

Evidence of Dr Shayne Galloway  
on behalf of  
Bridesdale Farm Developments Ltd

1. My name is Dr Shayne Patrick Galloway and I am the Director of Galloway Recreation Research Ltd.
2. My qualifications and experience are summarised in Appendix 1 to this evidence.
3. In addition to my professional and academic background, I am a resident of Shotover Country and a member of the Board of Trustees of Shotover Primary School.
4. In preparing this evidence I have reviewed a number of reports relevant to my area of expertise, including:
  - a. The Bridesdale Farm Developments Limited (BFDL) submission on the QLDC PDP Stage 2, Chapter 38 – Open Space and Recreation.
  - b. [Chapter 38 – Open Space and Recreation, QLDC](#)
  - c. [QLDC PDP Stage 2 Maps](#)
  - d. [Parks and Open Space Strategy 2017, QLDC](#)
  - e. [Community Sport Strategy 2015-2020 Sport New Zealand](#)
  - f. [Queenstown Lakes District Proposed District Plan Section 32 Evaluation Stage 2 Components October 2017](#)
  - g. [Queenstown Hearing of Submissions to the Ten Year Plan 2018-2028](#)
  - h. [Galloway S. \(2015\). Evidence on behalf of Bridesdale Farm Developments Limited Hearing under Housing Accords & Special Housing Areas Act 2013.](#)
  - i. [Galloway S. \(2015\). Shotover Country Special Zone – 1F: Report on Recreation Demand for Proposed Facilities.](#)
  - j. Assessment of Environmental Effects on the Environment, Winton Tennis Academy, John Edmonds and Associates. June 2018.
  - k. [Lake Hayes and Shotover Country Community Association Submission on the Long Term Council Community Plan, 2018.](#)
5. I have read and agree to comply with Code of Conduct for Expert Witnesses (Environment Court Practice Note 2014). This evidence is within my area of expertise except where I state that I am relying on facts or information provided by another person. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.

### Scope of Evidence

6. My evidence addresses the following matters:
  - a. Recreation issues pertaining to Lot 404 DP 505513.
  - b. Assessment of the Open Space and Recreation zone - Active Sport and Recreation (AS&R) as described in Chapter 38 as an appropriate designation

for Lot 404 DP 505513 and the adjacent QLDC recreation reserves<sup>1</sup>. I will refer to these collectively as the River Flats.

7. I review relevant policy, recreation in adjacent communities, and provide recommendations based upon previous evidence I have provided pertaining to the site and a gap analysis conducted as part of the Shotover Country consenting process.

### **Executive Summary**

8. The River Flats offer a wide range of recreation potential, particularly when taken in context of the existing and proposed residential development in Bridesdale Farm, Lake Hayes Estate, Shotover Country, the Queenstown Country Club, as well as proposed development along Ladies Mile across State Highway 6, Quail Rise West and Tucker Beach.
9. The AS&R zone has been applied to four sites in the Wakatipu Basin - the two sports grounds in Queenstown, the Sports Grounds in Arrowtown and the Millbrook Cricket Club. The River Flats are similar in topography as the existing properties zoned as AS&R in the Wakatipu Basin and provide a larger space for incorporation of multiple recreation facilities available under the AS&R zone.
10. There is no available land, that I am aware of, in the immediate area to the residential developments mentioned above which is suitable for the recreation activities identified in the AS&R zoning that has not already been developed for residential housing, agriculture, or other uses. The River Flats consists of approximately 35 hectares of flat open land.
11. Previous research and evidence I have submitted to Council hearings supports the use of the River Flats for recreation and are consistent with the stated objectives and policies identified for the AS&R zone (38.5). Developments since that evidence was submitted have not addressed the shortage of recreation facilities in the proximate area nor more generally in the Wakatipu Basin.
12. The AS&R zone is appropriate for the River Flats due to three factors: its suitability (area and topology) as a location for selected activities, lack of available sport and recreation resources in the area given the proximate population and communities, and the lack of future opportunities to develop such facilities in other nearby locations.

### **Evidence**

13. This evidence assesses the proposal by BFDL that the River Flats be zoned as AS&R in terms of appropriateness, community demand for recreation facilities suitable for AS&R zones, and the significant potential for a lack of available open space in which to provide these facilities in the future.
14. The BFDL River Flats is a 16.82ha area of flat pastoral land currently zoned Rural under the operative District Plan. It is bounded by recreation access via the

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<sup>1</sup> These include Lot 321 DP379403; Part Section 131, Block 111 Shotover survey district; Lot 400 DP445230; and Lot 205 DP505513 and they are identified in Figure 6 (p13) of the AEE for the Winton Tennis Academy conducted by John Edmonds and Associates.

Queenstown Twin Rivers Trail<sup>2</sup>, a reserve access with parking area at the Kawarau River with vehicle access from Bridesdale Farm.

15. The two QLDC parcels to the west of the River Flats are of similar size and description all forming the plain near river level. They are likewise bounded by the QTT Twin Rivers Trail and the Kawarau river. Road access exists from Widgeon Place in Lake Hayes Estate. These are at present proposed to be zoned Informal Recreation. Taken together the three main parcels comprise approximately 35 hectares of land suitable for recreation and immediately adjacent to a large and growing residential area.

### **The Active Sport and Recreation Zone**

16. As defined in Chapter 38, the AS&R zone provides for the least constraint on community planning and engagement with the recreation potential in a particular location.
17. The purpose of the AS&R zone:
  - a. *The AS&R Zone includes larger parks and reserves that are primarily used for organised sport and events, usually with associated buildings and structures. The zone primarily applies to open space that is easily accessible, used for indoor and outdoor organised sports, active recreation and community activities.*
  - b. *The AS&R Zone areas are designed and used for organised sport and recreation with toilets, changing facilities, car parking and turf or playing surfaces formally maintained to an appropriate standard for the relevant sports code. These include sports fields, hard-court areas, club facilities as well as associated infrastructure such as car parking and changing rooms.*
  - c. *Commercial activities accessory to sport and active recreation activities, such as those that provide food or beverage services to support recreational use, may be undertaken in appropriate locations within this zone.*
  - d. *The AS&R Zone applies in the main urban centres and contain provisions that recognise the intensive use made of these areas, and the need to provide sufficient facilities to support these uses, while at the same time, providing for the open space and amenity values of a park or reserve within this zone, as well as avoiding or mitigating adverse effects on the surrounding areas.*

### **National Policy**

18. On a national level the Community Sport Strategy 2015-2020 developed by Sport NZ merits consideration. It identifies active recreation as critical to the development of youth and the overall health of the nation<sup>3</sup>. Community Sport is defined as play (age and stage appropriate development opportunities) active and outdoor recreation, and competitive sport taking place through clubs and events. The values enhanced by participation in sport include healthier minds and bodies, the positive expression of culture in New Zealand, positive community development, and economic

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<sup>2</sup> <http://queenstowntrail.co.nz/maps-and-rides/trail-maps/twin-rivers-ride-from-kawarau-falls-bridge-to-morvern-ferry-road/>

<sup>3</sup> <http://www.sportnz.org.nz/about-us/our-publications/our-strategies/community-sport-strategy/>

development. Focus areas developed for the strategy include school-aged children, local delivery, and competitive sport and events.

### Application of AS&R in the Wakatipu Basin

19. There is noticeably little area zoned as AS&R in the Wakatipu Basin according to the Proposed District Plan – Stage Two Maps. I can identify only four areas – the two Queenstown sports grounds, the Arrowtown sports ground and the Millbrook Cricket Club. Currently the predominant zoning under Chapter 38 is Informal Recreation.
20. Each of these share the same general description as the River Flats – large flat open space, but have a varied association with neighbouring urban or residential use. However the stated purpose that AS&R zone be applied *in* the main urban centres is not applied consistently (i.e. Millbrook Cricket Club). The River Flats certainly provides for open space that is easily accessible, could be used for indoor and outdoor organised sports, active recreation and community activities.
21. The area of each of the existing AS&R is relatively small (Table 1) – between 2 and 3 hectares – whereas the BDFL portion of the River Flats is 16Ha and combined with the QLDC portions it reaches 40Ha. Each of the existing zones are surrounded by residential housing. Also indicated in Table 1 are which activities are enabled within each AS&R and the residential populations proximate to that site. As such, the River Flats area would provide for a greater potential range of recreation than any of the existing AS&R zoned sites.

