

QUEENSTOWN LAKES DISTRICT COUNCIL

PARKS STRATEGY

**Adopted By Council
18 October 2002**

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QUEENSTOWN LAKES DISTRICT COUNCIL

RESERVES, PUBLIC AMENITIES AND OPEN SPACE STRATEGY

1. BACKGROUND

1.1 General Introduction and Vision Statement

The strategy throughout the document has been referred to as the Parks Strategy.

It is intended to cover a planning period of 20 years (to 2021), with a full review to reflect actual growth and community needs/expectations in 10 years (2011).

The vision for the district is to provide an abundance of quality parks for recreation, sport and amenity interlinked by green corridors providing safe walking & cycling routes while also providing wildlife refuge. The urban communities will have easy access to river, lake and mountain fringes as well as good access to developed parks & reserves.

Parks and reserve provide visual relief from the built environment, habitat for wildlife, and opportunity for recreation.

This is part of the Strategic Goal for Queenstown and Wanaka of respecting the landscape and the natural environment

The following principles are from Tomorrow's Queenstown 2002 Strategic Planning report. Similar principles are expressed in the Wanaka 2020 workshop report.

The green and blue network is the open space in public and private hands throughout the Wakatipu Basin. It comprises Council and DOC parks and reserves, walkways, land in the outstanding natural landscape areas, rivers and lakes. This setting is what makes Queenstown a unique and special place. The community has expressed the view that the "backdrop landscape" is sacrosanct and should be preserved forever.

This network is the most important natural asset in the district. It is also critical to the local economy, as the outstanding natural setting underpins Queenstown's appeal to visitors.

Through protecting, enlarging and enhancing this network we will over time create significant ecological, amenity, recreation and economic value.

The principles of an extension of the green network and trails network are:

1. Follow the water – the rivers and the lakes.
2. Realise opportunities where there is potential high amenity, high points and views.

3. Realise opportunities for adding ecological, amenity and economic value to the district through the green network.
4. Improve the ecological values of the outstanding natural landscape areas of the Wakatipu.
5. Protect the heritage landscapes such as the Crown Terrace.
6. Encourage partnerships between organisations such as the Wakatipu Trails Trust, Council, DOC, landowners and other others to implement these strategies.

1.2 Purpose of the Reserve & Open Space Strategy

Council has developed a draft Parks Strategy as a high level document to identify existing land resources, to identify the need for additional reserve land and to ultimately link with the District Plan.

The Parks Strategy will also link into the Councils long-term financial strategy through the Reserves Parks Asset Management Plan when updated.

It is not intended that this strategy address specific sporting or leisure planning needs which, will be addressed in separate planning documents. These future plans may include a walkway/cycleway strategy, needs analysis for specific sporting facilities such as the Events Centre, etc.

The Parks Strategy will:

- Enable reserve management plans to be prepared to build on the initial Parks Strategy
- Ensure that a consistent approach in methodology and standards is developed for reserve management plans to be prepared under the Reserves Act.
- Identify current and future demand for reserves, public amenities and open space
- Identify current deficiencies and future needs for each type of reserve and open space including additional land, facilities and amenities
- Determine the minimum standards of facilities for each type of reserve and open space
- Identify, through enhancement plans, the likely future capital works (in general terms) for which Council can collect funds through development impact fees and reserve contributions.
- Acknowledge the benefits of ‘pocket parks’ and green spaces within the urban environment

1.3 Statutory Requirements for Reserves

There are two key statues relating to the management and provision of public open space and reserve.

- Reserves Act 1977
- Resource Management Act 1991

Reserves Act

The Reserves Act 1977 applies to all public land that has been vested or gazetted under the Act. As a requirement of this Act, management plans should be prepared for all recreation reserves to provide a framework for future

management decisions relating to its maintenance, use and development. QLDC has the following operational management plans at present:

- Sunshine Bay to Queenstown Bay Waterfront 1991
- Queenstown Bay Waterfront / Queenstown Gardens 1989
- Frankton Marina 1989
- Frankton / Kelvin Heights Foreshore 1990
- Wanaka Pembroke Park 1988
- Kingston Foreshore 1996
- Ruby Island 1988
- Eely Point 2001
- Wanaka Lakeside Reserve & Lakeshore 1997
- Lismore Park under preparation 2002

The Reserve Act specifies in general terms the purpose of each class of reserve and requires that each reserve be managed in accordance with this purpose. The Act also requires that Council complete a process of public notification for the leasing of areas of reserve (covered by the Act) where it is not in accordance with the management plan.

There are a large number of areas of open space and land, referred to in the District as reserve, many of which are likely to not yet hold the formal Reserve status. This land is likely to be fee simple awaiting Council completion of the formal process of gazetting.

Council does have a responsibility, where it uses funds set aside for reserve purchase or accepts land in lieu of a reserve contribution to retain the land for the long term enjoyment of the community. Usually this land is vested formally as reserve

Resource Management Act

QLDC is required to prepare a district plan under the Resource Management Act 1991. The district plan is prepared and amended under a statutory process, which enables the community to make submissions on those parts of the plan that affect them. The purpose of the district plan is “to promote the sustainable management of natural and physical resources” which links clearly into this Parks Strategy. The strategy is a vision for open space and reserve in the Queenstown Lakes district that while not binding gives an indication of Councils intentions for the future.

The general principal of the “exacerbator-pays” can be applied to future reserve/open space land purchase and development can be considered and implemented through the district plan. Contributions from development either as land or monetary or a combination of both are intended to ensure that provision of parks continues to be provided on a similar basis as to the historical provision and in keeping with the needs identified in this strategy. Monetary contributions are to be used to enhance existing parks or purchase appropriately located land in keeping with the policies within the Parks Strategy. The intent to do so has been established in the Proposed District Plan.

DOC Otago Conservation Strategy 1988

This strategic plan sets the direction for the management of public lands administered by DOC in Otago for a 10 year period from 1988.

1.4 Reserve covered by Parks Strategy

The QLDC administers land owned by Council, and in some circumstances, land owned by the Crown and administered by the Department of Conservation (DOC). The Parks Strategy must take account of the total provision of reserve and open space to truly reflect the community's needs and current provision. The community is unlikely to differentiate between Crown, DOC or Council owned/administered land when using or appreciating the amenity a reserve provides. Thus the most important aspect of reserve provision is that the reserve has public access, is secured for the long-term as reserve/open space and enjoys responsible public management.

The QLDC Parks Strategy has been prepared to incorporate the following areas of reserve/open space:

- QLDC open space and reserve
- DOC land
- School grounds (available to the public at out of school times)

While there are other areas of public open space such as Church grounds that are accessible to the public these do not enjoy the same certainty of continuance of provision as the reserve/open space identified above. The Parks Strategy has been broken down into community areas and the different types of ownership of reserve/open space land recorded within these communities.

1.5 Structure of Parks Strategy by Community

The strategy has been produced by “urban community”, to enable appropriate referencing to population statistics to be made. The main communities are as follows:

- Queenstown (including Earnslaw, Frankton, Kelvin Heights, Queenstown Bay, Sunshine Bay)
- Arrowtown
- Glenorchy (including Kingston)
- Wanaka (including Matukituki & Albert Town)
- Hawea (includes Luggate)
- Skippers / Lake Hayes
- Categories of Reserve / Open Space

The categories of reserve and open space have been specifically developed *to suit the Queenstown Lakes District characteristics*, and are not taken from any formal established planning document, as currently there are no ‘industry’ standards that could have been reasonably applied.

The areas of existing reserve and open space have been recorded in the urban and future growth areas. The large areas of ‘rural’ DOC administered reserve

away from the main urban centres has not been incorporated into the overall land area totals within the strategy.

