
<b><u>Litter</u></b>		

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Routine Work in Type 1 and 2 Reserves	1 Days	2 Days
Routine Work in Type 3 and 4 Reserves	2 Days	5 Days
Supplementary Work	2 Days	1 Month
<b><u>Cemeteries</u></b>		
Burials	2 Days	N/A

## 6.0 DEMAND ANALYSIS

The demand analysis is an important consideration in this document. It provides input into the following issues:

- Demand for additional land by reserve type.
- Proposed CAPEX (improvements) to meet the needs of growth.
- Escalation of maintenance activities due to growth from use and additional assets.
- Determination of reserve contributions for subdivision and development activities.

There are a number of contributing factors that need to be considered when reviewing demand. These include:

1. Resident Population
2. Visitor Population
3. Holiday Home Owners
4. Holiday Home Owners Guests

Looking purely at the growth of these is only a component of the analysis. It is also essential to look at the maximum number of persons in areas of the District as this will be a guide to the experience obtained in specific reserves. This is similar to a water supply network where the assets need to be designed for peak populations.

The effect on peak population on a specific reserve could be explained by the following example:

A doubling of the peak population (residents and all visitors) would seriously reduce the quality of the experience in the Queenstown Gardens. The best outcome of this is to manage the demand on the Gardens, potentially by providing a number of different options. This would require a number of improvements such as signage, track improvements, maps etc for other reserves within the vicinity that may provide a number of suitable alternatives. In addition a network of interconnected walkways and cycleways may redistribute any negative effects on the gardens.

As it is apparent peak population is a key factor.

## 6.1 Projections

### 6.1.1 Resident Population Projections

A summary of Statistic New Zealand 2001 census data and 20-year resident population projections are identified below.

WAKATIPU WARD	1986	1987-1991	1992-1996	1996-2001	2002-2006	2007-2011	2012-2016	2017-2021
Frankton	0%	11%	10%	5%	2%	1%	1%	1%
Glenorchy	3%	2%	5%	3%	2%	2%	2%	2%
Kelvin Heights	15%	3%	6%	3%	2%	2%	1%	1%
Sunshine Bay	12%	11%	10%	4%	3%	1%	1%	0%
Skippers	4%	5%	9%	6%	11%	4%	3%	3%
Arrowtown	10%	4%	10%	4%	4%	1%	0%	0%
Queenstown Bay	5%	1%	5%	1%	2%	1%	1%	1%
Earnslaw	3%	4%	8%	2%	3%	1%	1%	1%
Lakes Hayes				2%	3%	3%	2%	2%
WANAKA WARD	1986	1987-1991	1992-1996	1996-2001	2002-2006	2007-2011	2012-2016	2017-2021
Hawea	5%	2%	3%	5%	5%	4%	4%	3%
Wanaka	4%	3%	7%	6%	8%	3%	2%	2%
Matukituki	9%	-4%	6%	3%	4%	3%	3%	2%

*(Source – Statistic New Zealand: Released to QLDC in November 2002)*

### 6.1.2 Visitor Population

Tourism activity is expected to increase significantly over the next 10 years.

Government and industry players forming the Tourism Strategy Group have prepared a document titled “Tourism Strategy 2010”. This document has some important industry projections that are key factors in the future growth of Queenstown. Some of these key issues are bullet pointed below:

- An 85% increase in international visitors has been recorded for the 10 years to December 2000.
- Global tourism is projected to grow by 4.5% p.a. between 2000-2010 and by 4.4% p.a. between 2010-2020. However the East Asia/Pacific region is projected to grow significantly more with 8.2% p.a. and 6.8% p.a. respectively. (As projected by the WTO – Tourism Projections).
- A Tourism Activity Model is provided in the Tourism Strategy 2010. The strategy states that the model is considered to be “a conservative picture of the future for New Zealand tourism in the year 2010”.

Visitor Numbers	2000 (Million)	2010 (Million)	% Change	Annual Growth
International	1.8	3.2	81%	6.1%
Domestic	17.2	25.5	48%	4.0%
Total	19.0	28.7	51%	4.2%

Figures by McDermott Fairgray.

Source: *Tourism Strategy 2010 – Developed by the Tourism Strategy Group*

### 6.1.3 Holiday Home Owners

(To be completed)

### 6.1.4 Guests of Holiday Home Owners

(To be completed)

## 6.2 Summary of Land Required by Population Number

The following assessments are as a consequence of the Parks Strategy 2002. The results of this process should be considered during planning decisions for subdivisions and developments. These decisions include:

- The acquisition of land for neighbourhood and local reserves
- The acquisition of land for cycleway and walkway development
- The acquisition of land to improve reserve connectivity
- Acquisition of land by Council
- The taking of cash in lieu of land when appropriate.

The following has been extracted from the Parks Strategy.

This strategy identifies that there is likely to be a shortfall of the following categories of reserve, based on expected growth over the next 20 years. These probable shortfalls should be reviewed again as part of the strategy review in 2012 (ten year review).

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**Queenstown**

Neighbourhood Reserve, shortfall 48,000m<sup>2</sup> (13 reserves of 4,000m<sup>2</sup> each)

**Wanaka**

Sports Grounds Mixed Use, shortfall 70,000m<sup>2</sup>

Neighbourhood Reserve, shortfall 21,654m<sup>2</sup> (5 reserves of 4,000m<sup>2</sup> each)

**Skippers / Lake Hayes**

Neighbourhood Reserve, shortfall 10,440m<sup>2</sup> (3 reserves of 4,000m<sup>2</sup> each)

**Arrowtown**

Sports Grounds Mixed Use, shortfall 30,000m<sup>2</sup>

Neighbourhood Reserve, shortfall 10,152m<sup>2</sup> (3 reserves of 4,000m<sup>2</sup> each)

**Hawea**

Neighbourhood Reserve, shortfall 6,390m<sup>2</sup> (2 reserves of 4,000m<sup>2</sup> each)

*The number of neighbourhood reserves has been rounded up where the land assessment is more than 0.5 and rounded down where it is less than 0.5*

In summary provision is being made for an additional 26 neighbourhood reserves which equates to 104,000m<sup>2</sup> of additional land based on a 4,000m<sup>2</sup> average sized reserve.

The provision of Neighbourhood Reserves is based on the criteria established above:

- Minimum Area 3000m<sup>2</sup>
- Average Area 4000m<sup>2</sup>
- One NR for every 500 persons = 8 m<sup>2</sup> per person
- One NR within 500m radius or 10 minutes walk. This is equivalent to 5.7m<sup>2</sup> per person based on a radii overlap of 40% and an average district wide yield of 6 lots/ha.

A further criteria is the present provision of Neighbourhood Reserves on a population basis. District wide this is 3.37m<sup>2</sup> per person. This is considered to be too low due to a number of existing reserves being larger than required, inappropriately located or including land that is also protecting natural features.

It is considered that a reasonable land area for Neighbourhood Reserve contribution is 6m<sup>2</sup> per person or 15m<sup>2</sup> per residential dwelling or equivalent.