**Table 1: Comparison of AS&R Zones with the River Flats**

Active Sport & Recreation Zone	Area	Activities	Adjacent populations
Queenstown Rugby Grounds	2.27Ha	Rugby, Multiple Use	Queenstown CBD
Queenstown Primary School Field	2.47Ha	Rugby, Multiple Use	Queenstown CBD
Arrowtown Sports Grounds	3Ha	Rugby, Multiple Use	Arrowtown Central
Millbrook Cricket Club	3Ha	Cricket	Adjacent to Arrowtown – outside the Urban Growth Boundary
River Flats (Lot 404 only)	16Ha	Multiple Use Potential	Bridesdale Farm, Lake Hayes Estate, Shotover Country
River Flats + 2 QLDC Parcels	35Ha	Multiple Use Potential	Bridesdale Farm, Lake Hayes Estate, Shotover Country

22. Interestingly and somewhat confusingly, the Queenstown Event Centre (QEC) is zoned as Community Purpose rather than AS&R. The QEC has the largest amount of

area dedicated to the types of activities and conditions described in the AS&R zone in Chapter 38. Similarly, the Frankton golf course is not zoned as Community Purpose – Golf, whereas the other golf courses are. These seeming inconsistencies with the zones described in Chapter 38 indicates to me that there may be a certain amount of settling in with the new categorizations and this is the case with the River Flats.

### **Previous Evidence on the River Flats**

23. I have presented evidence relevant to this land and recreation on two prior occasions. These include: A gap analysis conducted for council staff and Shotover Country Limited regarding Shotover Country Special Zone reserve allocations (2015-1F) and the potential future use of recreation reserves, and evidence I submitted at the Bridesdale SHA consent hearing relating in part to the lots in question here and their potential use as recreation reserves.

#### *Shotover Country Gap Analysis*

24. I conducted a gap/demand analysis based on the Shotover Country Limited proposal and found that these recreation facilities were promoted by community-led interests such as recreation clubs, the primary school, and commercial interests and that there was indeed a lack of facilities for them or uncertainty about the facilities in current use.
25. The proposed activities in Activity Area 1F included a competition grade BMX track, equestrian centre and bridle path, community building, sports field, and a wetland restoration project. These activities – given their area and facility requirements – appear to me to be in line with the AS&R zone. I have included the report in its entirety as Appendix 2.
26. I include this to illustrate that there was – at one point – an opportunity to create a recreation complex on the lower terrace of Shotover Country of a size and potential to be an AS&R zone. There will now be a Rugby pitch on the lower terrace and equestrian grazing on the remainder of the farm land on the bottom. The wetland is being developed in association with the Wakatipu Reforestation Trust and Shotover Primary School.
27. In the interest of disclosure, I am involved with the wetland project and am a member of the Board of Trustees of Shotover Primary school. I was involved with neither when this research was conducted.
28. Somewhat different to the River Flats area, the Shotover Country site would have flood mitigation, whereas at present the River Flats area would not. While this exposes any development on the flats to some flood risk, there is wide potential for recreation and sport facilities at the location as permitted in the AS&R zone.
29. If we take the Millbrook Cricket Club as an example, the required facilities are minimal and all of which can be portable and removed in advance of a forecast weather event or replaced/repared in the event of a flood. I note that the proposed Winton Tennis Academy has design elements incorporated to make it resilient to flood events.

30. The evidence I submitted in the Bridesdale Farm SHA hearing extended the concepts in the Shotover gap analysis to support a recreation zone along the Kawarau river that would link the recreation facilities in Shotover Country and the River Flats area.

*Bridesdale SHA Hearing Evidence*

31. I presented evidence at the Bridesdale Farms SHA hearing which stated the following at paragraphs 9 & 10. I have included a full copy of that evidence in Appendix 3:

*Lot 404 offers 14.97ha of flat land currently grazed which could support a wide variety of active and passive recreation activities. It adjoins existing council recreation reserve land which, if included as a whole reserve, would provide even greater opportunity to the residents of the...adjacent communities and the residents of the wider Wakatipu Basin.*

*I believe that these reserves ought to be considered along with the other recreation amenities in Lake Hayes Estate and Shotover Country as they form the northern end of a recreation backbone that spans all three communities and unites them with the Kawarau River. However, this report is the result of an initial assessment only. Which activities are best suited to the site and most needed by the community would be a matter for additional study.*

32. As this evidence was prepared under the operant policy at the time (Parks Strategy 2002) it refers to the stated a need for additional recreation resources throughout the district. The Parks Strategy identified a major need in the next 20 years for additional neighbourhood and local reserves. It presented the Council's vision for a district with an abundance of quality parks for recreation, sport and amenity interlinked by green corridors providing safe walking and cycling routes while also providing wildlife refuge and sustaining ecological values. It noted that urban communities should have easy access to river, lake and mountain fringes as well as good access to developed parks and reserves.
33. As I noted at the time, the Parks Strategy (2002) supported the development of the reserves at Bridesdale Farm and under that policy there were a number of potential classifications for the reserve areas, including: District Reserve/Open space, Sports Grounds – Mixed Use, Sports Grounds – Golf Exclusive Use, Neighbourhood Reserve, Local Reserve and Open Space/Passive Reserve.
34. The current Parks and Open Space Strategy (2017) takes note of significant changes to resident and visitor demand in the Wakatipu Basin “has experienced rapid residential growth and a huge increase in visitor numbers. New subdivisions in greenfield developments are being created, and intensification of some of the existing urban area is planned.”
35. The operant strategy takes note of “competing usage demands, future growth and visitor projections and uneven distribution of open space (relative to some areas) creates a need for more pro- active and strategic management now and into the future. Where intensification is planned, the values of the existing open space must be recognised and enhanced where required to ensure a high standard of living can be enjoyed by those residents in these areas.”

36. While the policy refers to future intensification, there is also a need to address residential areas developed without the full realization of the 2002 policy objectives. The community comprised of Lake Hayes Estate, Shotover Country and Bridesdale Farm has developed very quickly and has a demonstrable need for enhanced recreation spaces and facilities as identified under the 2017 policy.
37. When considering the River Flats in light of the purpose of the Parks and Open Space Strategy 2017 and Chapter 38 – setting aside issues of ownership – the area presents opportunities in line with the stated purposes of *enabling recreation activities* and where additional infrastructure might easily be accessed or extended in to the area. As is also noted in Chapter 38: Open space is a significant resource in the District and the Region, and here we have an area of land that is otherwise limited to grazing and gardening.
38. Protection of existing amenity values is well provided for in Chapter 38 (38.2.2) and with regard to the AS&R zones (38.5.1 and 38.5.2). Chapter 38 also acknowledges potential issues with recreation conflict (38.2.1.4) which can occur not only between activities (i.e. mountain bikes and walkers) but also between the activity and residents, as well as within an activity. I am reasonably comfortable that these rules protect existing recreation amenities.
39. Of note in this case, paragraph one of the purpose of Chapter 38 states that: *Where a reserve adjoins a water body, the reserve is zoned to recognise, and provide for, the interrelationship between the water activities and the land based component of those activities.* The normal state of the stretch of the Kawarau river along the River Flats is flatwater with small sandbars and features that create pools and eddies. While there is both commercial and private jet boat activity, I am aware that the stretch of river is used for human powered river recreation as well (stand-up paddle boarding, slalom and 5m kayak training are among those I've witnessed).
40. There are numerous spots where informal access to the river exists. Hayes Creek Road, vehicle access through a reserve, provides access to a parking lot with access to the trail, but there is no formal access provided from there to the river. The river bend at the Northern boundary of Lot 404 has a beach frequented by swimmers, anglers and swimming dogs. While improved access along this stretch is called for generally in the purpose of Chapter 38, the AS&R zone provides for the most freedom for development of facilities that can provide for the interrelationship of the water activities and their land-based components. In this case, these might include boat storage, toilet facilities with changing rooms, etc.

