

Community & Environment Committee

12 March 2026

Report for Agenda Item | Rīpoata moto e Rāraki take [4]

Department: Community Services

Title | Taitara: Proposed reserves to vest in the Whakatipu Basin

Purpose of the Report | Te Take mō te Pūroko

To consider recommending to Council the vesting of three reserves at Hanley's Farm; and four reserves at Bullenrise, Arthurs Point.

Recommendation | Kā Tūtohuka

That the Community & Environment Committee:

1. **Note** the contents of this report;
2. **Recommend to Council** that the vesting of the following reserves be approved:

Queenstown Lakes District Council – RM240788: RCL Henley Downs Limited

- i. Local purpose reserve (walkway and services) – Lot 73 being 793m² in area;
- ii. Recreation reserve – Lot 76 being 7,675m² in area;
- iii. Local purpose reserve (visual amenity) – Lot 77 being 4,614m² in area;

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

- i) Compliance with the conditions of resource consent RM240788 (and any subsequent variations) which include:
 - a. The provision of a water supply to the recreation reserve in accordance with Council's standards and connection policy.
 - b. The provision of a wastewater connection to the recreation reserve to the existing QLDC Hanley's Farm wastewater network and Hanley's Farm pump station in accordance with Council's standards and connection policy.

- c. The submission of a detailed landscape plan (including design specifications) for all land to vest to be certified by the QLDC Parks & Open Spaces Planning Manager.
- d. The consent holder shall enter into a maintenance agreement prepared and approved (signed) by the QLDC Parks and Open Spaces Planning Manager specifying how the reserve will be maintained during the three-year maintenance period.
- e. The consent holder shall ensure that a fencing covenant, required under s6 of the Fencing Act 1978, is registered on all lots bordering a reserve 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 public reserve vested in or administered by the Council and any adjoining land.
- f. All earth worked and/or exposed areas created as part of the subdivision shall be top-soiled and grassed, revegetated, or otherwise permanently stabilised.
- g. The consent holder shall obtain a Full Council decision confirming that all areas of reserve have been formally agreed to be vested.

3. **Recommend to Council** that the vesting of the following reserves be approved:

Queenstown Lakes District Council – SH190001 (as varied by SH210006, SH230001, SH240001, SH250002 and RM250876): Bullenrise Developments Limited

- i. Local purpose (services, access and public amenity) – Lot 200 being 204m² in area;
- ii. Local purpose (services, access and public amenity) – Lot 201 being 376m² in area;
- iii. Local purpose (services, access and public amenity) – Lot 202 being 266m² in area;
and
- iv. Local purpose (services, access and public amenity) – Lot 204 being 294m² in area.

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

- i) Compliance with the conditions of resource consent SH190001 (and any subsequent variations) which include:

- a) The provision of a water supply to all reserve lots in terms of QLDC's standards and connection policy.
- b) The submission of a detailed landscape plan (including design specifications) for all land to vest to be certified by the QLDCs Parks & Open Spaces Planning Manager.
- c) The consent holder shall enter into a maintenance agreement prepared and approved (signed) by the QLDC Parks and Open Spaces Planning Manager specifying how the reserves will be maintained during the three-year maintenance period.
- d) The consent holder shall ensure that a fencing covenant, required under s6 of the Fencing Act 1978, is registered on the all lots bordering a reserve 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 public reserve vested in or administered by the Council and any adjoining land.
- e) All earth worked and/or exposed areas created as part of the subdivision shall be top-soiled and grassed, revegetated, or otherwise permanently stabilised.
- f) The consent holder shall obtain a Full Council decision confirming that all areas of reserve have been formally agreed to be vested.

Prepared by:



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Title: Parks and Reserves
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17 December 2026

Endorsed by:



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19 February 2026

Reviewed and Authorised by:



Name: Dave Winterburn
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Services General Manager
3 March 2026

