

Full Council

29 May 2025

Report for Agenda Item | Rīpoata moto e Rāraki take [9]

Department: Chief Executive

Title | Taitara : Chief Executive's Report

Purpose of the Report | Te Take mō te Pūroko

The purpose of this report is to report on items of general interest that do not require a full officer report and to summarise recent meetings of Queenstown Lakes District Council's (QLDC) Standing Committees and the Wānaka-Upper Clutha Community Board.

Recommendation | Kā Tūtohuka

That the Council:

1. **Note** the contents of this report;

Recommendations from Community & Services Committee

Proposed Reserves to Vest in the Whakatipu

2. **Agree** that the vesting of the following reserves be approved:
 - a. Park Ridge Limited SH190488 (as varied by SH200008, SH210001 and RM240710) located in the Southern Corridor:
 - i. Three Recreation Reserves - Lots 800, 801 and 813, being 3,535m², 8,000m² and 5,200 m² in area;
 - ii. Two Local Purpose (Visual Amenity) Reserves – Lots 808 and 809 being 6,800m² and 7,600m² in area.
 - iii. Two Local Purpose (Access Way) Reserves – Lots 810 and 812 being 340m² and 199m² in area.

Subject to the following works being undertaken at the Applicant's expense:

- Compliance with the conditions of resource consent SH190488 (and all subsequent variations) which include:
 - i. Recreation Reserve Lot 800 must be vested within Stage 1 of the development and Lot 801 must be vested within Stage 2 of the development.

- ii. The provision of Council standard water supply, and foul sewer laterals and suitable power supply to each of the recreational reserve lots (Lots 800, 801 and 813) to accommodate future Council facilities.
- iii. The provision of a landscaping irrigation plan with suitable backflow prevention for landscaping to be vested in Council (if required).
- iv. The submission of landscape plans to Council for certification by the Parks and Open Spaces Planning Manager.
- v. Formation of off-road trails to a minimum Grade 2 trail typology under the QLDC Cycle Trail Design Standards & Specifications.
- vi. The registration of a fencing covenant on any property adjoining any reserve under s6 of the Fencing Act 1978 to protect the Council from liability to contribute towards any work on a fence between any public reserve vested in or administered by the Council and any adjoining land.
- vii. A three-year maintenance period by the consent holder commencing from vesting of the reserve.
- A maintenance agreement for reserves, prepared and approved (signed) by the Parks and Open Spaces Planning Manager specifying how the reserves will be maintained during the maintenance period in accordance with the Subdivision Code of Practice.
- Vesting of reserves to be undertaken in accordance with the QLDC Vesting of Roads and Reserves Policy 2016.
- Presentation of the reserve in accordance with Council's policies.
- b. King Enterprises Limited Partnership RM230397, located in Shotover Country
 - i. Recreation Reserve – Lot 900, being 1,649m² in area.

Subject to the following works being undertaken at the Applicant's expense:

- Compliance with the conditions of resource consent RM230397 (and any subsequent variations) which include:
 - i. Lot 900 (recreation reserve) must be vested in the first stage of the subdivision.
 - ii. The submission of landscape plans to Council for certification by the Parks and Open Spaces Planning Manager.
 - iii. The consent holder must obtain a Full Council decision confirming that all areas of reserve have been formally agreed to be vested.
 - iv. The consent holder must fully implement all works as shown on the approved landscape plans.

- v. Preparation of a draft pedestrian easement instrument for the right of way linking Lot 800 to Lot 900.
 - vi. The registration of a fencing covenant under s6 of the Fencing Act 1978 on the reserve to vest in QLDC to protect the Council from liability to contribute towards any work on a fence between any public reserve vested in or administered by the Council and any adjoining land.
 - vii. Formation of all the trails within the public access easements.
 - viii. A maintenance agreement for reserve prepared and approved (signed) by the Parks and Open Spaces Planning Manager specifying how the reserves will be maintained during the maintenance period.
 - ix. A three-year maintenance period by the consent holder commencing from vesting of the reserve.
 - x. The consent holder shall ensure that a fencing covenant, required under s6 of the Fencing Act 1978, is registered on all properties adjoining reserve land, to ensure that any reserves to vest in QLDC are protected and that Council has no liability to contribute towards any work on a fence between a public reserve vested in or administered by the Council and any adjoining land.
 - xi. The registration of a Consent Notice (or alternative encumbrance) on any land within the development adjoining the reserve, to ensure fences along or adjoining the reserve are no greater than 1.2metres in height and achieve at least 50% visual permeability.
- Vesting of reserves to be undertaken in accordance with the QLDC Vesting of Roads and Reserves Policy 2016.
 - Presentation of the reserve in accordance with Council's policies.
3. **Agree** that any reserve improvement contributions are offset against those payable in accordance with the Developments Contributions Policy current at the time of contributions payment, subject to:
- i. Detailed design plans for the reserves to be submitted and the approval of these to be delegated to the Parks & Open Spaces Planning Manager.
 - ii. Final approval of any reserve improvement costs to be delegated to the Parks & Open Spaces Planning Manager and is subject to the applicant demonstrating the actual costs of the improvements.
 - iii. If the cost of work to construct the approved plans exceeds the contributions available to be credited, the additional cost shall be at the Applicant's expense.