The other category of reserve to be considered is Local Reserve. On a population basis the existing district wide provision of Local Reserves is 10.8m<sup>2</sup> per person. While there will be further need for Local Reserves to protect landscape features or land with high amenity values or to provide green corridors, the amount of land per person is expected to reduce. This is in part due to many of the key areas already being protected by reserves such as lake and river foreshores. It is suggested that 5m<sup>2</sup> per person or 12.5m<sup>2</sup> per residential dwelling will provide sufficient land for the purposes described above in the future.

The total for Neighbourhood and Local Reserves being 27.5m<sup>2</sup> per residential dwelling or equivalent. This would include, in most but not all circumstances, land for Open Space Reserve (OSP).

Council is able to take either land or cash compensation in lieu of the land contribution or a combination of both as a condition of subdivision and development approval. Much of the existing reserve land is under/undeveloped and funding is needed to enhance reserves, particularly to provide for future population. Generally land should not be taken for reserves unless the criteria for a Neighbourhood Reserve are met or for a Local Reserve to protect amenity or landscape features, to create green corridors or to protect scenic backdrops & heritage landscapes.

When new subdivision occurs provision of land should only be required if neighbourhood reserves and district reserves are not within easy reach of the new subdivision or to protect amenity or landscape features, to create green corridors or to protect scenic backdrops & heritage landscapes.

The strategy identifies that there maybe a need for additional sports grounds in Wanaka in the medium term for which provision should be made.

*(Source – Parks Strategy 2002)*

## 7.0 INFORMATION SYSTEMS

It is important to define what sources of information will be used in the decision making processes. There are two types of information sources:

- Information Systems – Any system that holds and maintains information
- Management Systems - Tools designed to help in the decision making process

### 7.1 Information Systems

Data relating to the management of the reserve assets includes that shown in the following table:

**Table 7.1 : Information Sources**

Title	Date
Schedule of Management Plans, Enhancement Plans, Development Plans, Strategic Studies,	
Residents Satisfaction and Opinion Survey Results	Oct 2002
Draft Property Asset Management Review Paper (Not adopted by Council)	
Financial Reports and Budget – NCS	
Schedule of Minutes and Policies from Council and Committee Agendas	
QLDC Annual Plan 2002/03	
QLDC Funding Policy Revised May 2001	2001
QLDC Long Term Financial Strategy Revised May 2001	2001
Population Projections – Statistics New Zealand	2002
Property Database – MAC and QLDC	2002
Property Files & Building Lease Files	

## **7.2 Management Systems**

The following information systems are used to manage the reserve assets. These systems are:

1. N.C.S Accounting system (GL, fixed assets etc)
2. Property Management Database – Mac Property Limited
3. Valuations/Asset Registers
4. AMP Expenditure Profiles
5. Annual Planning and Budgeting Process
6. Jobs Database – maintenance activities (held by LCS) – no official management system.

## 8.0 LIFECYCLE MANAGEMENT PLAN

The objectives of the lifecycle management plan is to review the following:

1. Background Data
2. Routine Maintenance Plan
3. Renewal Replacement Plan
4. Creation/Acquisition/Augmentation Plan
5. Monitoring Plan

### 8.1 Background Data

A list of available information and information required to improve this knowledge is recorded below.

#### 8.1.1 Physical Parameters

A comprehensive list of information identifying asset types, quantity, age, material and location is not currently available. It is also debatable if this is necessary at this stage and whether this activity is a wise use of resources.

(This should be an issue for discussion during the Councillor consultation process and get their buy-in if considered necessary – there should be a corporate consideration to this also and to review if Councillors Auditors have any difficulty with this)

Council's maintenance contractor LCS, maintains suitable records for the purpose of maintaining and renewing playground equipment. (To be obtained and recorded)

#### 8.1.2 Asset Capacity/Performance

Reserves capacity and performance are typically subjective and typically rely on a users experience.

As part of the AMP process Council commissioned both a Reserve Strategy and the development of Enhancement plans for specific Reserves. These identify shortfalls (capacity/performance) for specific assets. The results of these documents have formed a large component of the CAPEX profiles (See Appendix A)

### 8.1.3 Asset Condition

Some broad assessments have been made on asset condition. It should be noted that condition grades have not been made at component level. This is another issue that will be discussed during the Councillor consultation process.

### 8.1.4 Asset Valuations

(To be completed) – Component level asset registers

Component level asset valuations

### 8.1.5 Historical Data

The historical data available includes:

- Financial Records.
- Version 1 AMP.

## 8.2 Routine Maintenance

The day-to-day activities required to keep the assets operating: These are defined in Section 5.8 – Maintenance Levels of Service. These are basically the contract details written into Contract 330 between Council and its maintenance contractor Lakes Contract Services.

The Parks Strategy 2002 notes that the maintenance activities in Contract 330 may not be suitable for the existing operating environment. It has been recommended that these be reviewed. This has been recorded in the Improvement Plan.

Future maintenance costs have been assessed in Section 9.0 Financial Analysis.

## 8.3 Renewal Replacement Plan

Renewal activities are not currently based on any renewal analysis process with the exception of the CAPEX identified in the Enhancement and Management Plans. Other renewal activities are likely to proceed on an as and when required basis. If customer satisfaction is anything to go by, complex renewal analysis is potentially unnecessary.

## **8.4 Asset Creation and Acquisition**

Significant effort has gone into the development of the Parks Strategy 2002. This document looks in detail at the future requirements in terms of land need. This document should be used to acquire land under the following situations:

- Acquire reserve land at the time of subdivision or development
- Acquire reserve land for the purpose of providing cycleways and walkways
- Acquire land for the purpose of extending the inter-connectivity of specific reserves
- Cash in lieu of land

The Enhancement and Management plans have identified large quantities of capital projects including asset creation and renewals. It should be noted that Appendix A has a large number of strategic and development plan activities identified. Once these documents have been completed it is believed that further CAPEX will be identified.

## 9.0 MONITORING PLAN

There are a number of Stakeholders in the Asset Management process. These include:

- Corporate – Finance/Strategic
- Councillors
- Customers
- Asset Managers – Lakes Contract Services, Imtech, Planning

It is important that these individuals buy into the AMP Process and the implementation of these plans also. It is proposed that the following monitoring programme be implemented to encourage appropriate behaviour.

Monitoring Activity	Description	Monitoring Frequency
Improvement Plan Monitoring	It has been noted that previously identified improvement plans have proceeded without clear direction. The outcome has been that numerous improvements have not been achieved.	Annually
Strategy and Development Planning Activities	The Parks AMP identifies a large number of planning activities. These are an essential component for achieving the outcomes identified in strategic documents.	Annually
Achievement Monitoring	Achievement in terms of comparing projections with actuals. This would include assessing that projected needs were realistic, estimates were reasonable and expenditure has been reasonable.  Measuring success is key to continued good planning.	Annually

## 10.0 FINANCIAL ANALYSIS

This section classifies the types of expenditures that QLDC will be undertaking. It also describes the policy issues relating to finance and the numerical models that sit behind the expenditure profiles.

### 10.1 Expenditure Types and Definitions

The following expenditure types have been considered in the financial analysis.

#### 10.1.1 Operations and Maintenance

**Operations and Maintenance:** *Activities that add no additional life to the assets but support their continued operation.*

#### **Method of Calculation**

Maintenance and operation costs have been extracted from the QLDC Budgets for 2002/3 and projected forward.