### **Impact on the Community**

41. The addition of the River Flats as a AS&R zone would address several issues currently facing the adjacent residential areas that remain without relief in the foreseeable future. The growth of the residential areas have diminished the space into which the primary school can expand and make use of as open space. As well, the local community group – the Lake Hayes Estate and Shotover Country Community Association (LHSC) – has submitted to the LTP Process on the need for additional recreational facilities.

42. The LHSC, in its submission to the LTP, identifies several key issues which inhibit the continued growth of a local community with regard to amenity. These include: the lack of a community hub or shared use recreation facility which could accommodate a variety of community recreation activities without the need to travel, the lack of a community plan for how reserves are to be developed, development in the area adversely effecting local amenity, and the lack of engagement with council staff on the use of the two reserve areas at Widgeon Place that are adjacent to Lot 404.
43. The current zoning of these two QLDC lots as Informal Recreation substantially restricts the ability of the community to engage with these recreation spaces over what would be possible under the more permissive AS&R zone. It also inhibits the community's ability to plan for and develop the recreation and sport opportunities it sees as necessary or desirable as per previous recreation evidence. The AS&R zone does provide a framework in which the community can have maximum freedom to increase the recreation amenities immediately available and there is ample space on the sites to accommodate a variety of options.
44. Currently the community must travel to participate in organized sport and recreation. The LHSC submission identifies the Widgeon Place Reserves as "an amazing resource, with potential for bike park and tracks, sports fields and a community facility/clubroom." The only suitable facility in the community, the community hall/school gym at SPS, is currently fully booked for such purposes and has been so since it opened in 2016<sup>4</sup>.
45. The LHSC identified top themes in its community engagement and first among these is the stated need for additional Community Hall/Sports Facilities in the area. The range of suggestions from community members meshes much better with an AS&R zone to accommodate their needs than any other recreation zone.

#### *Proximity to Schools*

46. School children are a significant beneficiary of open space and recreation areas in the Wakatipu. Each of the AS&R zones lie in accessible proximity to primary schools and early childhood education centres. At present, Shotover Primary School sits furthest from the proposed AS&R zones and closest to the River Flats. Furthermore, the open space area available to the Shotover Primary School is severely limited due to its initial space allotment from the Ministry of Education and the explosive growth of Shotover Country residential construction.
47. Shotover Primary School has been in operation since 2015, opening with a roll of 80 and three years later hosts ~490 students with a projected peak for the year of 539. The Ministry of Education (MoE) uses a formulae to purchase land for its schools and in the case of SPS the Moe purchased land for 650 students rather than the planned for maximum capacity of 900. Land that was available at the time has since been converted into residential housing with very little open space remaining in close proximity to the school for its organized sport and recreation needs.
48. The MoE estimates that the school will rise to 750 students in 10 years of operation, however the school is clearly beyond that estimate. It is currently finishing

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<sup>4</sup> <http://www.shotover.school.nz/community-hall-bookings-calendar/>

construction on space for an additional 200 students and will begin immediately on construction for space for the remainder of the master planned capacity (Now 950) students. It is anticipated that the school will see its master planned capacity in the next few years given the explosive growth the school has seen thus far with existing residential capacity regardless of the additional residential capacity that has been proposed and is being considered by QLDC.

49. With this in mind, the range of activities and spaces potentially available at the River Flats would serve as a significant increase in the recreational and educational opportunities accessible by the school, its students and members of the community.

#### *Potential Residential Growth*

50. The Wakatipu Basin Land Use Study provides some guidance on the potential for residential growth in the local community. Appendix L of the study provides a GIS analysis of the additional potential for residential dwelling in the area<sup>5</sup>. For the Ladies Mile Gateway Precinct it states that there is potential for 3690 low density sites or 6674 medium density sites. Given that developers of the available land will likely seek to maximise the residential development potential of their land, the available AS&R space will likely not be substantially increased.
51. In addition, residential development in Quail Rise West (600-800 houses proposed) and Tucker Beach (210 houses proposed) will result in additional demand on the existing facilities – particularly the Queenstown Event Centre due to its proximity.

#### **Mapping the Recreation Space**

52. The Recreation Map provided as Appendix 4 illustrates the recreation amenities in the area along with existing and potential residential dwellings. It illustrates the existing interconnectedness of the parcels on the River Flats and the community which has grown up around this space.
53. With respect to Ms Galavazi's statements that the parcels' lack access I note that the River Flats area sits between Bridesdale Farm and Lake Hayes Estate and the Kawarau River with road access from both subdivisions and connecting links to Shotover Country via the Two Rivers Trail. The Two Rivers Trail travels along the river and bounds the River Flats area along its length. The parcels appear to me to be well integrated in a reasonably well developed network of pedestrian, bicycle and vehicular access that are in current and frequent use by both local community residents, residents of the larger basin, as well as visitors to Queenstown.
54. Linkages to the Queenstown Trails network add to the potential for development of its use by residents and tourists. The site sits roughly equidistant to Arrowtown and Frankton and at the base of one of the larger hill climbs on the trail in Thompsons Hill. Placed as it is the River Flats could be used for logistical support and client comfort for bicycle touring operations. A quick charge station for low E-Bike

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<sup>5</sup> <https://www.qldc.govt.nz/assets/Uploads/Planning/District-Plan/Wakatipu-Basin-Land-Use-Study/Appendix-L-Additional-Dwellings-Capacity.pdf>

batteries and a location for automated external defibrillator (AED) would be valuable amenities there. Other than the two public 'long drop' toilets at the old Shotover Bridge and at the Lake Hayes Estate connecting trail, there are currently no facilities that support riders between Frankton and Arrowtown.

55. Additional residential development across SH6 along Ladies Mile and the Queenstown Country Club will significantly increase the need for recreation space and place pressure on the transport network to access recreational facilities that are distant from these populations. I note that there is a pedestrian underpass planned to pass under SH6 – facilitating foot and cycle access to potential facilities at River Flats.
56. As mentioned previously, the site's adjacency to the Kawarau river provides for potential enhancement for interaction with the river and increase the recreational use of the river along that stretch. There is currently a metal road down to the river with parking. While this stretch of river is used for private as well as commercial jet boat operations, it is also suitable for other river based recreation. The stretch of Kawarau River along the River Flats up to the confluence with the Shotover River is suitable for a range of flat water paddling including river boarding, multisport boating, and there are sites where a slalom kayak course might be developed. There is potential for supporting facilities such as a boat storage and improved access across the Queen's Chain to access and enjoy the river.

*Recreation and Sport Suitable for River Flats*

57. When I consider what the best options may be for recreational use of any area I consider them in light of the juxtaposition of the site's landform and what governance applies to it. These together define a set of characteristics which filter out unsuitable activities and/or facilities and identify those most suitable for the site.
58. In this case, we have a large open area (40Ha) that is exposed to flooding. It sits adjacent to several large residential areas and is bounded on one side by the Kawarau River and is linked with the Queenstown Trails. Road access exists from two points.
59. With regard to sustainability, one would need to consider either flood mitigation or filter out those activities whose facilities can be made resilient or removable in the case of a flood event. I set the former aside and consider only activities that fit the latter category.
60. Given the above, the types of recreation activities which would be best suited to the site are those that require a larger area of space with minimal facility requirements.

*Large area activities with minimal facility requirements.*

61. There is a wide range of recreation activities that require a large area yet require relatively few built facilities. A number of these require maintained fields and minimal facilities. The following presents a sample of activity facilities have been proposed for the area, as well as others that could fit within the River Flats.