Context | Horopaki

1. The developments at Hanley's Farm and Bullenrise seek approval to vest land with Council.
2. Stage DP11 of Hanley's Farm was approved by resource consent RM240788. This development proposes to vest three (3) reserves with Council, as shown in ATTACHMENT A. These are summarised below:
 - a) Lot 73 to vest as local purpose (walkway and services);
 - b) Lot 76 to vest as recreation reserve; and
 - c) Lot 77 to vest as local purpose (visual amenity) reserve at Hanley's Farm.
3. Lot 73 at DP11 in Hanley's Farm is proposed to be vested as a local purpose reserve. This lot will contain a walkway connecting this stage of the Hanley's Farm development to the wider subdivision, in addition to containing wastewater infrastructure.
4. Lot 76 at DP11 in Hanley's Farm is proposed to be vested as a recreation reserve. This reserve will provide open space for residents within this area of Hanley's Farm. The reserve will contain a BBQ shelter, picnic tables, a large flat grassed area, in addition to native restoration planting.
5. Lot 77 at DP11 in Hanley's Farm is proposed to be vested as a local purpose reserve. This reserve will provide a visual amenity buffer between the residential lots and the state highway and will be planted out in grey shrubland and mountain beech.
6. The second subdivision is Bullenrise, located at Arthurs Point and originally approved by resource consent SH190001. This development proposes to vest four (4) reserves with Council, as shown in ATTACHMENT B. These are summarised below:
 - d) Lot 200 to vest as local purpose (services, access and public amenity);
 - e) Lot 201 to vest as local purpose (services, access and public amenity);
 - f) Lot 202 to vest as local purpose (services, access and public amenity); and
 - g) Lot 204 to vest as local purpose (services, access and public amenity).
7. Lot 200 at Bullenrise is proposed to be vested as a local purpose reserve. This lot will provide a small area of green space and function as a pocket park to the residents of the wider development.
8. Lot 201 at Bullenrise is proposed to be vested as a local purpose reserve. This lot will provide a visual amenity buffer between the residential lots on Edith Lane and Arthurs Point Road and will primarily contain landscaping. This reserve also contains a right to convey electricity easement.
9. Lot 202 at Bullenrise is proposed to be vested as a local purpose reserve. This lot will provide a small civic space for the residents of this development. There will be stairs connecting the upper and lower parts of this reserve, as well as landscaping and seating areas. This lot will also contain stormwater and wastewater infrastructure.

15. This area of the Southern Corridor is a fast-growing urban area, with developments such as Woolbrae, Coneburn and Park Ridge within close proximity to this area of Hanley's Farm. Neighbouring residential subdivisions have provided recreation land within their development, however lot 76 will provide additional land within walking distance for nearby residents. Lot 76 is approximately 7,675m² in area and will contain a flat grassed area of land, extensive native restoration planting, in addition to a BBQ, shelter and picnic facilities. This reserve will be connected to the neighbouring roads by a proposed trail network.
16. Lot 76 contains an easement to convey electricity along the western boundary. This area will be grassed and likely provide an informal connection for pedestrians to access the neighbouring streets. The easement is located along the edge of the reserve at the bottom of the embankment, so it will not unduly restrict any future development of the reserve land. The approximate area of the easement is 339m², and the indicative location is shown in orange on Figure 1 above.
17. Typically, land to vest is free from encumbrances as per QLDC's Vesting of Roads and Reserves Policy. In this case, the easement is required to provide a high voltage power connection from the northern and southern areas of the development. The developer has confirmed they will not seek reserve improvement credits for this area of the recreation reserve. Parks and Reserves accept this reasoning and the easement location.
18. Lot 73 (walkway and services) will be approximately 793m² in area and will provide access in a logical desire line location from Rowe Drive within DP11, to Howden Drive North (formerly Woolshed Road). It will traverse the top of a stormwater and drainage reserve, adding to the extensive trail network within Hanley's Farm for the community's access and enjoyment.
19. The local purpose (visual amenity) reserve will contain the landscaped bund along the SH6 boundary of DP11, which was consented under RM230584 and required by the structure plan. This lot will provide a visual buffer between DP11 and the state highway.
20. Conditions of consent require a detailed landscape plan to be submitted and approved for these reserve lots. The developer is also required to enter into a 3-year Maintenance Agreement (MA) to ensure establishment of all planting to reduce ongoing costs to Council.

Queenstown Lakes District Council – SH190001 (as varied by SH210006, SH230001, SH240001, SH250002 and RM250876): Bullenrise Developments Limited

21. SH190001 approved the Bullenrise development, authorising four (4) reserve lots to vest with Council. All reserves are to be vested as local purpose (services, access and public amenity) reserves. The approved subdivision is shown in Figure 2 below.