There are two specific components that have been compared differently. These are physical maintenance activities, namely those carried out by Lakes Contract Services and the remainder.

Physical maintenance activities are escalated using a combination of different growth components. These components are defined as growth, CPI and scope.

- Growth takes into account census data, visitor numbers and number of connections.
- CPI is taken from Statistics New Zealand Consumer Price Index (CPI). This component of growth is to cater for the effects of inflation on the provision of maintenance services.
- Growth in scope takes into account specific changes in the maintenance activities of LCS. These typically include the maintenance of new assets, enhanced level of service of existing activities or new activities all together. These are tendered scope changes.

Analysis has shown that over the 3 years from 1998/99 to 2000/01 the average annual change is:

Growth Type	Annual Growth
Growth	3.1%
CPI	2.8%
Scope Charges	0.8%

These have been applied to the LCS maintenance activities with the exception of the Scope Changes, which have been factored by 2.5. This is to recognise that Council is intending to carry out additional CAPEX compared to previous years. The CPI component has been excluded as the expenditure profiles are recorded in 2002 New Zealand dollar terms.

The remainder activities (non-LCS) have been **increased by the average annual growth figure measured in the above calculation**. These include management activities, legal/consulting fees, power and advertising. Imtech contract rates are assumed to remain static as this is escalated for inflation only.

Internal overheads have been excluded from the maintenance and operations expenditure profile.

*See Appendix A for the maintenance expenditure profile.*

### 10.1.2 Capital Expenditure – Renewals and Upgrades

**Renewal Expenditure:** *Capital expenditure providing a modern equivalent asset, without improvement, to replace assets that have depreciated beyond their useful life.*

**Upgrade Expenditure** *Expenditure driven by additional demand, increased level of service, statutory obligation and activities that add additional life to the asset.*

#### Renewal Commentary:

As little is known about the assets values, reserve improvement asset registers and general lifecycle analysis it is difficult to make assumptions about the renewal expenditure. Therefore at this stage capital expenditure has been assigned and assumed to cater appropriately for both renewals and upgrades.

An approximation of renewal expenditure was made while assessing reserve financial contributions. Appendix A has a table showing capital projects, both past and projected. Assumptions have been made about the renewal component of these projects. Analysis of the projected capital expenditure for the period of 2002/03 to 2011/12 provides the following insight:

Dollars	Total CAPEX	Renewal	Growth	LOS	Other
Wakatipu	7,167,000	886,601	4,066,105	2,183,943	30,350
Wanaka	5,448,120	621,225	3,189,876	1,610,719	26,300
Wakatipu/Wanaka	3,996,400	97,778	2,579,273	1,308,850	10,500
Total	16,611,520	1,605,604	9,835,254	5,103,512	67,150

Percentage	Renewal	Growth	LOS	Other
Wakatipu	12%	57%	30%	0%
Wanaka	11%	59%	30%	0%
Wakatipu/Wanaka	2%	65%	33%	0%
Total	10%	59%	31%	0%

The renewal component of the CAPEX is relatively small. As little is known about the asset lifecycles of these assets it is difficult to comment on the appropriateness of this proportion. It should be recognised that the renewal assessments are approximations only.

***CAPEX Assessment.***

A number of inputs have gone into the CAPEX assessment. These are identified below:

1. Parks Strategy 2002
2. Enhancement Plans, Management Plans – Capital Expenditure
3. Wanaka 2020 Strategic Document
4. Tomorrow Queenstown Vision, Issues and Directions – Aug 2002
5. Annual Plan Budgets 2002/03

***Key CAPEX Features.***

- o Capital expenditure has been broken down into the following broad classifications:

<b>Classification</b>	<b>Description</b>
Specific Reserves	<p>These relate to capital projects identified in enhancement and management plans developed as part of the Parks Strategy project.</p> <p>The projects have been evaluated with priorities, however it should be recognised that these priorities are likely to change when projects are advanced or others delayed. It remains Council’s intention to complete these projects.</p> <p>The expenditure on specific reserves is evenly distributed over the first 10 years of the AMP. Following this bulk sums have been identified by reserve type – see <u>other reserves</u> expenditure.</p>
Planning and Strategies	<p>These are planning and strategic activities that should proceed in order for Council to better understand its assets and to enable it to carry out its strategic objectives.</p> <p>It is noted that a significant amount of input is required in the early stages as it is recognised that Council is lagging behind to some degree and in addition the recently completed strategic workshop outputs require planning to proceed prior to the physical objectives being completed.</p> <p>This additional expenditure identified in the earlier years seems appropriate as Council has recently employed a curator of open space.</p> <p>Most of the strategic studies are shown to be repeated on a set frequency, typically around 10 years. In addition the renewal costs are shown to be less than the original expenditure due to the existence of the document.</p>
Development Activities	<p>Many of these expenditures have been identified as a consequence of the strategic planning workshops and the outcomes of the planning and strategic studies identified above.</p>

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	The objective is to move away from generic spending classifications such as “projects” and move towards more directed CAPEX on specific parks.
Other CAPEX	Smaller CAPEX budgets compared to the development activity described above. Many of these budgets remain as a consequence of the strategic and planning studies
Other Reserves	Following the first 10 years of CAPEX being by specific reserve, the remaining 10 have CAPEX identified by reserve type. This is based on expenditure from the previous 10 years

### **Brief Descriptions:**

#### Specific Reserves:

The details of these expenditures can be found in the reserve enhancement and management plans prepared by Chris Rutherford and Ken Gousmett.

The Event Centre expenditure is possibly the most uncertain at the time of preparation of this AMP. A development plan of the Events Centre was partially complete at the end of the preparation of this AMP. It should be recognised that further investment is required at this site.

#### Planning and Strategies:

There are numerous planning and strategy activities identified. The key projects and brief description are shown below:

Local Reserves Management Plan – A management plan that considers the local reserve needs in a single combined document.

Neighbourhood Reserves Management Plan - A management plan that considers the neighbourhood reserve needs in a single combined document.

Walkway and Cycleway Strategies – A strategy document required as a consequence of the strategic planning workshops where it was identified that interconnected networks of walkways and cycleways should be planned and provided for throughout the district. This is considered a great opportunity to achieve networks of international standards.

Signage Policy – As noted in the Parks Strategy signage of parks is “appalling”. This should be a cohesive document moving Council in the direction to elevate this status.

Urban Entrance Nodes - Strategy - A strategy document required as a consequence of the strategic planning workshops. This was more of a Wakatipu objective compared to Wanaka.

Asset Valuation / Asset Register – This is something that is consider to be currently in poor condition. These are legislative and financial reporting standard requirements. Furthermore they will aid in further AMP activities especially from a lifecycle analysis basis.

Reserve Management Plans – There are a number of existing management plans and a number of management plans required for specific reserves. A lump sum has been provided on a bi-annual basis to cover the continual development of these plans.

Significant Tree Policy – There are a large number of significant trees in the district that are reaching the end of their “useful life”. This is as a consequence of them being planted by early settlers. The intention of this document is to develop policy for replacing these trees in a timely manner. This should also consider street/reserve tree ongoing maintenance and health.

### Development Activities

Lump sums have been provided for many of the activities identified by way of strategic documents. These are estimates only at this stage. The actual planning/strategy documents will clarify these better.