Proposed Recreation Activities and Facilities

62. There are a range of recreation facilities which members of the community have sought to develop in the area that would suit the River Flats site. These include:
- a. Winton Tennis Academy
    - i. Resource consent is currently being sought for a tennis complex to be located on Lot 404 in the River Flats. It would include six outdoor courts and two indoor courts with parking and landscaping. The proposed facility would operate as a philanthropic entity and provide training for athletes as well as daily public access.
  - b. Wakatipu BMX
    - i. Wakatipu BMX have been in talks with QLDC about locating a competition-grade BMX track on the QLDC parcels to the west of River Flats. Flood risk was mentioned as a drawback to locating a track on the flats. However, in my view the risk can be mitigated for this or a jump park by carefully considered design.
  - c. QMTBC Jump Park
    - i. The mountain bike community has recently learned that the Gorge Road Jump Park will be lost due to council's need for the land. The River Flats area would be a suitable location for a replacement park.
  - d. Equestrian Eventing and Bridal Trail
    - i. There is substantial equestrian activity in the Wakatipu Basin, but no dedicated facility for the organized Eventing or bridle trails. There is scope within the River Flats for a full equestrian eventing facility on the river flats space. There is also potential to connect the grazing area in Shotover Country to the River Flats via a bridle trail that could be built separate from the Queenstown Trail. A separate trail would be necessary due to high potential for conflict between horse riders and existing users of the Queenstown Trail.
    - ii. I see this as an opportunity with immense potential for the equestrian community in the basin.
  - e. Additional Sports Grounds
    - i. The sports grounds in the Wakatipu Basin are generally fully booked during peak times – weekends and after school/work hours. There is potential for additional sports grounds at the River Flats. These might include facilities for specialized activities such as:
      - 1. Field Hockey
      - 2. Lawn Bowls
      - 3. Cricket
      - 4. Golf
      - 5. Frisbee Golf

6. Advanced Pump Track
  7. Running/Atheletics/Exercise spaces
  8. Open pavilion BBQ space
  9. Volley Ball Courts
  10. Space for Bike Polo/Ultimate Frisbee/Etc.
- f. Linkages with water-based activities on the Kawarau River
- i. There is currently recreation occurring on and along the Kawarau river that is not well linked with the residential developments – access relies on informal trails developed by recreation users. Providing improved relationships with land portions of river based activities has not been achieved along this heavily residential stretch of the river.

### **Summary of Findings**

The River Flats is a large area of generally flat land which sits adjacent to several large and growing residential areas in the Wakatipu Basin. The River Flats sits adjacent to the Kawarau River and has potential to increase integration between land and water components of river-based recreation activity. The Queenstown Trail system already encircles the River Flats. While flooding and impact to existing recreation amenities are a consideration, it is my view that these can be mitigated with design elements of any new facility.

### **Recommendation to Council**

63. As my evidence from that SHA hearing states there is immense potential for recreation on the river flats that is both achievable in terms of facilities and in demand in the proximate communities as well as the larger Wakatipu Basin.
64. Proximity and connection to Shotover Country (via trail), Lake Hayes Estate and Bridesdale Farm (via trail and roads) and their large and growing collective population points to the need for larger area recreation grounds and facilities in the immediate area.
65. The AS&R zone, being the most permissive of the set, provides for the greater recreation potential on the site. Given the size of the River Flats area, there is potential to provide a wide range of recreational activity – potential that does not exist elsewhere in the area.
66. Without regard to flood mitigation there remain a substantial range of recreation and sport activities that could be sustainably managed on the site. Among these are recreational activities for which members of the community continue to advocate. Chief among these being equestrian eventing facilities, a BMX course, Jump Park, and the Winton Tennis Academy.
67. Given the characteristics of the site and the proximity of significant populations – among other facets mentioned above, the River Flats is both an appropriate and desirable site for the types of recreation activities and facilities described in the AS&R zone.

Appendix 1

Curriculum Vitae – Dr Shayne Galloway

Appendix 2

[Galloway S. \(2015\). Shotover Country Special Zone – 1F: Report on Recreation Demand for Proposed Facilities.](#)

Appendix 3

Evidence presented at the Bridesdale Farm SHA Consent hearings

Appendix 4

Recreation Map

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## Education

- 1999 to 2003 Indiana University  
PhD (Leisure Behaviour: Adventure Education & Education Psychology)
- 1997 to 1998 Indiana University  
MS (Recreation Resource Management)
- 1987 to 1991 Indiana University  
BS (Journalism and Political Science)

## Technical Training

- 2017 ISO/IEC 17021-1:2015 Conformity assessment -- Requirements for bodies providing audit and certification of management systems. Wellington, NZ April 11-13.
- 2016 ISO 9001:2015 Quality Management Systems Lead Auditor Training, Melbourne, Australia. February 8-12. Certificate Number ENR-00242091.

## Current Roles

- 2016-2019 **Member, Board of Trustees, Shotover Primary School, Queenstown.**  
Portfolios include: Property and Stage Two/Three construction, communications, health and safety.
- 2015 **Technical Expert – Adventure Activities Scheme, Joint Accreditation System of Australia and New Zealand (JAS-ANZ)** Contracted consultant providing expert advice on registration audits of audit bodies and their audits of adventure activity operators in New Zealand.
- 2014 **Independent Scholar and Director, Galloway Recreation Research Limited**  
Providing management planning, recreation impact, market and resource research as well as recreation, leisure and tourism user and feasibility studies, facilitation and focus groups, education and safety management to the adventure and recreation sector.

Currently clients include: residential developers, local and regional tourism operators, local government authorities, adventure activity providers and national government entities.

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## Consultation Projects

2017

Review of Proposed Changes to Mount Iron and Little Mount Iron Recreation Amenities, Allenby Farms.

Assessment of Recreation Amenities: Franz Joseph Gondola Project, Skyline Enterprises

2016

Performance Study: New Zealand Adventure Activities Certification Scheme Review, WorkSafe New Zealand.

Expert Evidence for Judicial Review, High Court, Amuri Jet Resource Consent Application, Thrillseeker Jet.

Technical Expert, Adventure Activities Registration Scheme – JAS ANZ. Per Diem, Ongoing.

2015

Expert Evidence – Recreation Amenity, Bridesdale Special Housing Area Hearing, Bridesdale Farm Developments Limited.

Initial Impact Assessment on Recreation Amenity for Hanley Downs, RCL Group.

Demand and Gap Analysis for Shotover Recreation Reserves Vesting, Shotover Country Developments.

Submissions Review, Thunderjet Resource Consent Application, Queenstown Lakes District Council.

Literature Review, Minimum Flows for Jet Boats on Canterbury Rivers, Greenaway & Associates.

Expert Advice, Alpine Activities in Non-Technical Terrain (AANTT) Activity Safety Guideline, Tourism Industry Association. Pro Bono.

## Previous Employment

2012 to 2014 **Stay-at-home Dad.**

2006 to 2012 **Lecturer in Outdoor Education, School of Physical Education, University of Otago, New Zealand.** Instruction of undergraduate and

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postgraduate papers in outdoor education theory and practice, research design and methodology. Supervised Honours, Masters, and Doctoral student work. Conducted research in outdoor leadership and decision-making and recreation participation. Confirmed by University 2012. In addition:

Chair, Outdoor Safety Committee – Responsible for governance of the school's safety management systems; participated in the Outdoors Mark process.

Editor, New Zealand Journal of Outdoor Education.

Research Advisory Group, Water Safety New Zealand.

Led groups in the Paradise area of Aspiring National Park for the school's 7-day mandatory camp.