Figure 2: Scheme plan of SH190001 (and subsequent variations), showing the lots to vest as local purpose (services, access and public amenity) reserves

22. Lot 200 is located directly uphill of the apartment building proposed on lot 14 and will contain a small pocket park for residents. The perimeter will be landscaped, in addition to a flat area of green space and seating.
23. Lot 201 is located at the entrance to the subdivision and whilst small in area it will provide a vegetative buffer separating the houses from Arthurs Point Road. The planting schedule will be a combination of kōwhai, mountain beech and broadleaf. A small area on this lot will be encumbered by an easement to convey electricity. As the easement occupies a small area, it is considered the easement will not fundamentally affect the community's enjoyment of the reserve.
24. Lots 202 and 204 will provide access from Bullendale Drive to the upper areas of the subdivision on Tailrace Rise. These reserves will improve connectivity within the development for future residents, providing important seating areas and green linkages. The footpath on Tailrace Rise provides an accessible route for less mobile users, which enables accessibility through the subdivision. The steep topography of the site restricts the ability to include this as part of the reserve design.
25. Conditions of consent required a detailed landscape plan to be submitted and approved for all areas to be vested. This ensures appropriate species, location, and densities of any proposed

planting is appropriate and will not result in onerous ongoing maintenance for Council. A 3-year maintenance agreement is also required by conditions of consent that includes the reserve areas to be vested.

Options

26. This report identifies and assesses the following reasonably practicable options for assessing the matter as required by section 77 of the Local Government Act 2002.
27. Option 1 Accept the proposal to vest the reserves and to offset reserve improvement contributions (if applicable) as per the QLDC Finance and Development Contributions Policy (DC Policy).

Advantages:

- The reserves are proposed to be vested to Council at no cost at the time of vesting, and it will be the respective developer's responsibility to meet the standards prescribed in the conditions of resource consent as a prerequisite to vesting.
- The recreation reserve at Hanley's Farm will provide increased recreational opportunities for the community, in addition to native restoration planting. The local purpose reserves will also increase connectivity within the trail network.
- The four (4) local purpose reserves in Bullenrise will provide important recreation spaces and amenity for a high-density community. The pedestrian connections will also improve the connectivity of this neighbourhood, while providing visual amenity through landscaping and green spaces.
- The reserves are identified in the approved subdivision consents and accepting the reserves will facilitate the s224(c) process to advance the subdivisions and allow for the creation of residential allotments.
- Council will accept encumbered land as reserve (lot 76 in DP11 Hanley's Farm). The area of reserve subject to the easement is not intended to be developed further, therefore the easement is immaterial.

Disadvantages:

- Council will have to maintain or manage the reserves at a cost to the ratepayer after three years. This is an accepted outcome. Any disadvantage is minimal given Council seeks to attain reserves to benefit the community.
- Council will accept encumbered land as reserve (lot 76 in DP11 Hanley's Farm). This could affect the Council's ability to develop this area of reserve in the future.

28. Option 2 Reject or modify the proposal for the vesting of the reserves and to offset reserve improvement contributions (if applicable) as per the DC Policy.

Advantages:

- Council will not have to maintain/manage the reserves at a cost to the ratepayer.
- Council will not accept encumbered land.

Disadvantages:

- The large recreation reserves and useful pedestrian/cycle connections might be lost and therefore people will have to travel a longer distance to access their destination or recreation areas. The Hanley's Farm community may lose the opportunity to have continual access to valuable recreation reserves.
- The consented subdivisions will need to be formally varied, and this could create issues and delays in creating titles to accommodate residential dwellings.
- Council will refuse reserve land being offered to the community at no cost.

29. This report recommends **Option 1** for addressing the matter because it will result in valuable reserve land vesting in Council at the respective developer's responsibility and cost and will result in increased recreation and local purpose reserve land. Walking and cycling connections will enhance public access to recreation opportunities.

Consultation Process | Hātepe Matapaki

Significance and Engagement | Te Whakamahi I kā Whakaaro Hiraka

30. This matter is of low significance, as determined by reference to the Council's Significance and Engagement Policy 2024 because there will be little impact on Council's function if the recommended option is taken. It is also accepted that the creation of reserves that meet the community needs (recreation opportunities and protecting important community infrastructure) is a good outcome.

31. The persons who are affected by or interested in this matter are the subdivision developer and the residents/ratepayers of the Queenstown Lakes District.

32. The Council has not undertaken any consultation in relation to the proposal.

Māori Consultation | Iwi Rūnaka

33. The Council has not undertaken any consultation with iwi due to the matter relating to the vesting of land to Council.

Risk and Mitigations | Kā Raru Tūpono me kā Whakamaurutaka

34. This matter relates to the Community & Wellbeing risk category. It is associated with RISK10009 Strategy for growth fails to meet objectives within the QLDC Risk Register. This risk has been assessed as having a high residual risk rating. The approval of the recommended option will reduce the risk as it will provide the communities with recreation opportunities and enhanced access to open-space areas. Furthermore, the vesting is in accordance with the Parks and Open Space Strategy 2021 which ensures that the land is protected and managed as part of the open space network.

Financial Implications | Kā Riteka ā-Pūtea

35. The developers are required to maintain the reserves for the first three years. Following this time, provision will be made available from within Council's future maintenance budgets to maintain the reserves.