Glenorchy Airstrip Reserve Management Plan

4. **Approve** the Draft Glenorchy Airstrip Reserve Management Plan for public notification in accordance with section 41(6) of the Reserves Act 1977; and
5. **Appoint** three members from the Community & Services Committee (Councillors Bruce, Whitehead and Wong) to a panel, and one member from the Community & Services Committee (Councillor Ferguson) as a reserve panellist to hear and consider submissions received.

Prepared by:



Name: Mike Theelen
Title: Chief Executive
8 May 2025

Context | Horopaki

Recommendations from Community & Services Committee

Vesting of Reserves in Hanley's Farm and Parkridge

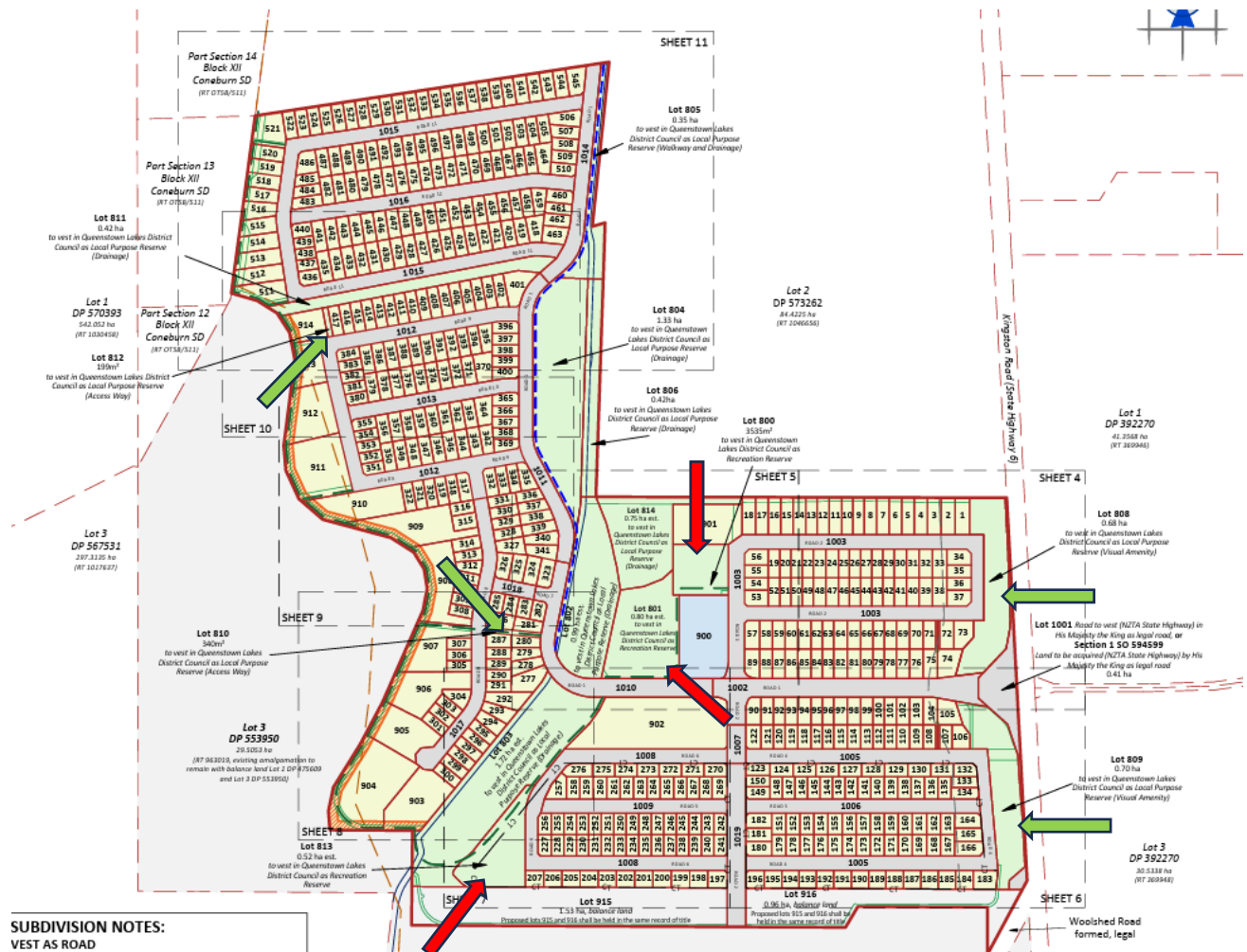
Park Ridge Limited SH190488 (as varied by SH200008, SH210001 and RM240710): Southern Corridor