1.6 District Reserves / Open Spaces

A reserve, that residents / visitors, are willing to travel to, and, from the community that they live in. The reserve may enjoy a particular advantageous location (such as lake edge) or have recreational assets of a higher quality than a neighbourhood reserve. It is likely that a district reserve will have a mix of “special location” and appealing recreational assets together with providing a high amenity value through landscape features and planting. Shade trees will be prevalent.

Quality toilets, regional scale playground, well-maintained amenity planting, paths, lighting, family picnic facilities (barbecue, picnic tables etc) and developed car parking facilities will all be provided.

The visitor impact on this type of reserve will be significant, these reserves are likely to receive the majority of seasonal use from visitors and they are to be designed with this in mind.

1.7 Sports Grounds – Mixed Use

A sports ground is a reserve that is designed for and used for active sport, primarily of a traditional team nature. The reserve will have formally maintained sports turf for a mixture of winter and/or summer sport. The sports turf areas are maintained to an appropriate standard for the sports code use.

Toilets, changing facilities and car parking are likely to be available and some reserves may have resident sports club facilities. Clubs may have constructed floodlights to enable evening training.

The impact of visitors will not be significant as these reserves are designed for team sports, the exception being the Queenstown Events Centre which is likely to actively market its facilities as being suitable for national training camps and tournaments and potentially annual one day cricket internationals.

1.8 Sports Grounds – Golf / Exclusive Use

A reserve that has been primarily developed for one specific sport such as golf. It is likely that the majority of the reserve is maintained for the single purpose and that other sporting uses are restricted. Informal recreation such as walking, while possible, may be restricted to certain parts of the reserve.

Sports club building and member facilities are likely to be present. Non-member use of the facilities may be possible, subject to club user charge. Reserve likely to be leased to sports club.

Visitors will increase patronage throughout the season, the golf courses are assumed to have been developed with this market in mind.

1.9 Neighbourhood Reserve

A developed urban reserve designed for ease of pedestrian access. The reserve will be easily accessible, probably from more than one road frontage. The reserve will be well maintained, free draining, have flat or gently undulating grassed areas, be safe and provide an attractive welcoming ambiance to the immediate local community within a ten minute walking distance.

Neighbourhood reserves will host children's play equipment, seating, amenity lighting, paths and attractive amenity planting.

Visitor use will see a moderate increase in these reserves especially those located within residential areas where holiday homes are located. The reserve design, size and location will meet the local use even at peak periods.

1.10 Local Reserve

A local reserve within the urban community that may be partly developed for amenity purposes. Likely to provide a green buffer and possible amenity mitigation against development, be planted with trees (where possible) and have a lower level of maintenance to a neighbourhood reserve. Probably suitable for dog walking with reasonable pedestrian access and possibly providing a "green" link to other reserves or open space.

A local reserve may be a gully left over from development and is likely to have only basic assets such as seats and bins. Play equipment not required but maybe provided in some cases. Not all reserves need to be 'developed' to provide benefits to the community and the simple provision of wildlife habitat and a green buffer may justify existence of the reserve.

Local reserves will not be impacted by increased visitor numbers, although illegal dumping of household rubbish (fly tipping) may increase in some areas. There is evidence of this occurring at present on local reserves.

1.11 Open Space / Passive Reserve

A reserve or open space that maybe only partly developed but contains a natural feature/s such as lake edge, river or mountain view. Usually a large reserve or open space that provides for informal leisure experiences. Maybe DOC or Council owned/administered. This category will incorporate most of the DOC land in the district.

The reserve or open space is likely to provide formally marked and/or informal walkways. Walkways maybe of a high standard such as boardwalks or be part of a wider walkway network. Toilets may be provided at recognised congregation areas, basic park furniture such as benches provided in some areas. Informal car parking will be available.

The visitor pressure on some of the lake edge open space, especially around the boat launching facilities will have some impact. Additional trailer parking and improved signage to identify alternative launching facilities may need to be

considered. Public toilets at launching facilities have in the main been provided; some of these will need to be upgraded in future years.

1.12 Community Building Reserve

A reserve or open space that is mainly dedicated to hosting community facilities such as a library, community hall or tennis club & court facility.

The land is likely to have formalised car parking facilities and an established community club use.

The land may have limited amenity value where the majority of the site has been developed. Amenity provision is not the primary objective of these areas of land.

Visitors will have little impact on these reserves.

1.13 Other

Crown land has been amalgamated with DOC land for the purpose of this strategy, although if it is possible to separate this would be beneficial as some Crown land will not enjoy the level of certainty of continuity of provision as DOC estate.

DOC land will be impacted by visitors as will the lake edge walkways (when better signage and promotional material is developed). Providing adequate car parking and toilets are located at strategic points the visitor numbers will continue to be accommodated.

Walkways and cycleways while not identified within the parks strategy, as a separate category, are to be the subject of a specific strategy and do form an integral part of the overall reserve network. The high community value of linking parks and reserves and open space with communities and natural features is recognised and reinforced by the Parks Strategy

1.14 District Maps

Included as part of the Parks Strategy are maps of the District showing all existing QLDC and DOC parks and reserves. These are referenced to a spreadsheet containing the legal description and “ownership” details.

1.15 Marine Structures and Public Toilets

Nearly all the marine structures and public toilet facilities are located on parks and reserves throughout the District. These facilities are closely related to the parks and reserves on which they are located and provide an asset for a range of reserve users.

Marine structures and public toilets are covered in the following Asset Management Plans:

- Marine Structures Marine AMP
- Public Toilets Buildings AMP

2. THE PROCESS AND CONSULTATION

The Parks Strategy has evolved over a period of 12 months and has been the subject of considerable public input.

- September 2001 - draft Strategy approved in principle by the Reserves Committee of the previous Council.
- December 2001- draft Strategy approved in principle by the Reserves Committee of the current Council.
- January 2002 - public meetings in Wanaka and Queenstown introducing the draft Strategy.
- Early February 2002 - submissions on draft Strategy close
- February 2002 – Public Workshop with the Wanaka Community Board on the draft strategy and submissions.
- Early March 2002 - submissions considered by the Reserves Committee.
- May/June 2002 - Strategic Planning Workshops held in Queenstown and Wanaka. Relevant outcomes incorporated into the draft Strategy.
- July 2002 - Public meetings in six communities on the proposed enhancement plans. Additional feedback incorporated into the Parks Strategy.
- Early September 2002 - Reserves Committee Workshop on the draft Strategy and the reserve enhancement plans.
- 01 October 2002 - Parks Strategy approved by the Reserves Committee.
- 18 October 2002 - Parks Strategy adopted by Council.

3. DRAFT RESERVE POLICIES

Introduction

The vision for the district is to provide an abundance of quality parks for recreation, sport and amenity interlinked by green corridors providing safe walking & cycling routes while also providing wildlife refuge and sustaining ecological values. The urban communities will have easy access to river, lake and mountain fringes as well as good access to developed parks & reserves.

The ‘green network’ throughout the Queenstown Lakes District will be supported by local communities that value public open space and take an active role in its management and enhancement and appreciate the quality of the natural landscape.

Draft policy has been developed for the main reserve categories of:

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

There are some anomalies in terms of the management of reserve between QLDC and DOC where reserves are side by side but managed by different organisations. Ideally a review of the management of adjoining lands should be undertaken with a view to one organisation taking responsible for contiguous areas of reserve or alternatively that the same standard of maintenance is adopted.

