

Jeannie Galavazi for QLDC – Hearing Stream 15 – Open Space and Recreation

1. I consider Chapter 38 is appropriate for all Council administered reserve land as it provides a clear and consistent planning framework that gives all users an understanding of how parks should be appropriately used and managed.
2. From my operational perspective, the change in approach from using a complex designation-based process to a consistent open space zone framework, will resolve many of the administrative and operational challenges faced when undertaking parks activities, and for third parties who undertake activities on reserve land.
3. I do not support the use of the zones over privately-owned land because there is no protection for public use in perpetuity, and fewer incentives for developers to vest land for reserves for public use. On Council administered land, Council Parks has an inherent ability to control development. If they were to be applied to privately-owned land, I consider the zones would need additional provisions to ensure appropriate development and to ensure and protect public access.
4. The five open space zones and the associated sub-zones cover the variety of open spaces from Nature Conservation, with little or no built development, to Active Sports and Recreation, highly modified with large scale facilities. The standards that manage the type and scale of development have been set to provide for the appropriate activities, including commercial recreation, while protecting the open space and recreation values.
5. The introduction of the Ben Lomond Sub-Zone recognises the unique nature of the part of Ben Lomond Reserve as an iconic location that forms the backdrop to Queenstown town centre, with a high level of recreation and commercial recreation activities, and the established level of infrastructure already provided for by existing tourism operators.
6. The key outstanding matters of disagreement between myself and submitters who have filed evidence are:
 - (a) the appropriate open space zoning of Council administered land at Millbrook Cricket Ground, Jack Tewa Park, Wanaka Marina, reserve land on the floodplains beneath Lake Hayes Estate and reserve land on the Shotover Delta at the end of the Queenstown airport runway;
 - (b) that management of some activities on reserves are more appropriately dealt with by the Reserves Act 1977 and Reserve Management Plans or the Queenstown Lakes District Council Parks and Open Spaces Strategy 2017;
 - (c) whether the Ben Lomond Sub-Zone should be extended over land that is owned by DoC and whether the Ben Lomond Sub-Zone – Bobs Peak area should include the area to the west of the luge track; and
 - (d) whether the standards that set the level and type of development should be more enabling, particularly for commercial activities.
7. I have agreed with submissions that seek to change the open space and recreation zone type, at Warren Park, the corner of Stanley Street, Millbrook Cricket Ground (alternative relief), Larchwood Reservoir, and Coronet Forest. However, I do not agree with the requests to rezone Council-administered land at Jack Tewa Park, Wanaka Marina, and the floodplains north of the Kawarau River and east of Queenstown Airport. I also disagree with all requests to rezone non-council administered land, to one of the zones.