- 2003 to 2006 **Assistant Professor, Utah Valley State College, Orem Utah**  
Responsibilities included: Instruction of theory and skill courses related to recreation and outdoor leadership, development and delivery of the academic and risk management program for 10 adventure activities; and research in the area of outdoor leadership and decision-making. Developed the Bachelor's Degree in Outdoor Leadership and Recreation Resource Management – including course work and field-based skill assessment. Taught skills courses in mountaineering, rock climbing, outdoor leadership, expedition behavior, and search and rescue.
- 2002 to 2003 **Visiting Lecturer, National Park Service/ Eppley Institute**  
Horace M. Albright Training Center, Grand Canyon, Arizona  
Responsibilities included: Coordination and delivery of the National Park Service Fundamentals courses, curriculum revision and development, instructor recruitment and training, assessment and evaluation of course outcomes. Managed safety of during field events around the canyon. Participated in Search and Rescue training with Park staff.
- 1999 to 2002 **Associate Instructor Indiana University, Bloomington, Indiana**  
Department of Recreation and Park Administration  
Responsibilities included: Teaching R371, theory and method of outdoor education, interpretation, and environmental education; teaching R317/R515, Great Smoky Mountain Institute at Tremont in the Great Smoky Mountain National Park; teaching R271, outdoor recreation resource management; and R160, introduction to recreation and leisure course, R100 Introduction to Rock Climbing.
- Adjunct Instructor – CORE Outdoor Leadership Program**  
*Indiana University, Bloomington, Indiana*  
*Department of Recreation and Park Administration*

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Responsibilities included: Assisting in field-based instruction and training, safety management, classroom instruction, as well as service on the CORE Advisory Committee

1998-1999 **Research Assistant**  
*Indiana University, Bloomington, Indiana*  
*Department of Recreation and Park Administration*

1997-1999 **Program Coordinator**  
*Wolf Creek Adventures at Columbus Youth Camp*  
*Columbus, Indiana*

Responsibilities included: Management and maintenance of camp challenge course facilities, design and implementation of outdoor and environmental education programs, as well as recruitment and training of program staff. Other duties included assisting the local school system in the development of interdisciplinary service learning projects, programs for students with learning disabilities, as well as general rehabilitation of camp facilities.

1996-1997 **Director of Publications**  
*St. Stephen's Episcopal School Austin, Texas*  
Responsibilities included: Development of editorial content and design, as well as production of all school communication with parents, students, and alumni.

**Instructor**  
Devil's Canyon Wilderness Program at St. Stephen's Episcopal School Austin, Texas  
Responsibilities included: Assisting in the development and leadership of an adventure education program for students. Students in this program received athletic credit for semester-long participation and, as such, were involved in daily practice, travel, and student leadership. Activities included wilderness travel, vertical caving, rock climbing, mountain biking, and service learning.

1994-1995 **Account Executive**  
*Caldwell Vanriper Advertising & Public Relations Indianapolis, Indiana*

1992-1994 **Account Coordinator**  
*Gross Townsend Frank Hoffman Public Relations New York, New York.*

## Selected Grants

Mountain Safety Council Research Grant to study macrocognition and outdoor first aid.  
\$5,000

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SPARC Research Grant to fund New Zealand National River Recreation Survey: Specialization, Motivation, and Decision-making. 2007-2008 - \$25,000

Water Safety New Zealand grant to fund New Zealand National River Recreation Survey: Specialization, Motivation, and Decision-making. 207-2008 - \$3,600

## Research and Publications

Research Experience and interests include skill development and decision-making in naturalistic contexts, macro-cognition and the development of expertise and leadership. Recreation behavior including user preference, motivation, engagement, and activity specialization are also research interests. I am qualified in both quantitative and qualitative research method and design.

## Selected Publications

Galloway, S. P. (2016). New Zealand Adventure Activity Registration Scheme: A Performance Study.

Galloway, S. P. (2012). Recreation Specialization among New Zealand River Recreation Users: A Multi-Activity Study of Motivation and Site Preference. Leisure Science, 34(2).

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Galloway, S.P. (2008) New Zealand Recreational River Use Study: Specialization, Motivation and Site Preference. Dunedin, New Zealand. School of Physical Education, University of Otago.

Galloway, S. P. (2007). Experience and medical decision-making in outdoor leaders. Journal of Experiential Education, V. 30, N, 2.

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M: 64 21 471 472 E: shayne@grr.org.nz

Galloway, S. P. (2005). Avalanche! – Teachable Moments in Outdoor Education. Journal of the Wilderness Education Association, V. 17, N. 2.

Galloway, S. P. (2005). Hierarchical Linear Modeling of the Effect of Experience on Decision-making in Outdoor Leaders (Abstract). Journal of Experiential Education, V. 27. N, 3.

Galloway, S.P. (2002). Theoretical Cognitive Differences in Expert and Novice Outdoor Leader Decision Making: Implications for Training and Development. Journal of Adventure Education and Outdoor Learning, V. 1, N. 3.

## Other Recreation Research

Utah Lake Comprehensive Management Plan Resource Document. Daniel Horns (Eds.), 2005. Department of Earth Science, Utah Valley State College.

Indiana Trails Study: A Study of the River Greenway Trail in Ft. Wayne, Indiana. Project Associate. Eppley Institute for Parks and Public Lands. 2001

Indiana Trails Study: A Study of the Maple City Greenway Trail in Goshen, Indiana. Project Associate. Eppley Institute for Parks and Public Lands. 2001

Indiana Trails Study: A Study of the Pennsey Rail Trail in Greenfield, Indiana. Project Associate. Eppley Institute for Parks and Public Lands. 2001

Indiana Trails Study: A Study of the River Monon Trail in Indianapolis, Indiana. Project Associate. Eppley Institute for Parks and Public Lands. 2001

Indiana Trails Study: A Study of the Cardinal Greenway Trail in Muncie, Indiana. Project Associate. Eppley Institute for Parks and Public Lands. 2001

Indiana Trails Study: A Study of the Prairie Dunelane Trail in Portage, Indiana. Project Associate. Eppley Institute for Parks and Public Lands. 2001

Recreation Use Survey for Hoosier National Forest, Phase One and Two with Dr. Doug Knapp (study funded by the U.S. Forest Service as a pilot study for later survey on U.S.F.S. properties) 1999.

## **Non-refereed Publication:**

Galloway, S. (Ed.). (2008) Proceedings of the International Outdoor Education and Recreation Conference – The Confluence. Lincoln University, Canterbury, New Zealand.

Galloway, S. & Burnett, K. (2004). Report on the State of Recreation and Tourism on Utah Lake. (Horns, D. Eds.). Utah State Parks.

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M: 64 21 471 472 E: shayne@grr.org.nz

Galloway, S. P., Ewert, A. W. (2004). Instructor Decision-Making: A Current Assessment and Overview of Training and Theoretical Applications. Proceedings of the The 17th Annual International Conference on Outdoor Recreation and Education. Association of Outdoor Recreation and Education.

Galloway S. P., Ewert, A. W. & Shellman, A. (2004). Instructor Decision-making: An overview and application of simulation in training. In T. L. Stegner & R. A. Poff, (Eds.) *Edited Papers of the 17<sup>th</sup> Annual International Conference on Outdoor Recreation and Education*. (pp. 44-50). Bloomington, IL: Association of Outdoor Education and Recreation. <http://www.aore.org/ICOREpapers2003.pdf>

Ewert, A.W. and Galloway, S.P. (2000). Risk Recreation Research – Research Update Parks and Recreation, February 2001. pp. 26-35.

Galloway, S.P. (2000). Recruitment of undergraduate students by parks and recreation departments. In B. A. Beggs (Ed.) Issues in higher education, recreation and leisure: A monograph from a doctoral seminar. Bloomington, Indiana: School of Health, Physical Education, and Recreation.

Roberts, N.S. and Galloway, S.P. (2000). Components of the Outdoor Trip: What Really Happens?: Research Recommendations. In Stringer, L.A., McAvoy, L.H. and Young, A. (Eds.) Coalition for Education in the Outdoors Fifth Biennial Research Symposium Proceedings.

Galloway, S.P. (1999). The use of assessment in wilderness orientation programs: Efforts to improve college student retention. Proceedings of the 13th Annual International Conference on Outdoor Recreation and Education. Clemson University, Department of Parks, Recreation & Tourism Management.

Galloway, S.P. (1998). The HIP Experience: One Public School's Program. The CORE, Association for Experiential Education, Schools & Colleges Newsletter. 1(1), 11-12.