3.1 Sports Ground – Golf / Exclusive Use

Golf has traditionally been provided for by the leasing of large areas of council owned land for the development of club facilities and fairways/greens. It is unlikely that future communities would support the acquisition of land for this purpose when commercial operators are offering quality facilities in the district. Council owned land developed as golf courses does provide extensive amenity value however, despite limited accessibility. Future provision for golf is to be met by commercial provision of golf courses. Probable growth in demand for tennis/netball to be met from existing/future reserve provision on the basis of fixed term leases to community clubs of land for club development of facilities. Additional public facilities for Queenstown to be provided at Queenstown Events Centre (netball/tennis), as demand requires. The need for additional tennis/netball facilities in Wanaka has not been researched but provision could be made ideally at Mt Aspiring College (netball).

Community tennis/netball courts on council land leased to clubs to be continued where there is proven demand.

Summary policy for future provision of sports ground – golf/exclusive use

- *Existing Golf Courses (leased Council land) to be continued*
- *Future provision for Golf to be met by commercial provision*
- *Community tennis/netball club leases to be continued where there is proven demand*
- *Additional public tennis/netball courts to be provided for in Queenstown Ward at Queenstown Events Centre*

3.2 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.

Quantity / size of land

Sports grounds are best provided centrally to service local communities and where possible enough land should be provided to ensure several playing surfaces can be developed in time as demand requires. It is recommended that the minimum future provision be of a size that accommodates four full size winter fields (approximate dimension 130 x 80 metres each equal to approximately 1 hectare per winter field) and also provides suitable land for onsite car parking, facility development and off field training grounds.

Usable flat land to meet the above requirement will equate to a minimum parcel of land of 7 hectares, this will essentially only apply to Wanaka as Queenstown and Arrowtown have been provided for through the Queenstown Events Centre.

QLDC as a region has a widely dispersed population and in some communities the generally older population (those over 30 years tend to be less represented in formal team sports) would have limited use / desire for formal sports grounds suited typically for organised team sports. Predominant recreation is active outdoor (skiing, tramping, biking) more than team sports although as the population density increases the demand for team sport facilities is likely to increase.

Location

Ideally sports grounds are best located adjoining or close to existing schools or colleges to avoid duplication of facilities and where possible to share operational and maintenance costs. Current provision of sports grounds is concentrated in the communities of Queenstown and Wanaka with Glenorchy having a basic multi use facility in Centennial Park and Arrowtown having seasonal access to the camp ground extension in the winter season.

Sports Grounds in summary are located at:

- Queenstown Events Centre Frankton
- Queenstown High School/Warren Park
- Queenstown Primary School
- Queenstown Recreation Ground
- Wanaka Mt Aspiring College
- Wanaka Showground
- Hawea Sports Reserve
- Glenorchy Domain
- Arrowtown Camp Ground extension (off season)

The significant future provision for sports ground development is at the Queenstown Events Centre (30 hectares) where an additional 7 to 8 full sized fields to compliment the existing 4 developed fields can be accommodated on the land currently held by QLDC. Should land swaps be completed with The Queenstown Airport Company and agreement reached with the Golf Club to reconfigure their course a further 3 to 4 fields could be developed in the long term. This would provide a potential total of 10 to 12 full sized fields. The Events Centre currently provides for athletics (grass track), soccer, rugby, cricket, hockey and touch rugby. Car parking development would be required to compliment increased use in the long term.

Arrowtown should be provided for through the Queenstown Events Centre, however a local sportsfield for children's sport is required and this could best be located by a review of the current camp ground location with one option being to relocate the camp ground to make available the camp reserve for children's and local recreational pursuits.

Wanaka while currently provided for has limited opportunities for developing further grounds, although the Showground would benefit from reconfiguration which may provide an additional winter field and separate training ground. There maybe scope for sporting use of the adjoining Pembroke Park in future years subject to the management plan review identifying this as an appropriate use.

There is merit in looking to acquire land for sports ground development in the medium term (20 + years). The median growth projections indicate population growth to 7,100 (Wanaka Area Unit) people by 2021, although with a slightly increasing average median age. For this reason, and to assist Mt Aspiring College manage growth, it is recommended that future demand (short to medium term) for sports fields be accommodated on the south side of Aubrey Road on part of the Scurr Heights property.

While the sports grounds at Queenstown Events Centre are under utilised at present, the quality of these grounds will ensure that relative high use levels will be sustainable in future years. Also the centre of population is shifting towards Frankton. Ground enhancements on other Queenstown sports grounds could increase potential utilization, however the better return will be found in gradually relocating use to the Queenstown Events Centre grounds.

Consideration needs to be given to the development of an artificial hockey/tennis/training field, which would compliment other facilities at the Queenstown Events Centre and enable national hockey tournaments to be held in the District together with providing an opportunity for attracting the lucrative masters sports competitions to the district. An artificial surface would potentially provide all weather training surface for all winter sport and further reduce the need for additional grass fields. A separate cost benefit study should be completed to examine this opportunity in the future.

The Queenstown ice rink, located in the Queenstown Gardens provides for both formal and informal ice based activities during the winter months. It is envisaged that this commercial facility will continue to operate and to serve the needs of the Wakatipu area.

Minimum asset requirements

Sports grounds by nature of their use require good quality free draining flat land suitable for the growing of quality sports turf. Councils have in the past developed sub standard land into sports grounds and have regretted this approach over many years. QLDC should avoid attempting to use landfill sites for sports ground purposes in future years as this has been tried in many areas without success. Warren Park while undergoing upgrading will only ever provide a modest quality of sports ground suitable for low volume college/community use.

The minimum asset requirements for a usable sports ground are listed in the summary table in the appendix.

Summary policy for future provision of sports grounds

- ***Minimum future provision of 7 hectare land parcels***
- ***Land to be located, where possible close to / adjoining schools or colleges***
- ***Assets provided to meet minimum requirements (Appendix)***
- ***Queenstown Ward to be provided for by future development of Queenstown Events Centre land as and when demand merits***
- ***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***

- *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)*
- *Investigation of artificial hockey and all codes training ground at Queenstown Events Centre.*

3.3 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.

Quantity / size of land

It is recommended that the minimum future provision be of a size that accommodates informal ball sports, large family/community picnics and also provides suitable land for onsite car parking, toilet facility development and major playground development.

While the land does not need to be flat in total it does need to be easily accessible and incorporate areas of flat land for informal ball sports and picnic activities.

Usable land to meet the above desire will equate to a minimum parcel of land of 3 hectares (30,000m²) of which at least 0.8 (8,000m²) hectares should be reasonably flat.

Location

District reserves are best provided where a natural point of congregation will occur or where there is a natural feature that will attract users to the reserve / open space if developed. Current provision directly by Council has seen reserves developed in Wanaka and Queenstown at:

- Queenstown Gardens/Queenstown Bay Waterfront
- Wanaka Lakefront Playground

It is proposed that future district reserves be developed at:

- Wanaka Station Park
- Lake Hayes Pavilion

Minimum asset requirements

District reserves / open space must provide a high level of service and be aimed at meeting the needs of young and old, in this regard the assets will be of a high quality with an expectation of heavy and continuous use. Developed car parking adjoining the reserves is important given the intention to attract users from the wider community.

The minimum asset requirements for a usable district reserves / open space are listed in the summary table in the appendix.

Summary policy for future provision of district reserves / open space

- *Minimum future provision of 3 hectare land parcels with 0.8 hectares of reasonably flat land in Queenstown/Wanaka/Lake Hayes*
- *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.*
- *Land to be located, where possible, close to a natural feature*
- *Assets provided to meet minimum requirements*
- *Developed car parking & quality toilets to be provide*
- *Individual Reserve Management Plans to be developed for District Reserves over the next five years i.e. completed by 2008*
- *Future district reserves to be developed at:*
 - *Wanaka Station Park*
 - *Lake Hayes Pavilion*

3.4 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.