It is noted that the annual plan budgets previously had generic budgets i.e. Track Development and Projects. This AMP is trying to move away from this type of budgeting by being more descriptive of actual needs by reserve and planning for cohesive capital works on specific reserves. Generic budgeting is shown to be phased out.

### Other CAPEX

Lump sums have been provided for many of the activities identified by way of strategic documents. These are estimates only at this stage. The actual planning/strategy documents will clarify the need better.

Several generic budgets remain under this classification. In Wakatipu these are the Wilding Pines, Rubbish Bin replacement and Kelvin Peninsula CA Grant. These budgets have remained to allow for some discretionary expenditure.

### Other Reserves

Specific Reserves expenditure (see above) has enough CAPEX identified for a 10 year period. The following 10 years of expenditure has been provided for by way of lump sums for different reserve types. These lumps sums are based on the quantum of expenditure carried out in the first 10 years by specific reserve type.

### ***CAPEX Outcomes***

The following are key factors to consider.

Wakatipu capital expenditure:

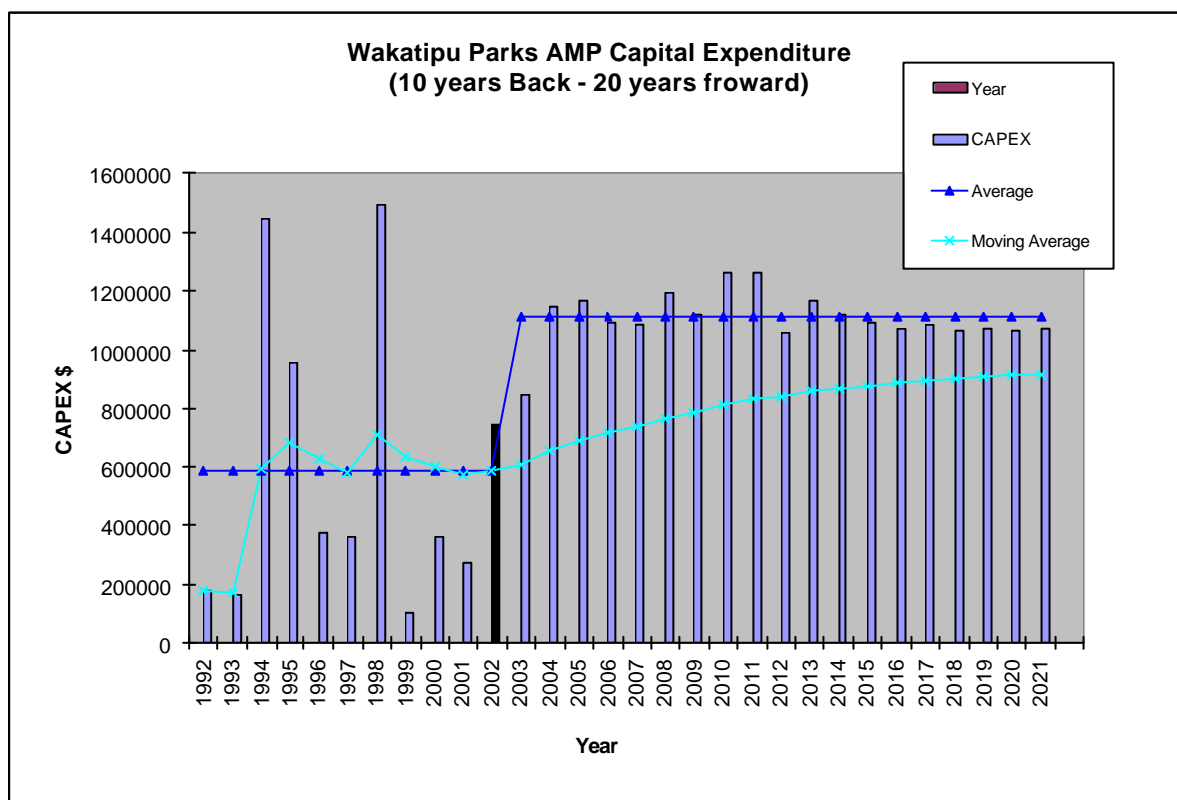
- Increased from \$587,000 per year to \$1,110,000 per year. This represents an 87% average annual increase.

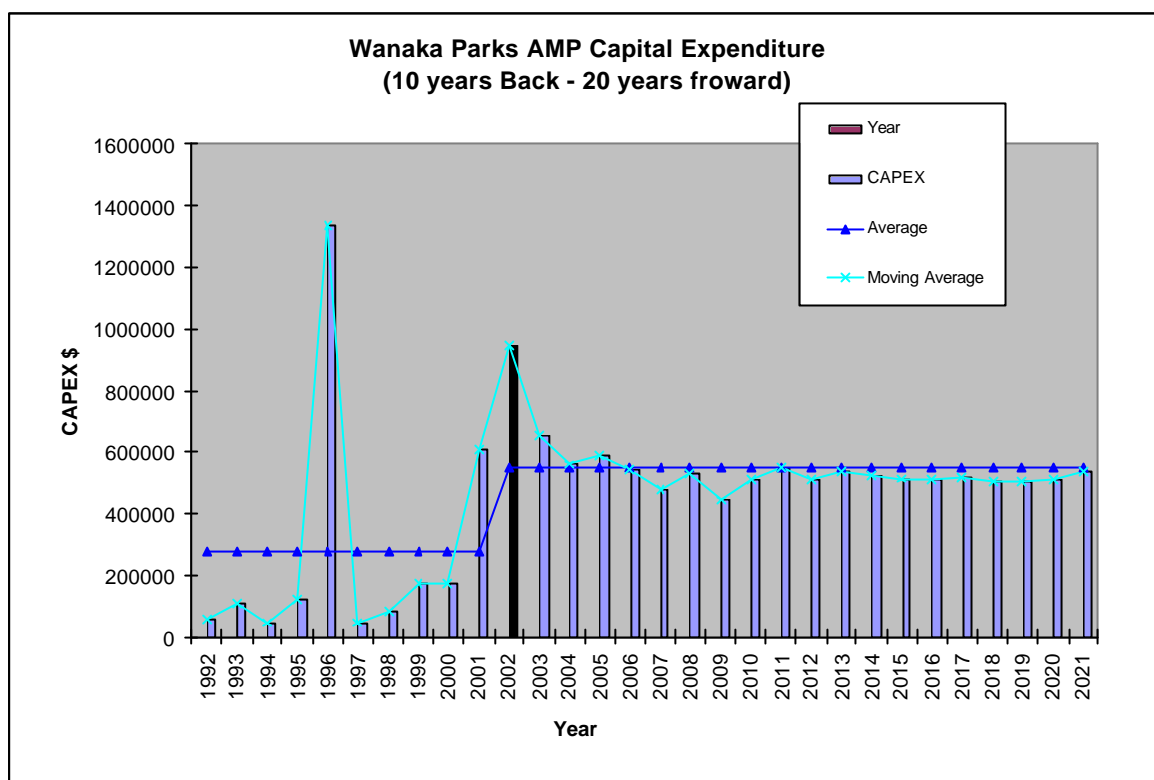
- The increase is considered reasonable given the commentary in the Parks Strategy 2002.
- Projected CAPEX has been smoothed compared to previous CAPEX.
- It is noted that the moving average is showing a steady increase. This is appropriate for a growing community.