## **PRESENTATIONS AT PROFESSIONAL MEETINGS**

Galloway, S.P. (2010). Environmental Desirability Responding: Scale Revision and Implications, Australia New Zealand Association for Leisure Studies International Conference, Brisbane, Australia, 3-5 February 2010

Galloway, S. P. (2010). Recreation Specialization among New Zealand Whitewater Kayakers: A Study of Motivation and Site Preference. Australia New Zealand Association for Leisure Studies International Conference, Brisbane, Australia, 3-5 February 2010

Galloway, S. P. (2009). Swimming Ability and Rivers in New Zealand: A view from the NZRRUS. Water Safety National Conference, Te Papa, Wellington

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Galloway, S.P., Ewert, A. & Galloway, G. (2009). Environmental desirability responding: theoretical predictions and measurement. Fourth International Outdoor Education Research Conference, La Trobe University, Victoria, Australia. April 2009.

Galloway S.P. (2007). Sustainable Decision-making: A Focal Point for Outdoor Education. 15th National Outdoor Education Conference, Ballarat, Victoria, Australia.

Galloway, S.P. (2006). Naturalistic Decision-making in Outdoor Education. Invited Speaker, University of Otago, School of Physical Education Faculty. Dunedin, New Zealand.

Roberts, J., Fox, K., Seamans, J., & Galloway, S.P. Reconstructing Experience (2005). International Conference of the Association for Experiential Education-First Symposium for Experiential Education Research. Tucson, Arizona.

Galloway, S.P. (2005). Judgment and Decision-making In Outdoor Leadership: Critical factors, Common Missteps, and Keys to Success. National Conference on Outdoor Leadership, Wilderness Education Association. Estes Park, Colorado.

Burnett, K. & Galloway S.P. (2005). The Use of Eustress and Distress in Wilderness Therapeutic Programs. National Conference on Outdoor Leadership, Wilderness Education Association. Estes Park, Colorado.

Rhodes, L. & Galloway, S.P. (2005). Developing a World Class Outdoor Leader Training Program: A Delphi Process. National Conference on Outdoor Leadership, Wilderness Education Association. Estes Park, Colorado.

Instructor Decision-Making: A Current Assessment and Overview of Training and Theoretical Applications. (2003). The 17th Annual International Conference on Outdoor Recreation and Education. Association of Outdoor Recreation and Education. Orem, Utah

Training Outdoor Leaders as Decision Makers for Risk Management. 2003 Grand Canyon Field Institute Annual Conference. Grand Canyon National Park, Arizona.

Outdoor Leader Training Simulator, (2002). Wilderness Risk Management Conference. Reno, Nevada. Presented with Alan Ewert.

Estimating Outdoor Leader Experience. (2002). International Conference of the Association for Experiential Education-First Symposium for Experiential Education Research. Saint Paul, Minnesota.

Estimating Outdoor Leader Experience. (2002). Presented at the Wilderness Education Association National Conference on Outdoor Leadership. Bradford Woods Outdoor Center, Indiana University.

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Decision-Making Leadership in the Outdoors. (2002). Presented with Alan Ewert at the Wilderness Education Association National Conference on Outdoor Leadership. Bradford Woods Outdoor Center, Indiana University.

Development and Validation of an Outdoor Leader Experience Use History Instrument (2002). Presented at the 2002 Coalition for Education in the Outdoors Fifth Biennial Research Symposium. Bradford Woods, Martinsville, Indiana.

Making the Tough Calls: Measuring Instructor Effectiveness in Field-Based Decision-Making Settings. (2001). Presented with Alan Ewert at the 2001 International Conference of the Association for Experiential Education. Charleston, West Virginia.

Disaster Simulation Training for Outdoor Instructors. (2001). Presented with Alan Ewert at the 2001 Congress of the National Recreation and Park Association. Denver, Colorado.

Expertise in Outdoor Leader Decision Making: Theory and Implications for Practice. (2000). The 14th Annual International Conference on Outdoor Recreation and Education. Association of Outdoor Recreation and Education. Oxford, Ohio.

Outdoor Leadership Decision-Making Simulator. (2000). 28th Annual Association for Experiential Education International Conference. Tucson, Arizona.

The Use of Assessment in Wilderness Orientation Programs: Efforts to Improve College Student Retention. (1999). The 13th Annual International Conference on Outdoor Recreation and Education. Association of Outdoor Recreation and Education. Jackson Hole, Wyoming.

Lost and Found in the Wilderness: An Overview of Adventure Therapy. (1999). The Third Annual Court Appointed Special Advocate Conference. Indianapolis, Indiana.

## **WEBINARS AND WORKSHOPS**

New Zealand Adventure Activities Certification Scheme – Three Years On (2017) New Zealand Recreation Association Webinar Series.

Judgment and Decision-making Clinic. (2004). Utah Valley State College Outdoor Education Program, Orem, Utah

Judgment and Decision-making in Outdoor Leaders. 2003 Wilderness Education Association Advanced Professional Short Course, Baja, California.

Invited Panelist: Risk Taking and its Perception, Leadership Bartholomew County. Columbus, Indiana January 21, 1999.

**ACADEMIC COURSES TAUGHT**

**Otago University, Dunedin**

PHSE 328 Outdoor Education

PHSE 415 Research and Issues in Outdoor Education

**Utah Valley State College (Semester Courses)**

REC 4500 – Visitor Behavior

PES 4300 – Research Methods in Physical Education and Recreation

REC 4200 – Outdoor Leadership/Management Practicum

REC 410R – Experiential Learning Expedition

REC 4000 – Outdoor Leadership

PES 3850 – Ethical Concerns in Physical Education and Recreation

REC 3600 – Foundations of Recreation and Leisure

REC 3100 – Recreation Program Planning

REC 3300 – Wilderness Skills

REC 1200 – Mountaineering

REC 1120 – Rock Climbing II

REC 1110 – Rock Climbing I

**Courses Developed and Approved**

REC 4950 – Senior Seminar

REC 490R – Special Topics in Recreation

REC 2400 – Principles and Practices of Experiential Education

REC 2450 – Rock Climbing Site Management and Facilitation

REC 2600 – Principles of Outdoor and Adventure Education

REC 2650 – Principles and Practices of Challenge Education

REC 2800 – Principles of Water-based Adventure Education

**National Park Service – Albright Training Center**

Universal Competencies – Fundamentals Program

Core Values

Outside Looking In

Fundamental values

Common Ground – Field Experience

Personal Responsibility and Leadership

Risk Management

**Indiana University (Semester courses)**

R515 - Outdoor Recreation Consortium. Spring, 2001, 2002 2cr graduate course

R317 - Outdoor Recreation Consortium. Spring, 2001, 2002 2cr undergraduate course

R372 - Outdoor Education, Interpretation, and Environmental Education. Fall, 2000,

2001 3cr undergraduate course

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R271 - Dynamics of Outdoor Recreation. Spring, 2000, 3cr undergraduate course  
R100 - Introduction to Rock Climbing. 1999-2000, 1cr undergraduate course

## **Indiana University (Guest Lectures)**

Introduction to Recreation and Leisure – Discussion Section  
Research and Evaluation  
Adventure Education  
History and Philosophy of Wilderness (CORE)

## **RESEARCH EXPERIENCE**

Decision-making in Wilderness Medicine: Retention of Training and Ability.

The Effect of Learning Environment on Risk Perception In Adventure Recreation.  
Funded by a Presidential Scholarship Grant, UVSC.

The Effect of Learning Environment on Perception of Environmental Impact In  
Adventure Recreation. Funded by a Presidential Scholarship Grant, UVSC.

An Investigation of the Effect of Experience on Outdoor Instructor Decision-Making  
From the Perspective of Social Judgment Theory. Completed as a doctoral dissertation,  
Indiana University.

Development and Validation of an Outdoor Leader Experience Use History. Completed  
as a pilot study for the doctoral dissertation on the topic of the effects of experience and  
instructor decision-making.

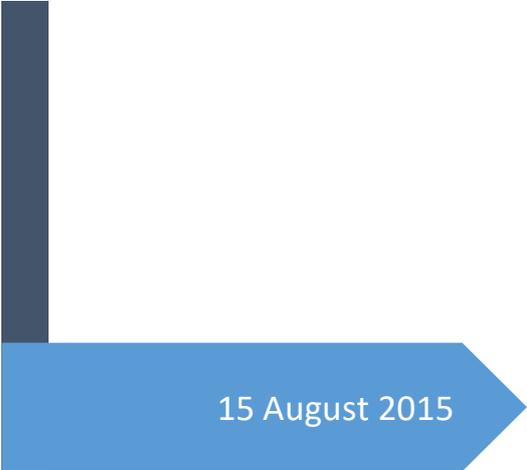
A Grounded Theory of Outdoor Instructor Decision Making. Completed as a pilot study  
for the doctoral dissertation on the topic of the effects of experience and instructor  
decision-making.