Quantity / size of land

It is recommended that the minimum future provision be 3000m² with a preferred provision of 3000m² + of usable flat or gently undulating land. This will serve a population of around 500 persons, a neighbourhood reserve serving a larger or denser population should be proportionally larger.

Location

Neighbourhood reserves should be provided within a reasonable walking distance of residential properties. Open frontage (providing a safe ambience) with access to more than one road frontage. Suitable land for neighbourhood reserves is currently located in all communities. Some of the land identified for neighbourhood reserve has yet to be developed.

Minimum asset requirements

Neighbourhood reserves need to be easy to access by foot from the local community. Assets will be suitable for a community park such as seats, playground and kick about area and will be of a high standard of provision.

The minimum asset requirements are listed in the summary table in the appendix.

Summary policy for future provision of Neighbourhood reserves

- *Minimum provision of 3000m² 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.*

- *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*
- *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*
- *A neighbourhood reserve to be provided where the community it serves exceeds, or is likely to exceed 500 people.*
- *Assets provided to meet minimum requirements*
- *A combined Reserve Management Plan to be developed for Neighbourhood Reserves over the next three years i.e. completed by 2006*
- *Neighbourhood reserves to be developed at:*
 - *Wanaka Winders Road*
 - *Wanaka Kuri Place*
 - *Glenorchy Playground Reserve (Coll Street subject to formal agreement with the Ministry of Education)*
 - *Kingston School Reserve (Kent Street)*
 - *Arrowtown Dawsonvale Playground*
 - *Arrowtown Rose Douglas Park*
 - *Fernhill Road Playground*
 - *Fernhill Williams Street*
 - *St Omer Park*
 - *Queenstown Dublin Street Main Reserve*
 - *Queenstown Happyland Mann Street*
 - *Queenstown Goldfield Heights Reserve (Golden Terrace)*
 - *Kelvin Peninsula Jardine Park*
 - *Frankton Domain*
 - *Frankton Remarkable Crescent Playground*
 - *Lake Hayes subdivision (exact location to be identified)*
 - *Hawea Playground/Sports ground*
 - *Luggate Domain/ Cricket ground*
 - *New Reserve Wanaka*

3.5 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.

Quantity / size of land

Local reserves can be areas of “green space” that need not be fully accessible and may provide a community benefit through the visual amenity they provide such as incorporating a stand of trees. Land need not be flat but the cost benefit of maintaining difficult gullies; steep land and other non-developable land should be carefully considered prior to any future acquisitions by Council.

QLDC current provision throughout the district is 19 hectares of local reserve. Minimum parcel size of land is not a specific requirement for the future although in terms of general provision 2000m² should be seen as a usable area. The current level of service provides 1.07 hectares for each 1000 people within the

combined district. The current level of service equates to 10.7m² per person or 32m² per residential dwelling.

The current level of service, combined with the extensive provision DOC estate and open lake surface provides an unnecessarily high level of provision. It is preferable that future provision of land for local reserves be focused on the protection of green corridors, landscape features, scenic backdrops, heritage landscapes and amenity features such as trees, rock outcrops, stream edge esplanade etc. Council should thus only be taking new local reserve where there is a clearly defined purpose. The quantity of future local reserve land required in new subdivisions will vary to meet the criteria in this Strategy.

The reduced level of service for local reserve assumes that the district and neighbourhood reserves are developed as per this Strategy.

There are a few sites where the land parcel size is so small that economic development is not worthwhile. Leasing or licensing the land to adjoining property owners maybe an option where the land has a reserve status.

Location

Local reserves will generally be dispersed through out the urban community providing corridors of “green” possibly linking reserves / open spaces via walkway systems. Linking residential areas to schools, commercial areas, district reserves, rivers and lakes.

Minimum asset requirements

Minimal asset requirements although some reserves may have been developed significantly in the past and thus a higher level of service established. With the future development of designated neighbourhood reserves the adjoining local reserves levels of service could be gradually reduced, which in some cases could lead to a reduction in assets such as playgrounds.

The minimum asset requirements for a usable local reserve are listed in the summary table in the appendix.

Surplus/Poor quality local reserves

There are a number of poor quality local reserves, which are essentially undevelopable as accessible reserve or open space. A plan to manage these sites for the longer term needs to be considered. While some land maybe inaccessible its value maybe in part for habitat for birds and also contributing to the desired green backdrop of the district.

It is proposed to identify the land status of all the local reserve deemed as of poor quality with a view to considering the longer term options for the land which include (following community consultation):

- Total amenity tree planting
- Total native re-vegetation
- Disposal of land

Where poor quality local reserve land has a reserve status, re-vegetation/amenity tree planting through community lead projects will be the preferred option.

Summary policy for future provision of local reserves

- *Provision of local reserve will vary dependant upon the nature of the land being subdivided and the natural features that are evident*
- *No additional land required to be acquired in established residential areas as adequate land is currently in QLDC ownership.*
- *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 & heritage landscapes.*
- *Assets provided to meet minimum requirements*
- *Identify any poor quality land and consider options for long term management (re-vegetation/amenity tree planting/disposal of fee simple land)*
- *For small sites with restricted opportunity for development consider leasing or licensing to neighbouring property*
- *Combined Reserve Management Plan to be developed for Local Reserves over the next five years i.e. completed by 2008*

3.6 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.

Accepted practice during the past decade has been to strongly encourage the sharing of built facilities. It is recommended that this become policy to avoid the possible construction of new facilities when there maybe under use of existing buildings.

Quantity / size of land

This study has not assessed demand specifically for the purpose of community buildings, however future land size would need to be adequate to ensure car-parking provision is met and that any possible new building is not compromised by the size of the site. A minimum land size of 3000 metres is recommended.

Location

Generally located within reach of the communities the facilities intend to serve.

Minimum asset requirement

Minimal assets required, although access to facility toilets (future designed facilities) should be considered. Car parking development and amenity tree planting should be incorporated into final development plan.

Summary policy for future provision of community building reserve

- *Strongly encourage the joint use/sharing of existing facilities ahead of construction of new facilities*
- *Minimum land parcel size of 3000 metres*

3.7 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.

There is a need to continue to improve access to the river and lake margins through signage and track development.

Through future development there maybe opportunities to secure additional passive reserve and this should only be considered if the land provides specific access to other existing reserve or natural features such as rivers/lakes. The acquisition of land for linking reserves and improving access to natural features together with the extension of walkway/cycleway networks is to be encouraged. Difficult to develop land, such as gullies, steep hillsides or surplus land from development should be carefully considered in terms of cost of maintenance against benefits provided to the community.

Summary policy for future provision of open space / passive reserve

- *Support DOC in acquisition of additional areas of open space land*
- *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 & heritage landscapes*
- *Identify any poor quality land and consider options for long term management (re-vegetation/amenity tree planting/disposal of fee simple land)*
- *For small sites with restricted opportunity for development consider leasing or licensing to neighbouring property*
- *Secure access to rivers (for angle/walking access) & lake fringes*
- *Develop a walkway/cycleway strategy, which will investigate linking existing reserves, communities, natural features and amenity areas through green corridors*

3.8 Summary of land required by population number

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).