Wanaka capital expenditure

- Increased from \$276,000 per year to \$548,000 per year. This represents a 99% average annual increase.
- Projected CAPEX has been smoothed compared to previous CAPEX.
- The increase is considered reasonable given the commentary in the Parks Strategy 2002.
- It is noted that the moving average remains reasonably static.

The following graphs demonstrate the effects of the identified CAPEX decisions.





### 10.1.3 Asset Acquisition

The CAPEX expenditure profiles identify expectations of new reserves being vested in Council. These include the following:

Location	New Reserves Acquired from Developers
Queenstown	13
Arrowtown	3
Lakes Hayes	3
Wanaka	5
Hawea	3

The CAPEX profile assumes that Council will prepare development plans for these new reserves and the developer will complete the physical works and improvements on the sites.

Acquisition of suitable land for walkway and cycleway network infrastructure should also be given consideration at the time of subdivision or development.

### 10.1.5 Disposals

*Disposal* Expenditure or revenue generated from assets no longer needed by Council.

No disposals have been identified at this stage. The Property Review document and any other management plans are required to be completed and approved by Council. Before these are completed it is considered prudent to ignore any disposal activities.

## 10.2 Expenditure Profiles

Expenditure Profiles have been prepared for a 20 year period, namely 2002/3 to 2021/21. For more details see **Appendix A – Expenditure Details**.

## 10.3 Funding Mechanisms

Now that the expenditure types and quantum of expenditure have been defined the next phase is to fund the expenditure.

This document does not specifically analyse the funding mechanisms. The tools used in the funding process are the:

- **Funding Policy – Adopted June 1998 (Revised May 2001)**
- **Long Term Financial Strategy - Adopted June 1998 (Revised May 2001)**
- **Investment and Borrowing Policy**

These documents are all inter-linked with one another (see **figure 2.1 – The Asset Management Process**) and they define what funding mechanisms will be used. Typical funding mechanisms include:

- Financial Contributions
- General Rates and Rating Differentials
- Loan Funding
- Depreciation Funding

## 11.0 IMPROVEMENT PLAN AND MONITORING

Table 11.1 below identifies specific activities that needed to be completed to understand Parks and Reserve Assets better.

**Table 11.1 Improvement Plan**

The improvement plan is intended to identify and record ‘gaps’ in the information available when preparing the AMP.

The areas for improvement identified can then be addressed prior to the review of the plan.

### Improvements Identified

<b>Improvement Type</b>	<b>To be completed by</b>	<b>Actioned by</b>
Identify system (software) to hold parks asset register	2003	QLDC Curator of Open Space, & Finance Manager
Prepare a project to survey park assets, condition, remaining life and record in software system	2004	QLDC Curator of Open Space
Define levels of service & seek community consultation on proposed levels of service	2005	QLDC Curator of Open Space
Identify the costs of providing varying levels of service for Council consideration	2005	QLDC Curator of Open Space
Report asset condition, when known, to Council and develop a program for maintenance/replacement	2005	?
Prepare a signage policy incorporating costings for the parks network.	2004	?
Undertake a valuation of park assets when asset register, condition and future life have been assessed	2005	?
Implement Parks Strategy recommendations	Ongoing	QLDC Officers
Significant tree policy development, including street/reserve tree maintenance and health programming.	2004	QLDC Curator of Open Space
Prepare a monitoring programme, whereby the asset group manager and a steering committee review progress of the improvement plan on a regular timeframe.	2003	QLDC Curator of Open Space
Contract 330 Specification review	2003	?



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5. “*Tomorrows Queenstown – Visions, Issues and Directions*” Queenstown Lakes District Council (Aug 2002)
6. “*Wanaka 2020*” - Queenstown Lakes District Council (2002)
7. “*Reserves and Improvement AMP*” – Version 1 AMP Montgomery Watson 1997
8. “*International Infrastructure Management Manual*” – Version 1.0 (2000)