1. Parkridge (previously known as Coneburn) is a Special Housing Area residential subdivision within the Southern Corridor which will create 526 residential lots, 14 multi-unit lots, one commercial lot, 3 recreation reserve lots and 13 local purpose reserves. The location of Park Ridge is shown in Figure 1 below.



Figure 1: Map showing the location of Parkridge subdivision in the Southern Corridor (outlined blue).

2. Three recreation reserves, Lots 800, 801 and 813, two Local Purpose (Visual Amenity) Reserves, Lots 808 and 809, and two Local Purpose (Access) Reserves have been approved under resource consent SH190488 (and the subsequent variations). The location of the reserves is shown in Figure 2 below.
3. The remaining seven local purpose reserves within the subdivision, and shown coloured green in Figure 2 below, are for the purpose of drainage and will be administered by the QLDC Property and Infrastructure Team.



4. Lots 800 and 801 are adjacent, as such they can be considered collectively as providing a 'Community Park' as identified in the Parks and Open Space Strategy (2017). The two reserves are centrally located within the development and next to the small area of future commercial land and carparking. They are of a good size with a combined area of 1.1535Ha and are predominantly flat. They will be able to accommodate a range of recreation uses such as BBQs, playgrounds and providing community gathering space for the future residents of the development.
5. Lot 813 also provides valuable recreation land to be utilised by the future residents in an accessible and central location within the development. This reserve provides the function of a 'Local Park' as identified in the Parks and Open Space Strategy (2017). It will provide valuable open green space and is large enough to provide a flat 'kick-around' area.
6. Lots 808 and 809 are local purpose reserves with the primary purpose of providing visual amenity. These reserves will provide a buffer between the development and the adjacent State Highway 6 (SH6) between Queenstown and Kingston. Plantings in these reserves will provide visual relief from the road. Additionally, they will contain an off-road cycle access from SH6 into the development.

7. Lots 810 and 812 are local purpose reserves with the primary purpose of providing access. These reserves will provide increased connectivity throughout the subdivision and provide important links to the future active travel route that is to be delivered in Stage 2 and is located on the western edge of the development.
8. Conditions of consent require a detailed landscape plan to be submitted and approved for the development and a 3-year Maintenance Agreement (MA) is required to be entered in to ensure sufficient establishment of any planting in order to ensure no maintenance costs are borne by Council during this period.

King Enterprises Limited Partnership RM230397: Shotover Country

9. Brampton Lane is a 35-lot residential subdivision within Shotover Country. The location of Brampton Lane is shown in Figure 3 below.



Figure 3: Map showing the Brampton Lane site (outlined blue) with a red arrow identifying the existing walking path.

10. Lot 900 is proposed to vest as a recreation reserve, the land that will form this lot contains an established walking path that is already utilised by the community, as identified with a red arrow in Figure 3 above.
11. The existing and new paths in Lot 900 are shown in Figure 4 below. The trails will provide safe and practical routes for walking and biking which are well-linked to existing or proposed passenger transport and local facilities and amenities.
12. Conditions of consent require a detailed landscape plan to be submitted and approved for the development and a 3-year Maintenance Agreement (MA) is required to be entered in to ensure sufficient establishment of any planting and trails to ensure no maintenance costs are borne by Council during this period.