A Behavior Setting Survey of Voyageur Outward Bound: An Ecological Psychology  
Perspective on Components Affecting Leader Decision Making.

Language and the Learner: A Multi-Method Case Study Examination of Instruction in  
Adventure Recreation and Education. Completed as part of Y611 Qualitative Analysis.  
Dr. Tom Schwen. Indiana University.

Recreation Use Survey for Hoosier National Forest, Phase One and Two with Dr. Doug  
Knapp (study funded by the U.S. Forest Service as a pilot study for later survey on  
U.S.F.S. properties) 1999.

The Use of Assessment in Wilderness Orientation Programs: Efforts to Improve College  
Student Retention (Master's Thesis).



15 August 2015

# Shotover Country Special Zone – 1F

Report on Recreation Demand for  
Proposed Facilities



Shayne Galloway, PhD  
GALLOWAY RECREATION RESEARCH LTD

## Executive Summary

This report presents findings of analysis conducted by Galloway Recreation Research Ltd on behalf of Shotover Country Ltd regarding the proposed community recreation facilities for Activity Area 1F in the Shotover Country subdivisions. The land in Activity Area 1F has been vested to Queenstown Lakes District Council for the purpose of being a recreation reserve.

Facilities proposed include a BMX track, Equestrian Centre and Bridle Path, Community Building, Sports Field, and a Wetland Restoration Project. Benefit gained by the entire QLDC Catchment, the Wakatipu Basin and the Lake Hayes Estate/Shotover Country community include positive social and community development, educational opportunities for Shotover Primary School, personal health and well-being, promotion of active recreation, environmental restoration to a regionally significant wetland, economic development and the reduction of transport pressures into Queenstown. Costs include those of construction and maintenance and some risk management. Also present but not discussed is the cost of doing nothing which achieves none of the identified benefits.

A demand analysis was conducted on each of the proposed facilities and importantly each has reached the current level of consideration by being put forth and promoted by community led interests by the primary school, activity clubs and commercial interests. Both the equestrian and biking communities suffer the lack of these facilities. The equestrian community in particular currently has no facilities in the Wakatipu and is exposed to unsafe riding conditions. BMX caters to learning riders (ages 3+) and teaches safe riding practices – a critical and unserved segment in the current condition. The Community Centre offers an opportunity for a purpose built facility for Gymnastics and Dance (among others) and long term leases in place by construction. Similarly, the Sports Field provides relief of high use pressures elsewhere and the proximity to the primary school its significant status in terms of demand.

Risk management is addressed and potential mitigation of hazards are included. Among these are flooding which has been addressed via earth works to the required levels. A draft management plan for this recreation reserve will be provided by Galloway Recreation Research Ltd as part of our work on this project. Finally, our recommendation to support the development of these facilities and to embrace the positive impact each will have on the locally adjacent communities, the Wakatipu Basin, the District and the Region.

# Table of Contents

## Contents

Executive Summary .....	1
Table of Contents .....	2
Introduction .....	3
Relevant Policy .....	3
Overview of Proposed Facilities .....	4
Equestrian Area .....	5
Sports Field.....	6
BMX Facility.....	6
Community Centre.....	6
Regionally Significant Wetland.....	7
Benefit/Cost Analysis.....	7
Benefits to Community Recreation .....	9
QLDC Catchment .....	9
Wakatipu Basin.....	9
Local Community .....	10
Relationship with Shotover Primary School.....	10
Costs .....	11
Costs of Construction.....	11
Ongoing Construction and Maintenance Requirements .....	11
Development Contribution Assessment.....	11
Demand Analysis .....	12
Reserves Development .....	12
Community Building.....	13
Sports Field.....	14
BMX Track .....	15
Equestrian Facilities .....	18
Bridle Trail .....	20
Shotover Primary School and Wetland Restoration Project .....	20
Risk Management.....	21
Management Structures for Facilities.....	22
Recommendations.....	22
List of Appendices.....	24

## Introduction

This report presents the findings of Galloway Recreation Research Ltd from our investigation of the community recreation facilities proposed by Shotover Country for land vested (Activity Area 1F) to Queenstown Lakes District Council. This report presents a demand analysis for each component, assessment of the benefits and costs of the entire complex and each component, risk management, and recommendations. The proposed facility components include an Equestrian Centre, BMX track, Community Building, Sports field, and a regionally significant wetland.

The proportion of the QLDC ratepayer base in the immediate vicinity of the proposed facilities include Lake Hayes Estate and Shotover Country which when complete will hold approximately 1400 residential units may be conservatively estimated to house 4200 residents. The Quail Rise, Lake Hayes, Frankton and Arrowtown communities are also in relatively close proximity to this recreational complex and would also be served by its facilities. In addition, the proposed facilities do not compete with the Queenstown Event Centre, but rather complement it and in some cases relieve pressure on its peak usage times.

The Green Space Corridor has largely been completed providing an accessible green space network linking with the Queenstown Trails Trust Twin Rivers cycleway via a walkway / cycleway, the primary school, commercial area and further to Lake Hayes Estate providing a cohesive well-connected green space network benefiting both communities. An overall area wide reserves network plan is attached to this document (Attachment A).

## Relevant Policy

Current QLDC policy establishes a need for additional (Parks Strategy 2002) recreation resources throughout the council catchment. The Parks Strategy identifies a major need in the next 20 years for neighbourhood and local reserves. The parks strategy presents the Council's vision for a district with an abundance of quality parks for recreation, sport and amenity interlinked by green corridors providing safe walking and 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 and reserves.

The 'green network' throughout the QLDC 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.

A draft policy has been developed for the main reserve categories of:

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

For the entire Shotover Country Zone many, if not all, of the reserve categories may be applied. The Zone encompasses an area of approximately 120 hectares and is intended to be a complete community in its own right and the applicant's desire is to create an enjoyable place to live with an abundance of quality spaces for recreation, sport, amenity and easy access to the outstanding natural landscape that makes Queenstown such unique and special place.

## Overview of Proposed Facilities

Taken as a whole, the proposed recreation facilities represent a complex of purpose-built, activity-specific resources that promote active recreation in a number of ways. In terms of compatibility from a recreation perspective, the activities contained in the proposed facilities do not conflict with one another in form or function by design. While biking and equestrian activities are often perceived as conflicting in nature, their manifestation in this case are contained within their respective spaces. Furthermore, the proposed bridle trail reduces the likelihood of conflict between horse and bike use with proper management (i.e. signage and education) while greatly enhancing the available hacking trails available to equestrian use in the Wakatipu Basin (Attachment B).

The activities supported through the proposed facilities also offer year-round spaces for active recreation for community members and visitors. The Community Sport Strategy 2015-2020 developed by Sport NZ identifies active recreation as critical to the development

of youth and the overall health of the nation<sup>1</sup>. Community Sport is defined as play (age and stage appropriate development opportunities) active and outdoor recreation, and competitive sport taking place through clubs and events. The values enhanced by participation in sport include healthier minds and bodies, the positive expression of culture in New Zealand, positive community development, and economic development. Focus areas developed for the strategy include school-aged children, local delivery, and competitive sport and events.

The facilities proposed for Area 1F and their attendant recreation opportunities engage directly and indirectly with the values and desired outcomes identified by Sport NZ. The proximity of Shotover Primary school to these facilities creates opportunities to embrace active recreation as a central component of the community culture and maximize the potential for achieving the personal health and well-being, community enhancement and economic development for the students as well as the larger Wakatipu Basin population.