Queenstown

Neighbourhood Reserve, shortfall 48,000m² (13 reserves of 4,000m² each)

Wanaka

Sports Grounds Mixed Use, shortfall 70,000m²

Neighbourhood Reserve, shortfall 21,654m² (5 reserves of 4,000m² each)

Skippers / Lake Hayes

Neighbourhood Reserve, shortfall 10,440m² (3 reserves of 4,000m² each)

Arrowtown

Sports Grounds Mixed Use, shortfall 30,000m²

Neighbourhood Reserve, shortfall 10,152m² (3 reserves of 4,000m² each)

Hawea

Neighbourhood Reserve, shortfall 6,390m² (2 reserves of 4,000m² 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 104,000m² of additional land based on a 4,000m² average sized reserve.

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

- Minimum Area 3000m²
- Average Area 4000m²
- One NR for every 500 persons = 8 m² per person
- One NR within 500m radius or 10 minutes walk. This is equivalent to 5.7m² 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 3.37m² 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 6m² per person or 15m² 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 10.8m² 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 5m² per person or 12.5m² per residential dwelling will provide sufficient land for the purposes described above in the future.

The total for Neighbourhood and Local Reserves being 27.5m² 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.

3.9 Operational issues to be addressed

Through the process of developing this Parks Strategy, consultation and site visits a number of operational issues have been identified which are recorded for consideration.

- Many parks & reserves are un-named and are thus either known by local names or simply referred to as 'land between A and B'. The formal naming of parks & reserves is desirable
- Existing signage of parks is appalling, both in terms of main entrance signage and bylaw/information within reserves. There is some interpretive signage of reasonable quality on a few reserves. A clear quality signage standard should be adopted by QLDC and annual funding provided to implement it over a period of years focusing on District & Neighbourhood Reserves as a priority.
- There is concern (from feedback through the consultation) that the levels of service in terms of parks maintenance is not at a level that the community want. While there has been a tendency to direct criticism at the contractor this may not be fair or appropriate as the QLDC as client is responsible for the setting of service levels and ensuring that the specified service levels are met by the contractor.
- Volunteers in some communities significantly reduce the cost of maintenance to the community of some areas of reserve i.e. Jardine Park & Kelvin Peninsula Walkway. While the use of volunteers is to be encouraged it is important that volunteers are recognised, supported & managed. It is likely that as the predominantly mature volunteers within the district move aside that council will inherit a greater maintenance liability for some parks.

4. Reserves by Community

4.1 Queenstown (includes Frankton/Kelvin Heights/Sunshine Bay/Queenstown Bay/Earnslaw)

4.1.1 Demographics

Queenstown has seen steady growth over the past three censuses. The age range of the population indicates a gradual aging toward a “middle aged” majority. The high visitor presence in both major seasons is spread throughout the town and the current provision of reserve open space will continue to meet their needs.

The Wakatipu Islands are incorporated into the strategy with an open space passive category.

Queenstown Population Census Information 2001 (including Frankton, Kelvin Heights, Sunshine Bay, Earnslaw & Queenstown Bay)

Census Year	Resident Population	Resident Growth since last Census	Resident Growth Since last Census %	Non Resident Population	Non Resident Growth since last Census	Non Resident Growth Since last Census %	Resident Age Range 0 – 14 years	Resident Age Range 15 – 64 Years	Resident Age Range 65 + Years	Resident Median Age
1986	4056	969	31 %				19.32	73.72	6.96	29.88
1991	5139	1083	27 %				18.58	72.16	9.2	31.88
1996	7494	2355	46 %				16.3	75.02	8.68	31.6
2001 actual	8538 actual	+1044 actual	14%	16735 estimate			16.86 estimate	74.8 estimate	8.32 estimate	33.2 estimate
2021 estimate	17,000 estimate	+ 8,462 since 2001 estimate	100% since 2001 estimate	33,500 since 2001 estimate	16,765 since 2001 estimate	100% since 2001 estimate				

4.1.3 Current Reserve / Open Space Provision

Queenstown Reserves and Open Space

Reserve / Open Space Category	Number of Reserves / Open Spaces	Total Area (m2)	Estimated additional number of Reserves / Open Spaces Required	Estimated Required Provision (m2)
District Reserves	1 (3 areas all linked)	152,723	-	-
Sports Grounds-Mixed Use	3	330,645	-	-
Sports Grounds Golf / Exclusive Use	2	689,180	-	-
Neighbourhood Reserve	9	239,301	13	48,000
Local Reserve	19	62,359	-	-
Open Space / Passive Reserve		8,732,441	-	-
Community Reserve Building	10	37,809	-	-
Cemetery	3	50,187	-	-
Other – camp grounds/Bird Park	6	139,818	-	-

Indicative areas/quantities identified from QLDC GIS

4.1.4 Shortfall in current / future provision

No shortfall of land has been identified for Queenstown, although as future subdivision and residential in fill development continues there will be additional need for neighbourhood and local reserves.

While it appears that Queenstown is well provided with open space and reserve it needs to be noted how much of this land is undeveloped and unmarked and thus from the community perspective is not providing the desired experience.

Boat launching facilities at Wanaka and Queenstown cannot cope with the current summer demand. However the Reserve Management Plans for both the Frankton Marina and Roys Bay (Wanaka) make provision for additional boat launching facilities together with associated finger jetties, parking, lighting and landscaping. The current Annual Plan includes substantial funding for the Frankton Marina. Other proposed improvements to existing structures are recognised in the draft Marine Asset Management Plan.

Sports fields have been provided for at the Events Centre in Frankton and a continued gradual shift to this centralised venue is encouraged. The development of an artificial surface for hockey, soccer training and general training will further reduce the need for grass fields in future years.

4.1.5 Impact of visitors

In reality the impact of visitors will affect the lake edge reserves and inner town open spaces. Neighbourhood and local reserves will have little impact from visitors with the exception to those adjoining the town area or lake fringes.

4.1.6 Queenstown Summary

The Queenstown area is well provided with open space and reserve land. However much of the land is either undeveloped or under developed in the residential areas. The topography of the area makes the development and access to reserve critical to its use by the community. While there are a few excellent developed reserves there are also reserves where a clear development plan is required. Urban growth has developed ahead of the reserve/open space development to date.

Inner town reserves are in need of a strong theme and sympathetic development to meet both the business district users as well as the visitor community. The Queenstown Gardens, while mature and providing an important area of open space are in need of further enhancement and updating.

The children's playgrounds developed in recent years are very similar in design and probably over provided. This strategy suggests purpose designed major playgrounds for District Reserves and more modest

“standard” playgrounds for neighbourhood reserves. As district reserve playgrounds are developed it maybe possible to phase out the local reserve playgrounds.

The lack of footpaths across reserves mirroring the “desire lines” needs to be addressed. Inadequate signage to identify reserves is a constant theme throughout the district. Large rotting tree stumps and weed infested banks are a common sight on urban reserves. The current level of service, for maintenance, should be reviewed to address the category of reserve identified by this strategy.

The Fernhill open space area (One Mile Creek behind the Youth Hostel) is a significant area of land with a small remnant of native bush, which could be extended over a period of years over the reserve. The interesting walkway needs extensive development and signage; this could be run as a long-term community project. There is little native bush in the immediate Queenstown area and this reserve provides the opportunity for this to be developed. Also adjoins and leads into a larger DOC reserve with native Beech bush.

Traditional team sports grounds and facilities should continue to be developed and centralised at Queenstown Events Centre.

4.2 Arrowtown

4.2.1 Demographics

Arrowtown has seen considerable growth over the past three censuses growing at a rate of growth, in permanent residents, greater than any other community in NZ. The age range of the population indicates a fairly steady “middle aged” majority. Unfortunately the census does not give us useful information regarding the active teens to 40’s.