**APPENDIX A – FINANCIAL SPREADSHEETS**

**APPENDIX B – LAND ASSET REGISTER**

<b>WAKATIPU RESERVE LAND</b>				
<b>Property Number</b>	<b>Description</b>	<b>Valuation Reference</b>	<b>Area</b>	<b>Type</b>
000154	Esplanade Reserve Lake Hayes Arrowtown Road Arrowtown	2907113701	1.22	ESP
000155	Mill Creek (DP 23930 & 12234) Speargrass Flat Roat Arrowtown	2907113305	0.53	ESP
000156	Mill Creek (DP 21682) Malaghan Road Arrowtown	2907110802	0.79	ESP
000157	Mill Creek (DP 21475) Malaghan Road Arrowtown	2907110805	0.16	ESP
000158	Mill Creek (DP 22496) Malaghan Road Arrowtown	2907110901	0.94	ESP
000159	Mill Creek (DP 22359) Malaghan Road Arrowtown	2907110902	0.86	ESP
000160	Mill Creek (DP 24886) Malaghan Road Arrowtown	2907111102	0.21	ESP
000161	Mill Creek (DP 20654) Malaghan Road Arrowtown	2907111401	1.53	ESP
000162	Mill Creek (DP 20526) Malaghan Road Arrowtown	2907111700	0.41	ESP
000163	Arrowtown-Lake Hayes Road Arrowtown	2907114100	1.27	ESP
000164	Speargrass Flat Road Arrowtown	2907114700	0.26	ESP
000165	Mill Creek (DP 24721) Speargrass Flat Road Arrowtown	2907115001	0.88	ESP
000171	Tree Planting Reserve Lake Hayes Lake Hayes Road Arrowtown	2907133900	0.14	ESP
000172	Bendemeer Reserve Entrance Arrowtown-Lake Hayes Road	2907136200	0.04	RRP
000173	Lake Hayes Recreation Reserve Arrowtown	2907136900	0.08	RRU
000176	Whitechapel Riverside Reserve Whitechapel Road Arrowtown	2907210002	0.00	ESP
000177	Tree Reserve Arrow Junction State Highway 6 Arrow Junction	2907213209	0.26	TRE
000179	Pig/Matau and Pigeon/Wawahi Waka Islands Lake Wakatipu	2907306600	282.00	SCA
000183	Bellbird Lane Recreation Reserve, Bellbird Lane, Bob's Cove, Queenstown	2907307813	0.21	RRU
000184	Wilson's Bay Water Front Recreation Reserve, Glenorchy-Queenstown Road, Closeburn	2907317909	0.08	RRU
000204	Kelvin Heights Lakeside Reserve, Peninsula Road, Kelvin Heights, Queenstown	2909900300	13.15	RRP
000207	Peninsula Road Accessway, Peninsula Road, Kelvin Heights	2909912800	0.05	RRP
P00208	Bayview Reserve, Bayview Road, Kelvin Heights	2909920101	0.00	ESP
000210	Jardine Park, Poplar Drive, Kelvin Heights	2909954800	28.94	RRA
000211	Kelvin Heights Recreation Reserve, Grove Lane, Kelvin Heights	2909954900	45.72	RRA
000212	Repeater Station (Kelvin Heights), Grove Lane, Kelvin Heights	2909955000	0.02	RRP
000214	Frankton Gold and Playing Field, State Highway 6, Frankton	2910100300	9.50	RRA
000216	Reserve adjacent State Highway 6, Frankton, State Highway 6, Frankton	2910108400	0.64	RRP
000217	Riverside Road Reserve (Lots 701 & 706), Riverside Road, Frankton	291045000	0.34	LPB
000218	Riverside Road Reserve (Lot 604), Riverside Road, Frankton	2910145001	0.18	LOC
000219	Riverside Road Reserve (Lot 603), Riverside Road, Frankton	2910158200	0.52	LOC
000220	Frankton Domain, Lake Front, Frankton	2910115700	9.04	RRP
000221	Frankton Domain Lake Front, Lake Front, Frankton	2910115800	2.04	RRA
000222	Zoological Reserve, Riverside Road, Frankton	2910206300	0.45	LOC
000223	Boat Shed Sites Frankton, Lake Front, Frankton	2910115900	0.15	RRP
000226	Rastusburn Lane, Rastusburn Lane, Frankton	291032206	0.24	RRU
000230	Goldfield Heights, Goldfield Heights, Queenstown	2910314300	0.20	LPR
000232	Marina Heights Recreation Reserve, Marina Drive, Frankton	2910326706	0.04	RRP
000234	Marina Drive Recreation Reserve, State Highway 6, Frankton	2910330800	0.06	LPR
P00236	Frankton Marina, Frankton Road, Frankton	2910331600	0.00	RRP
000237	Frankton Road Accessway, Frankton Road, Queenstown	2910333100	0.02	RRP
000243	Panorama Terrace Tree Planting Reserve, Panorama Terrace, Queenstown	2910222300	0.16	TRE
000244	Panorama Terrace/Hensman Road, Hensman Road, Queenstown	2910422501	2.06	LPR
000245	Frankton Road Tree Planting Reserve, Frankton Road, State Highway 6A, Queenstown	2910422900	0.25	TRE
000246	Peregrine Place Recreation Reserve, Peregrine Place, Queenstown	2910434700	0.02	LPR
000247	Cecil Road, Cecil Road, Queenstown	2910441600	0.14	RRU
000253	Warren Park, Huff Street, Queenstown	2910606300	2.47	RRA
000255	Part Queenstown Gardens, Park Street, Queenstown	2910506500	1.31	RRA
S00256	Marine Parade Reserve, Marine Parade, Queenstown	2910506600	0.66	RRP
000259	Transit of Venus Reserve, 8 Melbourne Street, Queenstown	2910537500	0.01	HIS
000260	York Street Accessway, 14 York Street, Queenstown	2910549800	0.35	RRP
000261	Belfast Terrace Reserve, Belfast Terrace, Queenstown	2910552314	0.50	RRP
000262	Manchester Place Water Reservoir, Manchester Place, Queenstown	2910553700	0.22	LPU
000263	25 Dublin Street, 25 Dublin Street, Queenstown	2910556900	0.70	RRP
000264	Edinburgh Drive Reserve, Edinburgh Drive, Queenstown	2910560000	0.30	RRP
S00265	Windsor Place Reserve, Windsor Place, Queenstown	2910560500	0.01	LOC
000266	Vancouver Drive Recreation Reserve, Vancouver Drive, Queenstown	2910560600	0.12	RRP
000280	Cnr Brecon and Shotover Streets, 47 Shotover Street, Queenstown	2910637100	0.03	LOC
000281	St Omer Park, Lake Esplanade, Queenstown	2910642100	1.47	RRP
000282	Rotary Park, Lake Street, Queenstown	2910644900	0.25	RRP
000283	Lake Front Queenstown Bay, Beach Street, Queenstown	2910646300	0.15	RRP
000284	Earnslaw Park, Beach Street, Queenstown	2910647100	0.18	RRA
000285	Bob's Peak including One Mile, Lake Esplanade, Queenstown	2910654000	1565.09	RRP
000290	Gorge Road Tree Planting Reserve, Gorge Road, Queenstown	2917111100	0.24	TRE
000293	Utility Reserve Arthurs Point, Arthurs Point, Queenstown	2910719902	0.42	LPU
P00294	Lakeside adjacent Fernhill, Glenorchy-Queenstown Road, Queenstown	2910800100	0.00	RRP
000295	Williams Street Tennis Courts, 9 Williams Street, Fernhill, Queenstown	2910807500	0.32	STD