36. The developers will be responsible for the cost of the subdivision works required by the conditions of consent.

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

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

- Significance and Engagement Policy 2021
- Parks and Open Space Strategy 2021
- Development Contributions Policy
- Vesting of Roads and Reserves Policy
- QLDC Tracks and Trails Specifications

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

39. This matter is not included in the Long Term Plan/Annual Plan and has no effect upon it.

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

40. 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 vesting of the reserves will provide increased recreational opportunities and access that will facilitate social and environmental well-being for the communities in which they are located. As such, the recommendation in this report is appropriate and within the ambit of Section 10 of the Act.

41. The recommended option:

- Can be implemented through current funding under the Long Term 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	DP11 Approved Scheme Plan (RM240788)
B	Bullenrise Approved Scheme Plan (SH190001 (as varied by SH210006, SH230001, SH240001, SH250002 and RM250876)

Attachment A: DP11 Approved Scheme Plan (RM240788)

D	Lot 10 (road) widened to 11m wide, changes to Lots 1111 - 1119, 1122, 1126 and 1177	MA	05/12/2024
C	Boundary adjustment initial stage added, remove Lot 1177 right of way	MA	25/09/2024
B	Change building restriction areas, add right of way to Lot 1177	MA	17/09/2024
A	Original Issue	MA	23/08/2024
Rev.	Revision Details	By	Date

GENERAL DEVELOPMENT NOTES:

- All parcel areas and dimensions shown are subject to survey, Council and LINZ approvals and may vary on final survey.
- Refer to Records of Title for registered interests.
- Proposed easements are to be determined.
- Boundaries and easements will follow as-built infrastructure. Easements are to be granted or reserved on deposit of the survey plan and may not necessarily be shown on these plans. Easement widths are to be confirmed.
- 'Net Area' has the same meaning as defined in the Queenstown Lakes District Council (Proposed) District Plan.
- Any aerial imagery is sourced from QLDC GIS.
- This plan and its content should not be used for any reason other than its intended purpose. This plan and surveyed information does not include assessment or representations concerning:
 - Hazard registers, ground conditions or suitability for development
 - 'Ground level' as defined by the QLDC District Plan
 - The identity, correctness or usability of utility services portrayed, or service connections to utility services.

SUBDIVISION NOTES:

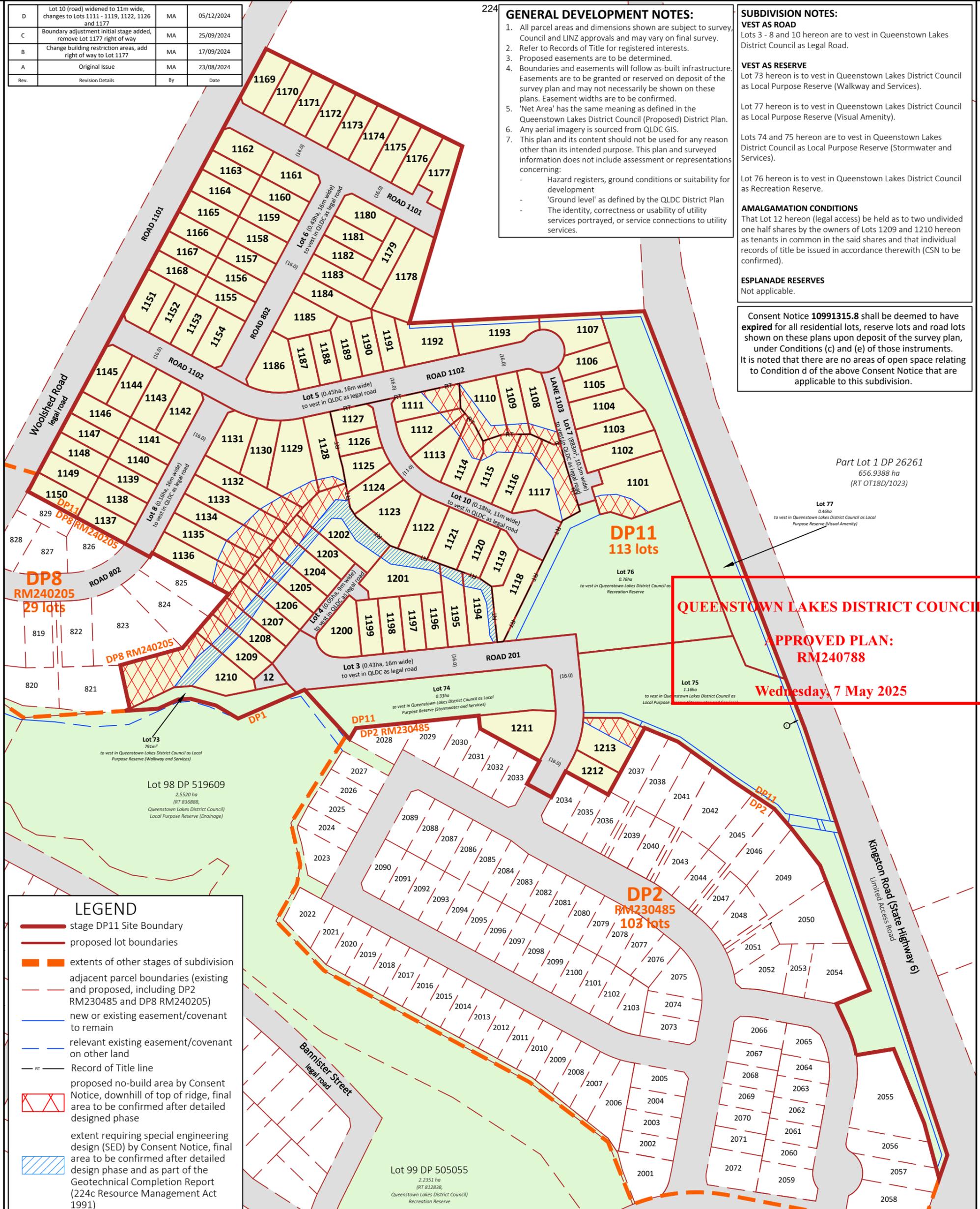
VEST AS ROAD
Lots 3 - 8 and 10 hereon are to vest in Queenstown Lakes District Council as Legal Road.