Arrowtown Population Census Information 2001

Census Year	Resident Population	Resident Growth since last Census	Resident Growth Since last Census %	Non Resident Population	Non Resident Growth since last Census	Non Resident Growth Since last Census %	Resident Age Range 0 – 14 years	Resident Age Range 15 – 64 Years	Resident Age Range 65 + Years	Resident Median Age
1986	741	+ 285	63%				22.7	67.2	10.1	32.3
1991	897	+ 156	21%				20.4	66.6	13	36.6
1996	1428	+ 531	59%				21	67.6	11.3	35.1
2001 actual	1692 actual	+264 actual	18%	2906 estimate			20.6 estimate	69.4 estimate	10 estimate	36.3 estimate
2021 estimate	3,400 estimate	+ 1,708 since 2001 estimate	100% since 2001 estimate	5,800 since 2001 estimate	2,894 since 2001 estimate	100% since 2001 estimate				

4.2.3 Current Reserve / Open Space Provision

Arrowtown Reserves and Open Space

Reserve / Open Space Category	Number of Reserves / Open Spaces	Total Area (m2)	Estimated additional number of Reserves / Open Spaces Required	Estimated Required Provision (m2)
District Reserves	-	-	-	-
Sports Grounds-Mixed Use	-	-	1	30,000
Sports Grounds Golf / Exclusive Use	1	350,922	-	-
Neighbourhood Reserve	2	4,186	3	10,152
Local Reserve	12	28,082	-	-
Open Space / Passive Reserve		390,886	-	-
Community Reserve Building	7	7,646	-	-
Cemetery	3	20,303	-	-
Other – Arrowtown Camp Ground/Forestry	5	4,181,534	-	-

Indicative areas/quantities identified from QLDC GIS

4.2.4 Shortfall in current / future provision

Arrowtown is adequately provided for in terms of reserve and open space, however some of the land is poorly developed or requires an injection of capital funding to maximize the benefits.

While there are no formal sports fields, there is an informal field within the campground that seems to be available outside of the camps busy times of the year. The school has only a small informal area of grass. While the community and sports representatives wish to retain a sportsfield in Arrowtown it is not considered appropriate to look to acquire additional land for sportsfield development as significant provision has been made at the Queenstown Events Centre. It may be possible to continue to access the camp ground land as an informal sportsfield. This area seems to be used for storage of caravans during winter and given its central location would be ideal for local children's sport & recreation. The long term future and location of the camp ground should be considered as its 'in town' location and seasonal nature seems to be a generous exclusive use of community land given the growth that has occurred in the area.

No district reserve has been identified in Arrowtown, although it is noted that library reserve is used for local community events.

4.2.5 Arrowtown Summary

The pressure on inner town open space and reserve during most of the year through visitor numbers and non resident populations is seeing open space eroded as casual car parking in some areas.

Encroachment of vehicles onto reserves seems to be an issue that could be over come by sound reserve/open space design.

Sports grounds are not provided in Arrowtown, but adequate provision is available at Queenstown Events Centre. There is a desire to have a local facility suitable for children's sport and community recreation. The long term use of the camp ground land would meet this need.

The existing camp ground was extended some years ago with land provided by the Adamson sub divider as the main part of the reserves contribution for this subdivision, which one assumes indicates the desire of the time to see this area used for reserve purposes. Currently the camp leases the land and while informal access is available it has clearly not been developed as a reserve. The future location and operation of the camp ground should be considered in consultation with the camp operators and community.

A general lack of development of most of the reserves especially with regard to footpaths, parks furniture and landscape themes are evident. Enhancement of the reserves needs to be compatible with the environment and historical nature of the town and sympathetic surface treatments and materials should be a priority.

Inner town reserve Buckingham Green has been well developed, while the Old Gaol is in need of some positive community use. The Gaol appears to lack adequate land surrounding it to enable its useful development as an historic item within a reserve scene.

4.3 Glenorchy (includes Kingston)

4.3.1 *Background on Glenorchy / Kingston*

The rural nature of these communities does not require strict formal provision of reserve or open space, although generous provision has been made, complimented by the significant DOC and Crown estates.

4.3.2 *Demographics*

Glenorchy & Kingston have seen considerable growth over past census periods. While the population numbers are small the trend in growth is clear. The median age is getting steadily older, although a steady population of children is being retained.

Glenorchy Population Census Information 2001 (Includes Kingston)

Census Year	Resident Population	Resident Growth since last Census	Resident Growth Since last Census %	Non Resident Population	Non Resident Growth since last Census	Non Resident Growth Since last Census %	Resident Age Range 0 – 14 years	Resident Age Range 15 – 64 Years	Resident Age Range 65 + Years	Resident Median Age
1986	261	36	16 %				26.4	65.5	8	26.8
1991	282	21	8 %				24.5	64.9	10.6	30.5
1996	363	81	29 %				23.1	69.4	7.4	33
2001 actual	402 actual	+39 actual	11 % actual				22 estimate	68.3 estimate	9.8 estimate	36.5 estimate
2021 estimate	800 estimate	+ 398 since 2001 estimate	100% since 2001 estimate	since 2001 estimate						

4.3.4 Current Reserve / Open Space Provision

Glenorchy / Kingston Reserves and Open Space

Reserve / Open Space Category	Number of Reserves / Open Spaces	Total Area (m2)	Estimated additional number of Reserves / Open Spaces Required	Estimated Required Provision (m2)
District Reserves	-	-	-	-
Sports Grounds-Mixed Use	1	97,838	-	-
Sports Grounds Golf / Exclusive Use	1	40,379	-	-
Neighbourhood Reserve	2	9,133	-	-
Local Reserve	9	46,877	-	-
Open Space / Passive Reserve	6	293,005	-	-
Community Reserve Building	7	31,894	-	-
Cemetery	2	25,664	-	-
Other	-	-	-	-

Indicative areas/quantities identified from QLDC GIS

4.3.5 Shortfall in current / future provision

Kingston has adequate provision of reserve and open space, however the lake front area is underdeveloped in parts. While there is no district reserve this is not felt to be a requirement for a small community. The attraction of the Kingston Flyer will draw non-residents to Kingston and to the lake edge reserves.

Glenorchy has good provision of well-located open space and reserve, in addition the school site contains the council playground as well as the school pool and is centrally located. The School land however is not as secure as designated reserve land and the continuation of access to this site while desirable could change in years ahead.

Should major sub division occur in future years additional provision of neighbourhood and local reserve maybe appropriate in keeping with the established policies in this strategy.

The Glenorchy Community Plan 2001 reflects that the resident community would like to see more reserve and possibly the development of the cemetery reserve in part as an amenity reserve or additional reserve established in the Oban Street / Terrace area.

4.3.6 Glenorchy / Kingston Summary

Continue to monitor the availability of the school site for a neighbourhood reserve in Glenorchy. The derelict tennis court which forms part of the under developed Jetty Street community reserve hall reserve needs to be removed following the establishment of other tennis courts some years ago.

Toilets may need to be considered for the Glenorchy lake edge reserve in future years.

Opening up the grass area, better grouping of the buildings and rationalising of structures, could enhance Kingston's neighbourhood reserve (QLDC owned fee simple land CT7A/852), which contains the small library. The old swimming pool needs to either be removed or made to comply with current legislation.

The lake edge reserves are tired and need new furniture and capital injection to enhance appearance.

4.4 Skippers / Lake Hayes

4.4.1 Background on Skippers / Lake Hayes

Lake Hayes area has been identified as an area of growth and low-density sub division is planned at the southern end of the lake that will impact on the use of existing and future reserves. Water & sewerage schemes are being designed to reflect planned growth of 1001 additional sections and these growth predictions are being used for this strategy. Skippers is well supplied with DOC reserve and its rural nature should not require specific additional reserves to be established.