<b>WAKATIPU RESERVE LAND</b>				
<b>Property Number</b>	<b>Description</b>	<b>Valuation Reference</b>	<b>Area</b>	<b>Type</b>
000296	Fernhill Road Playground, 128 Fernhill Road, Queenstown	2910919600	0.51	LPR
000297	Glenorchy Queenstown Road Aspen Grove, Glenorchy Queenstown Road, Queenstown	2910900201	1.00	LPB
000299	Greenstone Place, Greenstone Place, Fernhill, Queenstown	2910945300	0.15	LPR
P00300	Benmore Place, Jetty Street, Glenorchy	2911100400	0.00	RRP
000302	Oban Street Beautification Reserve, Oban Street, Glenorchy	2911114402	0.11	LPB
000304	Invincible Drive Recreation Reserve, 16 Invincible Drive, Glenorchy	2911114403	0.25	RRP
000310	Rees River Esplanade Reserve, Priory Road, Glenorchy	2911129101	1.40	ESP
000311	Esplanade Reserve Kinloch - Routeburn Road, Routeburn Road, Kinloch, Glenorchy	2911133801	0.07	ESP
P00313	Part Kingston Domain, Kent Street, Kingston	2913106700	0.00	RRP
000314	Community Centre/Recreation Reserve, Gloucester/Dorset Street, Kingston	2913104000	1.09	RRA
000315	Recreation Reserve Shropshire Street, Shropshire Street, Kingston	2913110500	4.04	RRP
000316	Foreshore Recreation Reserve, Cornwall Street, Kingston	2913119600	0.75	RRP
000320	Anderson Park, Devon Street, Arrowtown	2918112800	0.09	RRP
000321	de la Perelle Park, 50 Cotter Avenue, Arrowtown	2918128900	0.59	RRP
000322	Reed Park, Adamson Drive, Arrowtown	2918133700	0.74	RRP
000323	Edwards/Hamilton & Summers Way, 33 Adamson Drive, Arrowtown	2918159300	0.12	TRE
000336	O'Callaghan Park, Ford Street, Arrowtown	2918207600	1.43	RRP
000337	Wilcox Green, Ford Street, Arrowtown	2918207700	2.22	RRP
000338	Bedford Street Recreation Reserve, 9 Bedford Street, Arrowtown	2918216600	1.65	RRP
000342	Arrowtown Bowling Club, 2 Hertford Street, Arrowtown	2918219700	0.20	RRA
000344	Rose M Douglas Park, Wiltshire Street, Arrowtown	2918219900	0.16	RRA
000349	Ah-Lum Section Buckingham Street, Arrowtown	2918232900	0.07	HIS
000350	Bush Creek Recreation Reserve, Middlesex Street, Arrowtown	2918233400	8.08	RRA
000357	Pump Station Site, McDonnell Road, Arrowtown	2918401500	0.01	LPU
000358	Tipperary Place, 7-9 Tipperary Place, Arrowtown	2918402900	0.25	RRP
S00360	Skyline Building and Gondola Terminal, Brecon Street, Queenstown	2910614800	1.59	RRP
000361	Queenstown Nature Park, Brecon Street, Queenstown	2910614900	1.85	RRP
S00364	Queenstown Recreation Ground, 1 Memorial Street, Queenstown	2910614000	0.00	RRA
000370	Queenstown Gardens, Park Street, Queenstown	2910507200	12.95	RRA
000371	Kawarau Falls, Remarkables Crescent, Frankton	2910139600	0.84	RRP
000372	Buckingham Green, Buckingham Street, Arrowtown	2918229700	0.07	RRP
000403	Lakeside each side of Frankton Marina, Frankton Road, Frankton	2910331500	5.87	RRP
P00404	Frankton Marina Recreation Reserve, State Highway 6, Frankton	2910331501	0.00	RRP
000405	Part Rose M Douglas Park, 1 Anglesea Street, Arrowtown	2918220000	0.17	RRP
000406	Hansen Park, Wiltshire Street, Arrowtown	2918231000	0.21	RRP
000407	Fox's Terrace Recreation Reserve, Arrowtown	2918145400	0.32	RRP
000408	McDonnell Road to Cotter Avenue Recreation Reserve, Arrowtown	2918169400	0.19	RRP
000410	Glenorchy Domain, Oban Street, Glenorchy	2911118700	9.41	RRA
000431	Wakatipu Yacht Reserve, Kelvin Peninsula, Queenstown	2909955100	1.38	RRA
S00433	James Clouston Memorial Recreation Reserve, Man Street, Queenstown	2910671300	0.55	RRP
000436	Fernhill Road Tree Planting Reserve, Fernhill Road, Queenstown	2910908902	0.02	TRE
000437	Kelvin Heights Peninsula Recreation Reserve, Grove Lane, Queenstown	2909954901	10.70	RRA
000439	Whare Kura, Isle Street, Queenstown	2910614301	0.25	RRP
000440	Centennial Avenue Local Purpose Reserve, Arrowtown	2918112101	0.02	LOC
000442	The Commonage Recreation Reserve, The Commonage, Queenstown	2910599900	64.09	RRP
000446	Frankton Domain, Bridge Street, Frankton	2910115701	0.46	RRA
S00455	Mill Creek (DP 25912) Speargrass Flat Road, Arrowtown	2907115103	0.00	ESP
S00456	Kawarau Jet, Frankton Marina Road, Frankton, Queenstown	2910331601	0.06	RRA
001201	Part Glenorchy Domain, 17 & 18 Jetty Street, Glenorchy	2911100401	0.45	RRP
001205	Lake Hayes Creek Walnut Lane, Lake Hayes	2907124501	0.43	ESP
001207	Beautification Reserve State Highway 6, State Highway 6, Frankton	2910121600	0.02	LPB
001208	Beautification Reserve State Highway 6, State Highway 6, Frankton	2910109500	0.49	LPB
001209	Part Frankton Domain, McBride Street, Frankton	2910117401	0.95	RRP
001210	Lake Street Accessway, Lake Street, Frankton	2910104401	0.04	LOC
001211	McBride Street Accessway, McBride Street, Frankton	2910112701	0.04	LPR
001212	Beautification Reserve State Highway 6, State Highway 6, Frankton	2910124101	0.00	LPB
001214	Edwards Way, 33 Adamson Drive, Arrowtown	2918118801	0.10	TRE
001215	Summers Way, Jenkins Place, Arrowtown	2918157601	0.05	TRE
001217	Panorama Terrace, Lot 37 DP 16397, Panorama Terrace, Queenstown	2910419700	0.05	RRP
001218	Panorama Terrace, Lot 39 DP 16397, Panorama Terrace, Queenstown	2910432400	0.13	RRP
001219	Beautification Reserve Kawarau Road, McBride Street, Frankton, Queenstown	2910120701	0.11	LPB
Q00147	Brecon Street Carpark & Surrounds Brecon Street, Queenstown	sold	2.24	LOC
Q07000	Queenstown Fun Centre, 29 Park Street, Queenstown	2910507000	0.49	RRP
Q20300	Panorama Terrace, 78 Panorama Terrace, Queenstown	2910420300	0.14	RRP
Q31700	Part Frankton Marina, Frankton Road, Frankton, Queenstown	2910331700	0.09	RRA
000169	Section 1SO Peninsula Road, Kelvin Heights, Queenstown	no record		
P00324	Arrowtown Recreation Reserve, Suffolk Street, Arrowtown (Camping Ground)	2918200100	0.60	RRP
S00736	William Rees Memorial Reserve, Kelvin Heights	2909900200	7844.00	RRA
S00737	Tree Planting Reserve, Manse Road, Arrowtown	2918411401	0.08	LOC
<b>Total Wakatipu Reserve Land</b>			<b>9967.10</b>	Ha

