

Community & Services Committee

27 June 2023

Report for Agenda Item | Rīpoata moto e Rāraki take [3]

Department: Community Services

Title | Taitara : Warren Park Development Plan

Purpose of the Report | Te Take mō te Pūroko

The purpose of this report is to obtain Community & Services Committee endorsement of the Warren Park Development Plan.

Recommendation | Kā Tūtohuka

That the Community & Services Committee:

1. **Note** the contents of this report and;
2. **Adopt** the Warren Park Development Plan included with this report as **Attachment A**.

Prepared by:



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1 June 2023

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6 June 2023

Context | Horopaki

1. Warren Park is a large flat recreation reserve approximately 750m from central Queenstown, located on the Gorge Road arterial route between Queenstown and Arrowtown. It was formerly utilised as part of the former Wakatipu High School grounds that occupied the site to the north and is bordered by Ben Lomond to the west and Queenstown Hill to the east.
2. Horne Creek extends along the southern boundary of Warren Park, lined by mature beech trees and native shrubs. There is currently minimal opportunity to enjoy the natural feature of Horne Creek as there is a fence separating it from Warren Park.
3. The grounds are currently used for informal recreation purposes and have also previously been used for temporary parking and small community events. The surrounding area is zoned commercial and high density in the District Plan. This recreation reserve is therefore increasingly important to meet the open space and recreation needs of the growing community. Many of the future residents living in this neighbourhood will be in high density developments that will not have private open space.
4. Kamo Marsh Landscape Architects were appointed to provide landscape and urban design services and prepare the Warren Park Development Plan on behalf of Queenstown Lakes District Council (QLDC).
5. Stakeholder consultation included key business and community groups, iwi, and internal council departments. The results were used to inform a scope which presented a site analysis, opportunities and constraints, and the preparation of a draft development plan.
6. Following a Community & Services Committee workshop, the draft plan was released for public feedback in February 2023. It was published on QLDC's Let's Talk engagement platform and social media channels for four weeks, closing 23 April 2023.

Analysis and Advice | Tatāritaka me kā Tohutohu

7. The Warren Park Development Plan (**ATTACHMENT A**) is a high-level design concept that will guide the development of Warren Park. It captures the vision to create a community park that is well designed, multi-purpose, accessible and provides for the current and future open space and recreation needs of the community, mana whenua and visitors. The key aspirations are to:
 - Create a sense of place and connectedness for all ages and abilities;
 - Highlight Horne Creeks' natural ecological and cultural connection between Matakauri Wetlands and Queenstown Bay;

- Encourage the use of active travel commute;
 - Improve the existing interface between adjacent roads and private properties; and
 - Address existing ponding and drainage issues.
8. Overall, the public feedback was very positive and supportive of what the plan is seeking to achieve. In general, the submissions acknowledged the proposed development plan provides a gathering and outdoor amenity space for nearby residence and the wider community. A summary of public feedback received is included as **ATTACHMENT B**. The main themes and ideas that emerged were:
- Retention of the big, open space for informal recreation and dog walking;
 - Support for small community events e.g. local markets and bands but not for large commercial events;
 - Acknowledgement of the importance of protecting Horne Creek;
 - Establishment and enhancement of native planting.
9. This feedback further refined the final plan and included the addition of a full court and an indicative dog exercise area, noting this is a high-level concept plan.
10. This report identifies and assesses the following reasonably practicable options for assessing the matter as required by section 77 of the Local Government Act (LGA) 2002.
11. Option 1 Do not adopt the Warren Park Development Plan (do nothing).

Advantages:

- Some people may not be supportive of the Warren Park Development Plan.
- Funding will not be required.

Disadvantages:

- The opportunity to improve Warren Park will not be realised, while demand for quality open space and recreation opportunities will increase with intensification from neighbouring lots and future development.

12. Option 2 Adopt the Warren Park Development Plan.

Advantages:

- The Development Plan will set out an agreed vision for the upgrade of Warren Park.

- The Development Plan will provide clear direction for future decisions on funding and upgrades to Warren Park.
- Community expectation will be met.

Disadvantages:

- Some of the proposed changes will not be supported by all members of the community.

13. This report recommends Option 2 for addressing the matter because the Warren Park Development Plan provides Council and the community with a clear direction and vision for upgrading an undeveloped reserve into a valued community park to meet the community's open space and recreation needs.

Consultation Process | Hātepe Matapaki

Significance and Engagement | Te Whakamahi I kā Whakaaro Hiraka

14. This matter is of low significance, as determined by reference to the [Council's Significance and Engagement Policy](#) because of the demonstrated community interest and potential impacts on the Council's Ten Year Plan.
15. The persons who are affected by or interested in this matter are the residents/ratepayers of the Queenstown Lakes District, iwi, and visitors to and users of Warren Park.
16. The Council has consulted with the public over a one-month period. Twenty-seven responses were received and informed the final Warren Park Development Plan.

Māori Consultation | Iwi Rūnaka

17. The Council has undertaken consultation with Kāi Tahu representatives when drafting the Warren Park Development Plan and feedback informed the final plan.

Risk and Mitigations | Kā Raru Tūpono me kā Whakamaurutaka

18. This matter relates to the Community & Wellbeing risk category. It is associated with RISK0009 Ineffective management of community assets within the [QLDC Risk Register](#). This risk has been assessed as having a high inherent risk rating.
19. The approval of the recommended option will support the Council by allowing us to avoid the risk. This shall be achieved by adopting the Development Plan which will allow for quality informed decision making when upgrading Warren Park to better manage the community asset.

Financial Implications | Kā Riteka ā-Pūtea

20. There are no financial implications for approving the Warren Park Development Plan. Detailed design and implementation of the plan will need to be funded through future Annual and Long Term Plans.

Council Effects and Views | Kā Whakaaweawe me kā Tirohaka a te Kaunihera

21. The following Council policies, strategies and bylaws were considered:

- Reference alignment with and consideration of the principles of the Vision Beyond 2050: <https://www.qldc.govt.nz/vision-beyond-2050/>
- The Reserves Act 1977.
- Local Government Act 2002.
- Parks and Open Spaces Strategy 2021.
- The QLDC Disability Policy 2018.

22. The recommended option is consistent with the principles set out in the named policies.

23. This matter (preparation of the Development Plan) is included in the 2023 Annual Plan.

Local Government Act 2002 Purpose Provisions | Te Whakatureture 2002 o te Kāwanataka ā-Kiaka

24. The recommended option:

- Section 10 of the Local Government Act 2002 states the purpose of local government is (a) to enable democratic local decision-making and action by, and on behalf of, communities; and (b) to promote the social, economic, environmental, and cultural well-being of communities in the present and for the future. The Development Plan will create a long-term vision for the upgrade of Warren Park and help meet the current and future needs of communities for good-quality local infrastructure, public services, and performance of regulatory functions in a way that is most cost-effective for households and businesses;
- Can be implemented through current funding under the Ten Year Plan and Annual Plan;
- Is consistent with the Council's plans and policies; and
- Would not significantly alter the intended level of service provision for any significant activity undertaken by or on behalf of the Council or transfer the ownership or control of a strategic asset to or from the Council.

Attachments | Kā Tāpirihaka

A	Warren Park Finalised Development Plan
B	Warren Park Development Plan Community Feedback