4.4.2 Demographics

Skippers / Lake Hayes continues to see significant growth over the past census periods. Significant further growth is likely as low-density sub division occurs in the months ahead. The steady proportion of children in the community needs to be considered and reflected in reserve location and future provision. The median 2001 estimate is likely to reflect a conservative estimate.

Skippers / Lake Hayes Population Census Information 2001

Census Year	Resident Population	Resident Growth since last Census	Resident Growth Since last Census %	Non Resident Population	Non Resident Growth since last Census	Non Resident Growth Since last Census %	Resident Age Range 0 – 14 years	Resident Age Range 15 – 64 Years	Resident Age Range 65 + Years	Resident Median Age
1986	735	117	19 %				23.7	69.8	6.5	31.8
1991	915	180	24 %				23	69.8	7.2	35.8
1996	1386	471	51 %				24.7	68.8	6.5	36
2001 actual	1740 actual	+354 actual	26%				25 estimate	65.8 estimate	9.2 estimate	38.1 estimate
2021 estimate	3,400 estimate	+ 1,660 since 2001 estimate	100% since 2001 estimate							
2040 estimate	4,400 estimate	+ 1000 estimate								

2040 estimated population based on Lake Hayes Water & Sewerage Schemes projections 2002

4.4.4 Current Reserve / Open Space Provision

Skippers / Lake Hayes Reserves and Open Space

Reserve / Open Space Category	Number of Reserves / Open Spaces	Total Area (m2)	Estimated additional number of Reserves / Open Spaces Required	Estimated Required Provision (m2)
District Reserves	1	47,913	-	-
Sports Grounds-Mixed Use	-	-	-	-
Sports Grounds Golf / Exclusive Use	-	-	-	-
Neighbourhood Reserve	-	-	3	10,440
Local Reserve	-	-	-	-
Open Space / Passive Reserve		1,056,372	-	-
Community Building Reserve	-	-	-	-
Cemetery	1	2,715	-	-

Indicative areas/quantities identified from QLDC GIS

4.4.5 Shortfall in current / future provision

Lake Hayes is facing extensive low-density growth at the southern end of the lake. Currently there is no existing reserve provision in the area of planned sub-division. Land should be acquired for a neighbourhood reserve within the subdivision of a size and in a location, which meets the policy in this Strategy.

Lake Hayes Pavilion reserve has been identified as a future District Reserve and this will require capital development of amenities including formalising car parking and commissioning and implementing a development plan over a period of years. Access to the lake (a preferred summer swimming lake due to its warmer temperature) from the eastern lakeshore will increase with further growth and this may lead to the need

for improved boat launching and trailer car parking. Lake edge toilets will be required, although these are likely to need to be located on the public lands administered by DOC at the northern end of the lake. A new Neighbourhood Reserve will be needed in the Lake Hayes area as development is completed.

While there are no local reserves currently identified should there be opportunity to acquire 'green' areas to link to the lake edge or existing areas of open space these should be explored in future in keeping with the Local Reserve policy within this strategy.

4.4.6 *Skippers / Lake Hayes Summary*

Lake Hayes growth needs to be monitored, and the development of the existing Lake Hayes Pavilion reserve and the future neighbourhood reserve within the sub-division needs to be completed in line with the development as it occurs. The pavilion site will continue to provide the main flat grass area for informal ball play as well as providing the local community with a "community show ground" facility.

The Robert Lee Memorial, which is located on private land (northern side of Frankton-Ladies Mile Highway), is a local feature on the state highway. Unfortunately the nature of this road makes it difficult to stop at the memorial. It may be possible, as the area is developed to consider better developing the area around the memorial in co-operation with the landowner and Transit NZ.

4.5 Wanaka (includes Matukituki & Albert Town)

4.5.1 *Background on Wanaka / Matukituki / Albert Town*

Wanaka is a popular holiday location with a high proportion of non-resident owned property together with a growing resident population. Growth through new sub-division is on-going.

The community have a strong desire to see the 'skyline' views protected i.e. to remain undeveloped. The protection of these areas is proposed through both the District Plan and through land acquisition by QLDC, whichever being the most appropriate method for any particular area of land.

Albert Town is likely to be the focus of future growth and while there is good provision of river edge and DOC reserve with probably cheaper and more family orientated accommodation a central reserve will need to be developed.

4.5.2 *Demographics*

Wanaka has seen steady growth over the past three censuses. The age range of the population indicates a gradual aging "middle aged"

majority. Children represent a steady 20 % of the population. New subdivision continues to create growth in the suburbs around Wanaka.

Wanaka Population Census Information 2001 (Includes Matukituki)

Census Year	Resident Population	Resident Growth since last Census	Resident Growth Since last Census %	Non Resident Population	Non Resident Growth since last Census	Non Resident Growth Since last Census %	Resident Age Range 0 – 14 years	Resident Age Range 15 – 64 Years	Resident Age Range 65 + Years	Resident Median Age
1986	1629	366	29 %				24.6	65.65	9.8	31.35
1991	1779	150	9 %				18.75	78.42	12.35	37.75
1996	2499	720	40 %				18.4	70.4	11.2	37.3
2001 actual	3609 actual	+1110 actual	44%	7629 estimate			18.9 estimate	71.2 estimate	9.95 estimate	38.55 estimate
2021 estimate	7,200 estimate	+3,591 since 2001 estimate	100% since 2001 estimate	15,250 since 2001 estimate	7,621 since 2001 estimate	100% since 2001 estimate				

4.5.4 Current Reserve / Open Space Provision

Wanaka Reserves and Open Space

Reserve / Open Space Category	Number of Reserves / Open Spaces	Total Area (m2)	Estimated additional number of Reserves / Open Spaces Required	Estimated Required Provision (m2)
District Reserves	2	36,649	-	-
Sports Grounds-Mixed Use	1	121,185	1	70,000
Sports Grounds Golf / Exclusive Use	1	563,300	-	-
Neighbourhood Reserve	3	15,300	5	21,654
Local Reserve	23	154,678	-	-
Open Space / Passive Reserve		4,402,985	-	-
Community Reserve Building	4	42,673	-	-
Other	4	2,102	-	-
Cemetery	3	45,056		

Indicative areas/quantities identified from QLDC GIS

4.5.5 Shortfall in current / future provision

Wanaka's growth in the main is through new subdivision at the northern and eastern ends of the town. While well provided for with existing, in the main underdeveloped reserves, it is likely that as subdivision continues (such as Stoney Creek east of Meadowstone Drive) additional neighbourhood reserves will need to be secured in keeping with this Strategy.

Sports fields are currently located at the Show Grounds and Mt Aspiring College and while for this strategy the long term needs have not been specifically identified, it is likely that additional land will be required for this purpose in the longer term. It will be possible in the short term, to

review the existing position of the playing surfaces on the Show Grounds to better utilise the existing land if the need arises. For the medium term however it is recommended that additional land for sports fields be acquired linked to Mt Aspiring College.

The development of Wanaka Station Park to a district reserve and linking Wanaka Station Park via the lake front walkway to the existing Lakefront Playground Reserve in Wanaka town will be a major long-term enhancement. A major playground and quality toilets will be required as part of the development plan for Wanaka Station Park along with parking, sealed paths and lighting.

A Neighbourhood Reserve at Dale Street, Albert Town, is proposed both by this strategy and by the Infinity Group developers who are proposing an adjoining development and completion of reserve development as part of their reserve contribution. This reserve will need public toilets to compliment other assets proposed.

The other Albert Town reserves while maintained in an appropriate semi rural way are likely to require a gradual increase in maintenance and possibly vehicle control as the population grows. The river edge reserves are actually road reserve and currently provide a river walkway, which could be expanded and included in to the walkway strategy.