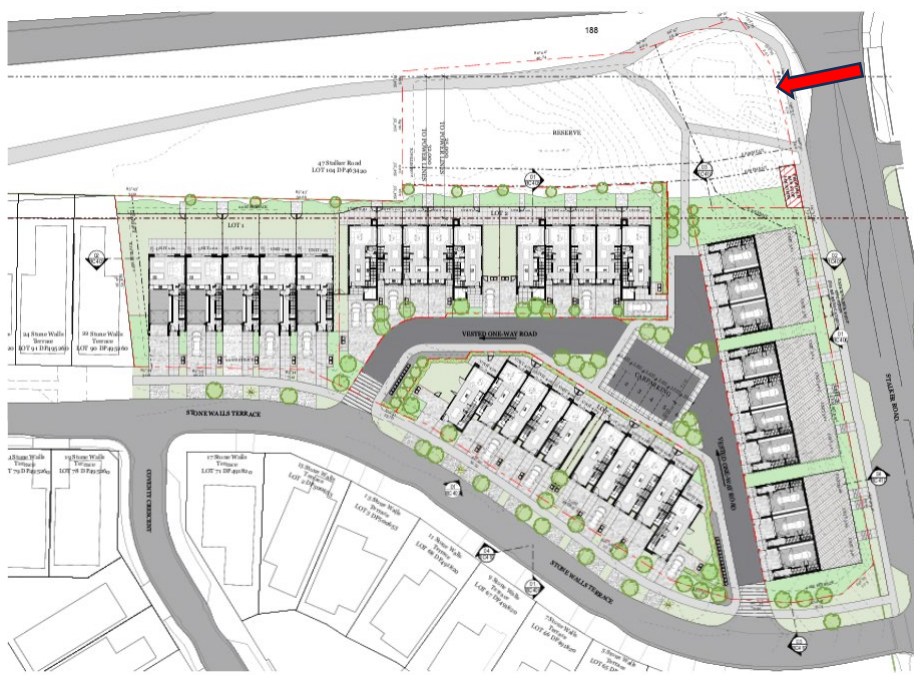


Figure 4: Landscape plan of RM230397 showing Lot 900 identified with a red arrow.

Draft Glenorchy Airstrip Reserve Management Plan

13. The Glenorchy Airstrip Reserve (the Airstrip Reserve) is located approximately two kilometres southeast of the Glenorchy township on the edge of Lake Whakatipu. The two-hectare reserve contains a grass airstrip that provides for commercial and recreation aviation activities that predominantly service farming, tourism, conservation and emergency services.
14. The airstrip was established in 1953 to service the Glenorchy area. The reserve is owned by the Crown and was previously administered by the Department of Conservation (DOC). It was vested in Queenstown Lakes District Council (QLDC) in 2013 following a request from the Glenorchy community.
15. The reserve is gazetted as Local Purpose (Airport) Reserve under the Reserves Act 1977 ('the Act'). Preparation of Reserve Management Plans (RMP) for Local Purpose Reserves is not mandatory under the Act but is at the discretion of the Council. At the time of accepting the reserve from DOC, QLDC resolved to prepare an RMP and the first RMP was adopted in 2016. The 2016 RMP sought to establish a new management framework and infrastructure such as a new public access road. The majority of the 2016 policies have now been implemented or need updating as they are no longer fit for purpose.
16. Officers started reviewing the 2016 RMP in early 2023 and a comprehensive engagement survey was developed in consultation with the Glenorchy Airstrip Consultative Governance Committee. The survey, an education package on the designation and the RMP Process was sent out in August-September 2023, seeking input into the draft plan. Over 100 responses were received from the Glenorchy and aviation community. The direction in the Draft RMP has been informed by this engagement.

17. The Draft RMP sets out the direction for the use and development of the Airstrip Reserve, through a vision and a series of objectives and policies. These will act as a guide for Council officers in making to day to day and longer-term decisions about how the Airstrip Reserve will be used.

18. Once the draft is adopted it will be open for public consultation for two months.

Committee Meetings of the Previous Round

Community & Services Committee – Councillor Ferguson (Chair) (3 April 2025)

Information:

1. Jardine Park Development Plan
4. Chair's report

Recommendation:

2. Vesting of Reserves in Hanley's Farm and Parkridge
3. Draft Glenorchy Airstrip Reserve Management Plan

Wānaka-Upper Clutha Community Board – Mr Simon Telfer (Chair) (8 May 2025)

Information:

2. Licence to Occupy – Rosella Lane (LO250004)
3. Chair's Report

Recommendation

1. Wānaka Asset Sales Reserve Guidelines (this is the subject of a separate report on this agenda)

Infrastructure Committee (Extraordinary meeting) – Councillor Bartlett (Chair) (13 May 2025)

Information:

1. Proposed parking restrictions on Park Street and the Lake Esplanade, Queenstown

Attachments | Kā Tāpirihaka

A	Proposed Glenorchy Airstrip Reserve Management Plan
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