<b>WANAKA RESERVE LAND</b>				
Property Number	Description	Valuation Reference	Area	Type
W00004	Clutha Outlet Reserve, Beacon Point Road, Wanaka	2905100100	44.11	RRP
000007	Roto Place Accessway, Roto Place, Wanaka	2905104200	0.06	LPR
000008	Atherton Place Recreation Reserve, Atherton Place, Wanaka	2905102011	0.40	LPR
000010	Eley Point Recreation Reserve, Eley Point Road, Wanaka	2905155700	4.68	RRA
000014	Rata Street Accessway, Rata Street, Wanaka	2905114500	0.11	LPR
000015	Rimu Lane Accessway, Rimu Lane, Wanaka	2905129701	0.17	LPU
000016	Hunter Accessways, Hunter Crescent, Wanaka	2905132200	0.00	LPU
000017	Cherry Court Reserve, Cherry Court, Wanaka	2905134800	0.07	LPR
000024	Lismore Park, Lismore Street, Wanaka	2905213600	18.30	RRA
000025	Achilles Place Reserves, Achilles Place Wanaka	2905225700	0.01	LPR
000027	Mt Iron Drive Reserve, Mt Iron Drive, Wanaka	2905229800	0.27	LPR
000030	Aeolus Place Reserve, Aeolus Place, Wanaka	2905231300	0.06	LPR
S00033	Wanaka Golf Course, Ballantyne Road, Wanaka	2905300100	55.76	RRA
000034	Ballantyne Road, Ballantyne Road, Wanaka	2905302800	0.77	RRP
000038	Bullock Creek, Brownston Street, Wanaka	2905307700	0.24	RRP
000039	War Memorial, 17 Upton Street, Wanaka	2905309800	0.10	MEM
000040	War Memorial, 11-15 Chalmers Street, Wanaka	2905309900	0.30	LOC
000043	Dungarvon Street, Wanaka	2905313014	0.04	SEW
S00045	Old Yard Tenby Street, 161 Tenby Street, Wanaka	290534640	0.10	SCB
000116	Pembroke Park, Ardmore Street, Wanaka	2905323000	10.55	RRA
000119	Roys Bay Recreation Reserve, 100 Ardmore Street, Wanaka	2905323300	5.74	RRA
000121	Kennedy Crescent Reserve, 47 Kennedy Crescent, Wanaka	2905358100	1.70	RRP
000123	Wanaka Camping and Showgrounds	2905342500	11.47	RRA
000124	Upper Clutha Rugby Club and Grounds, McDougall Street, Wanaka	2905342700	0.20	RRA
S00126	Upton Street Recreation Reserve, Upton Street, Wanaka	2905344300	1.29	RRP
000127	Wanaka Station Park, Normal Terrace, Wanaka	2905401400	2.93	RRP
000128	Sargood Drive Scenic Reserve, Sargood Drive, Wanaka	2905402300	0.10	SCA
000129	Sargood Rive Recreation Reserve, Sargood Drive, Wanaka	2905405500	0.10	RRP
000130	Morrows Mead, 21 Morrows Mead, Wanaka	2905406700	0.12	LOC
000131	Sargood Pump House, Sargood Drive, Wanaka	2905416000	0.01	LPU
000133	Huchan Lane Reserve and Accessway, Huchan Lane, Wanaka	2905429200	0.11	RRP
000135	Gravel Reserve, Riverbank Road, Wanaka	2906102500	0.07	GRV
000137	Riverbank Road Gravel Reserve, Riverbank Road, Wanaka	2906102700	1.97	GRV
000138	Ballantyne Road Esplanade, Ballantyne Road, Wanaka	2906107007	2.72	ESP
000139	Damper Bay Lakeside Recreation Reserve, Damper Bay, Wanaka	2906122500	53.58	RRP
000140	Ruby Island Recreation Reserve, Lake Wanaka, Wanaka	2906122700	3.16	RRP
000141	Glendu Bay Recreation Reserve Mt Aspiring Road	2906122900	12.60	CAM
000151	Pump Station Site, Stone Street, Wanaka	2905370500	0.00	LPU
000166	Meadowstone Recreation Reserves, Meadowstone Drive, Wanaka	2905387500	0.54	LPR
000485	Dublin Bay Recreation Reserve, Dublin Bay Road, Wanaka	2908200600	18.21	RRP
000187	Hawea River Esplanade Reserve, State Highway 6, Albert Town	2908202604	0.14	ESP
000191	Anderson Road Beautification Reserve, Anderson Road, Wanaka	2905232900	0.04	LPR
<b>Total Wanaka Reserve Land</b>			<b>252.93</b>	<b>Ha</b>

<b>COUNCIL WANAKA RESERVE LAND</b>				
Property Number	Description	Valuation Reference	Area	Type
000194	Luggate Gravel Reserve, Luggate-Hawea Road, Luggate	2908210200	5.19	GRV
000200	Hopkins Street Recreation Reserve, Hopkins Street, Luggate	2908305900	0.77	RRA
000205	Alison Avenue Recreation Reserve, Alison Avenue, Albert Town	2908324300	4.87	RRU
000401	Faulks Terrace Hospital Reserve, Faulks Terrace, Wanaka	2905351100	4.26	RRP
000435	Mt Aspiring Road Scenic Reserve, Wanaka Mt-Aspiring Road, Wanaka	2905373909	0.10	SCA
000444	Wanaka Community Pool, 121 & 131 Plantation Road, Wanaka	2905244700	0.64	RRA
S00450	Tania Terrace Walkway, Taiia Terrace, Albert Town	2908326306	0.03	RRP
S00463	Rob Roy Lane Reserve, Rob Roy Lane, Wanaka	2905219700	0.23	LPR
000826	Wilkin Road Reserve, Wilkin Road, Wanaka	2905226900	0.09	LPB
001197	Alison Avenue Recreation Reserve, Alison Avenue, Albert Town	2908331200	0.10	RRU
001198	Kellys Flat Recreation Reserve, Aubrey Road, Wanaka	2905247901	0.00	RRA
001204	John's Creek Riverside Reserve, Gladstone Road, John's Creek	2908442801	0.17	ESP
001213	Anderson Road Utility Reserve, Anderson Road, Wanaka	2905332900	0.56	LPU
001216	Penrith Park, Beacon Point Road, Wanaka	2905100601	0.93	LPR
C29629	Mount Aspiring College, Totara Terrace, Wanaka		0.00	RRP
W00100	Part Roy's Bay Recreation Reserve, Wanaka Mt-Aspiring Road, Wanaka	2905400100	3.92	RRA
W01300	Mt Aspiring Road Scenic Reserve, Mt Aspiring, Wanaka	2905401300	0.41	SCA
W09400	Luggate Domain, State Highway 6, Luggate	2908309400	1.66	RRA
W22600	Waterfall Creek Recreation Reserve, Mt Aspiring Road, Wanaka	2906122600	8.10	RRP
W27600	Dale Street Recreation Reserve, 43 Dale Street, Albert Town	2908327600	0.86	RRU
W30401	Esplanade Reserve Clutha River, Alison Avenue, Albert Town	2908330401	0.29	ESP

<b>COUNCIL WANAKA RESERVE LAND</b>				
<b>Property Number</b>	<b>Description</b>	<b>Valuation Reference</b>	<b>Area</b>	<b>Type</b>
W48900	Winders Recreation Reserve, 35 Winders Street, Wanaka	2905148900	0.15	RRP
002222	Meadowstone Reserves Willowridge, Wanaka	2905388112	0.62	LPR
002223	Meadowstone Drive Accessway	2905394901	0.02	LPR
002224	Meadowstone Meadowstone Drive, Wanaka	2905372803	0.19	LPR
P00123	Wanaka Recreation Reserve, McDougall Street, Wanaka	2905338100	0.00	RRA
S00141	Glendu Bay Recreation Reserve, Mt Aspiring Road, Glendu Bay Wanaka		0.00	RRP
<b>Total Council Wanaka Reserve Land</b>			<b>34.15</b>	Ha
<b>HAWEA RESERVE LAND</b>				
<b>Property Number</b>	<b>Description</b>	<b>Reference</b>	<b>Area</b>	<b>Type</b>
000188	Lake Hawea - Albertown Road, Hawea - Water Reservoir	2908203704	0.26	RRA
000195	Hawea Public Well Site, Kane Road, Hawea Flat	2908214400	0.32	LPW
000198	Part Hawea Recreation Reserve, State Highway 6, Hawea	2908400400	2.80	RRA
000202	Capell Avenue Recreation Reserve, Capell Avenue, Hawea	2908411200	3.16	RRA
000203	Lakeview Terrace Esplanade Reserve, Capell Avenue, Hawea	2908423800	5.39	ESP
H00500	Part Hawea Recreation Reserve, State Highway 6, Noema Terrace, Hawea	2908400500	14.57	RRP
H04600	Capell Avenue Reserve, Capell Avenue, Hawea	2908404600	0.06	LOC
H17600	Hawea Recreation Reserve, Camp Hill Road, Hawea Flat	2908217600	0.71	RRP
W006400	Hawea Domain, Domain Road, Hawea	2908206400	43.42	RRA
S00735	Kiwi Street Reserve Makarora	2908226721	1519.00	LPR
<b>Total Hawea Reserve Land</b>			<b>1589.69</b>	

*(Source – MAC Property Limited - “FoxPro” Asset Database)*