VEST AS RESERVE
Lot 73 hereon is to vest in Queenstown Lakes District Council as Local Purpose Reserve (Walkway and Services).
Lot 77 hereon is to vest in Queenstown Lakes District Council as Local Purpose Reserve (Visual Amenity).
Lots 74 and 75 hereon are to vest in Queenstown Lakes District Council as Local Purpose Reserve (Stormwater and Services).
Lot 76 hereon is to vest in Queenstown Lakes District Council as Recreation Reserve.

AMALGAMATION CONDITIONS
That Lot 12 hereon (legal access) be held as to two undivided one half shares by the owners of Lots 1209 and 1210 hereon as tenants in common in the said shares and that individual records of title be issued in accordance therewith (CSN to be confirmed).

ESPLANADE RESERVES
Not applicable.

Consent Notice **10991315.8** shall be deemed to have expired for all residential lots, reserve lots and road lots shown on these plans upon deposit of the survey plan, under Conditions (c) and (e) of those instruments. It is noted that there are no areas of open space relating to Condition d of the above Consent Notice that are applicable to this subdivision.



Part Lot 1 DP 26261
656.9388 ha
(RT OT18D/1023)

Lot 77
0.46ha
to vest in Queenstown Lakes District Council as Local Purpose Reserve (Visual Amenity)

QUEENSTOWN LAKES DISTRICT COUNCIL
APPROVED PLAN:
RM240788
Wednesday, 7 May 2025

LEGEND

- stage DP11 Site Boundary
- proposed lot boundaries
- extents of other stages of subdivision adjacent parcel boundaries (existing and proposed, including DP2 RM230485 and DP8 RM240205)
- new or existing easement/covenant to remain
- relevant existing easement/covenant on other land
- Record of Title line
- proposed no-build area by Consent Notice, downhill of top of ridge, final area to be confirmed after detailed designed phase
- extent requiring special engineering design (SED) by Consent Notice, final area to be confirmed after detailed design phase and as part of the Geotechnical Completion Report (224c Resource Management Act 1991)

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Notes:

1:2000

If this plan is used as the basis for any sale and purchase agreement, then it is done so on the basis that the areas and dimensions are preliminary, and may vary upon completion of the final survey.

FOR CONSENT

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Land Professionals

Client & Location:
RCL Henley Downs Limited
Woolshed Road
Hanley's Farm

Purpose & Drawing Title:
Proposed Subdivision Plan - DP11
Lots 3 - 8, 10, 12, 73 - 77 and 1101 - 1213 being a Proposed Subdivision of Lots 101 - 104 of DP11 Preliminary Stage (Boundary Adjustment)

Surveyed by:	MA	Original Size:	Scale:
Designed by:	MA, RCL	A3	1:2000
Drawn by:	MA		
Checked by:	BC	DO NOT SCALE	
Approved by:		Job No:	Revision No:
		Q6205	D
		Drawing No:	Date:
		11-2	05/12/2024