4.5.6 Wanaka Summary

Wanaka is well provided with reserves and open spaces. Development of the reserves and open spaces has not kept pace with development and with the notable exception of a few reserves capital improvement work is required to make existing reserves more accessible and usable.

A review of the quality of maintenance (level of service) and the need for clear development plans are evident and need to be addressed. In keeping with the wider QLDC reserves and open space land, signage is poor or non-existent. The lakefront playground is without doubt the best playground in the district and is complimented by good toilets and car parking facilities. The creation of formalised footpaths to the northern suburbs will complete the development.

The walkway strategy will address the development of future walkway linkages, there are clearly opportunities in Wanaka & Albert Town to expand the walkway network along the river and lake fringes.

The development of Dale Street as a neighbourhood reserve is to be encouraged including the construction of public toilets and car parking.

4.6 Hawea (includes Luggate)

4.6.1 Background on Hawea

Hawea located on the lake edge of Lake Hawea is a small satellite community of Wanaka. Facilities provided locally are adequate for its current size. ElectriCorp or LINZ owns much of the lake edge although

the lake edge adjoining the township is QLDC owned. It is unclear how many of the properties are owned as holiday homes. (while *Council has a survey from 1996 for Hawea and Albert Town, there has been a swing to permanent residents since then*)

4.6.2 Demographics

Hawea has seen steady growth over the past three censuses. The age range of the population indicates a gradual aging “middle aged” majority. The population of children has remained steady at about 20% through the three past censuses. Growth predictions continue to maintain an upward trend.

Hawea Population Census Information 2001

Census Year	Resident Population	Resident Growth since last Census	Resident Growth Since last Census %	Non Resident Population	Non Resident Growth since last Census	Non Resident Growth Since last Census %	Resident Age Range 0 – 14 years	Resident Age Range 15 – 64 Years	Resident Age Range 65 + Years	Resident Median Age
1986	897	183	26 %				23.7	62.9	13.4	33.4
1991	975	78	9 %				21.8	64.9	13.2	36.1
1996	1119	144	15 %				18.8	66.5	14.7	37.8
2001 actual	1065 actual	-54 actual	-5%				19.7 estimate	66.1 estimate	14.2 estimate	39.8 estimate
2021 estimate	2,130 estimate	+ 1,065 since 2001 estimate	100% since 2001 estimate							

4.6.4 Current Reserve / Open Space Provision

Hawea Reserves and Open Space

Reserve / Open Space Category	Number of Reserves / Open Spaces	Total Area (m2)	Estimated additional number of Reserves / Open Spaces Required	Estimated Required Provision (m2)
District Reserves	-	-	-	-
Sports Grounds-Mixed Use	2	48,100	-	-
Sports Grounds Golf / Exclusive Use	-	-	-	-
Neighbourhood Reserve	-	-	2	6,390
Local Reserve	1	581	-	-
Open Space / Passive Reserve		1,207,376	-	-
Community Reserve Building	1	8503	-	-
Cemetery	1	42,535	-	-
Other – Gravel Reserve	1	51,996		

Indicative areas/quantities identified from QLDC GIS

4.6.5 Shortfall in current / future provision

No shortfall in provision of reserve or open space has been identified. The existing reserves and open space are underdeveloped in the main

although good provision of assets has been made at Luggate Domain. The disused tennis court at Luggate is in need of removal/refurbishment.

Poor quality signage (if any) needs to be addressed.

4.6.6 *Hawea and Luggate Summary*

Hawea and Luggate are generally adequately provided for in terms of open space and reserve, complimented by the extensive lake edge which while in private ownership in places remains accessible. The very large cemetery reserve, which actually incorporates only a small cemetery, does provide the opportunity for future recreational needs.

APPENDIX

Appendix 1 – Summary of Minimum Assets for Reserves & Open Spaces (Guideline)

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 to use	
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

Appendix 2 – Reserve / Open Space Land Provision Comparisons

Queenstown Lakes District compares favourably with other Districts in terms of provision of reserve land. However the figures shown below should be used only as indicative as districts are quite unique by nature. For example parks and reserves in the Queenstown Lakes District cater for a large visitor population, which is not reflected in the residential population figures given below. Also there are large areas of high amenity and landscape features protected by local reserves such as lake and river shores.

District / City	2001 Population	Total area of land maintained as parks (excludes DOC administered land) hectares	Area of parks ha per 1000 population	Number of parks & Reserves
Manukau City	283,197	1761	6.22	688
Auckland City	367,737	2109	5.74	801
Gore District	12,459	275	22.07	66
Dunedin City	114,342	2350	20.55	280
Timaru District	41,967	470	11.20	139
Southland District	28,713	1300	45.28	150
Queenstown Lakes District	17,040	230	13.50	240

Information taken from draft 2002 parks yardstick

Sports Grounds Mixed Use

Current provision in other districts and Cities in New Zealand for active sports ground provision is shown in the table below.

District / City	Sports ground provision per 1000 people per hectare
Tauranga	1.695
Rodney	1.687
Christchurch	3.1
North Shore	2.7
Napier City	3.06
Western Bay of Plenty	2.52
Queenstown Lakes (based on 17,043 people & 53 hectare provision)	3.1 (<i>Sports ground mixed use only</i>)

Several Councils are adopting/recommending standards with regard to actual future provision of sports grounds. These are shown in the table below.

District / City	FUTURE - Sports ground provision per 1000 people per hectare
Manukau City	1.8
Auckland Regional	1.8
Western Bay of Plenty	2.0

Neighbourhood/ Local Reserve

Current provision in other districts and Cities in New Zealand for neighbourhood reserve/local reserve is shown in the table below (incorporates both developed/less developed reserves).

District / City	Neighbourhood reserves & local reserves, provision per 1000 people per hectare
Tauranga	1.732
Rodney	0.705
Christchurch	0.5
North Shore	1.07
Napier City	0.5
Western Bay of Plenty	0.2
QLDC Local Reserve (29.25 hectares existing)	1.71
QLDC Neighbourhood Reserve (26.79 hectares existing)	1.57
QLDC District Reserve (23.72 hectares existing)	1.39

Note: Indicative figures as some councils categorise their parks in different ways, such as Christchurch, which excludes large passive parks/botanic gardens.

Several Councils are adopting/recommending standards with regard to actual future provision of neighbourhood reserves. These are shown in the table below.

District / City	FUTURE - Neighbourhood reserves & local reserves per 1000 people per hectare
Manukau City	1.8
Auckland Regional	1.2
Western Bay of Plenty	0.2

The provision of reserve types information for other districts has been taken from the Draft Tauranga Leisure Strategy June 2000.

Playground Provision

Current provision of playgrounds in Queenstown Lakes District is generous compared to other provision in New Zealand. Unfortunately many of the playgrounds are perceived to be similar, and while of a modern style, could be more interesting and challenging.

The strategy essentially is suggesting that playgrounds be provided on District and Neighbourhood Reserves as a matter of policy, which over time could see a reduction in playgrounds, but an increased (larger more challenging) playground developed on key reserves.

District / City	2001 Population	Playgrounds per 1000 children (U15 years)	Playgrounds per 1000 people	Existing number of playgrounds
Manukau City	283,197	2.12	0.57	162
Auckland City	367,737	2.60	0.51	188
Gore District	12,459	9.23	2.09	26
Dunedin City	114,342	4.86	0.89	102
Timau District	41,967	4.44	0.93	39
Southland District	28,713	5.24	1.22	35
Queenstown Lakes District	17,040	9.71	1.76	30

Information taken from draft 2002 parks yardstick