### Equestrian Area

The proposed equestrian centre provides a show jumping arena, dressage arena, equipment storage facility and an area to run horses prior to jumping. The equestrian centre is open to spectators and areas will be provided for members of the public. Forty car parking spaces are dimensioned for horse floats and located in close proximity to the areas. A 'home paddock' is intended to accommodate 4-6 horses over an area of existing pasture which stands across the southern portion of the Wetland. Vehicle access will be provided to the paddock via an access strip along the western boundary of the property. An equestrian trail extends from the paddock to the equestrian centre. Future development could include a covered arena to facilitate all-weather operations. These facilities are depicted on the plan contained in Attachment B.

The Equestrian Reserve and Facilities have been designed in consultation with the Wakatipu Pony Club, Wakatipu Riding Club and Shotover Country Bridle Club while an additional club will be formed in association with this facility - Wakatipu Riding for the Disabled. The endorsement of Wakatipu Pony Club, Wakatipu Riding Club, Wakatipu Bridle Club, Hawea Wanaka Pony Club, Dunstan Equestrian Centre, and National Riding Club are contained in Attachment C.

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<sup>1</sup> <http://www.sportnz.org.nz/about-us/our-publications/our-strategies/community-sport-strategy/>

## Sports Field

A sports field sufficient in size to accommodate traditional sports such as rugby / football in winter and cricket in summer has been designed and located on the plan contained in Attachment B. The field is almost entirely surrounded by a raised berm embankment to provide an elevated view point for spectators.

The Shotover Primary School has expressed a desire for additional sports fields in the community due to the impending build-out of its current sports fields with educational facilities as school enrolments reach maximum capacity of 850 students.

## BMX Facility

A BMX track has been designed alongside the sports field. This track has been designed to Union Cycliste Internationale (UCI) competition standard to provide a venue for local enthusiasts to practice and host regional, national and international BMX events. Currently there are 34 BMX tracks across New Zealand<sup>2</sup>.

Wakatipu BMX Club has recently been incorporated with the purpose of managing the construction of the track and administrating this facility. The endorsements of Alexandra BMX Club, Wakatipu BMX, Queenstown Mountain Bike Club and BMX New Zealand are contained in Attachment D.

## Community Centre

The Centre has been based upon the design and layout of the Lake Hayes Pavilion with the purpose of providing a multiuse indoor venue. The Centre contains changing rooms for sports teams and toilet facilities for public use. It is anticipated that the venue can accommodate Shotover Country and Lake Hayes Estate community meetings while it is open to any events as per other Council community facilities.

Several potential leasees have indicated interest in the proposed facility. Chief among these are the Queenstown Gymnastics School and the Queenstown School of Dance. The overall

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<sup>2</sup> [www.sarahwalker.co.nz](http://www.sarahwalker.co.nz)

impact of the community centre leasees would include a significantly reduced transportation load into the Queenstown CBD. Endorsements for the Community Centre are included in Attachment E.

### Regionally Significant Wetland

The Shotover Country Zone contains a large wetland area. This wetland has been classified as Regionally Significant by the Otago Regional Council. Shotover Country engaged local Ecologist Mr Glenn Davis who has undertaken an ecological 'stock take' of the wetland and made a number of recommendations towards weed control, pest control, restoration plantings and future management of the wetland. Mr Davis's reporting is contained in Attachment F. An overall Wetland Concept Plan is contained in Attachment G.

Shotover Primary School anticipate that the restoration of the wetland can be the focus of an educational program offering the opportunity for pupils to learn about the ecology of the area and its enhancement whilst being physically engaged in re-vegetation works. It is anticipated that school students would develop a restoration program, determine appropriate vegetation, propagate and set plantings and comments from the Primary School are provided in Attachment H.

Neil and Barbara Simpson from the Wakatipu Reforestation Trust are to provide ecological advice and the wetland species required for the restoration works from its Jean Malpas Nursery in Kelvin Heights. Their initial engagement and comments are provided in Attachment I. The Trust have suggested collaboration with the Shotover Primary School in engaging students in the wetland restoration. The restoration plan will introduce trails throughout the wetland area as depicted on the plan contained in Attachment G. The trails will offer access throughout the wetland from Shotover Country and provide links to the surrounding trail network.

### Benefit/Cost Analysis

The following section presents our assessment of the benefits to community recreation in terms of impacts to social, cultural, economic and environmental amenity values available to the Lake Hayes Estate/Shotover Country Community. Likewise, potential costs to the community are assessed, including potential costs of not pursuing the development.

While no direct economic analysis of the proposed facilities and related activities are available, it is possible to consider the economic value of sport and recreation from a regional perspective<sup>3,4</sup>. Dalziel and O'Neill analysed the economic value of sport and recreation to the regions based on 2008/09 industry data from Statistics New Zealand. Table 1 presents data for Otago and Southland according to three categories: 17 Industry categories that depend significantly on sport and recreation activities; Incomes from people working in sport and recreation the 17 categories, investment by central government, and local council expenditures on sport and recreation facilities; and Volunteer services at a rate of \$14.19 per hour.

Table 1: Economic Value of Sport and Recreation (Otago, Southland)

	Otago	Southland	Total
17 Sport and Recreation Industries	\$240.2 million (3.2% of GDP)	\$90.8 million (2.1% of GDP)	\$331 million
Physical and Human Infrastructure	41.3 million (.5% of GDP)	\$12.6 million (.3% of GDP)	\$53.9 million
Volunteer Services	46.6 million (.5% of GDP)	\$37.0 million (.8% of GDP)	\$83.6 million
Totals	328.2 million (4.2% of GDP)	\$140.4 million (3.2% of GDP)	\$468.6 million

While QLDC resides within the Otago region, Queenstown historically shares a close association with Southland culturally and geographically and it useful to consider them together in considering the value and distribution of economic impact of sport and recreation in the Queenstown Lakes district. There is considerable data analysis available for the Queenstown Lakes District in terms of tourism<sup>5</sup>, there is very little direct investigation of sport and recreation.

Given that growth predictions in the council's long-term plan have the resident population growing from 28,440 in 2011 to 35,905 in 2021, government and council support for facility development will need to occur at a pace designed to accommodate the needs of that population. Critical to that development is taking advantage of opportunities to develop facilities while land resources are available and residential covenants on adjacent properties are malleable. A case in point relative to SPS occurred when land was purchased for the school under the constraints of Ministry of Education formulae leaving the school with smaller than needed spaces for sports fields and activity spaces. Land adjacent to the school

<sup>3</sup> SPARC, 2011. The Economic Value of Sport and Recreation to the Southland Region. Wellington: SPARC

<sup>4</sup> SPARC, 2011. The Economic Value of Sport and Recreation to the Otago Region. Wellington: SPARC

<sup>5</sup> BERL, 2013. Otago Economic Overview – Final Report. Wellington: BERL

that might have been used for community sport and education has now been sold off and will soon be built out as a residential area.

## Benefits to Community Recreation

### QLDC Catchment

Benefits accessed for the entire QLDC catchment include increased community interaction with the Hawea/Wanaka, Kingston, Arrowtown, and Queenstown communities via events and competitions held at the Shotover Country Reserves and increased revenue generated by individuals and groups visiting to participate in the events and competitions. Interest and support by regional and national organizations indicates significant interest in related events and competitions being located in the Queenstown area. The recreational opportunities available through the facilities will enhance the desirability of Shotover Country and Lake Hayes Estate as a place to live and have a positive effect on the value of residential property, thereby generating rates accordingly.

### Wakatipu Basin

Positive effects realized by the immediately adjacent communities would flow on to the Wakatipu Basin generally. These include reducing transport pressures to central Queenstown, increased road safety through provision of the bridle path and educational programming, certainty of service provision through development of a purposed built facility for the gymnastics club and the school of dance. Transportation remains a critical factor for the quality of life of residents in the Wakatipu Basin and locating recreation facilities within residential communities provides significant relief for transport pressures. This element is particularly effective as it moves residential traffic away from the Queenstown CBD. Furthermore, available, leasable and suitable spaces for specialized recreation such as gymnastics and dance are very limited, located in Queenstown, and expensive to accommodate. Creation of a facility capable to house activities like gymnastics and dance at Shotover Country relieves these pressures and provides stability for the commercial concerns that provide the activities.

While Queenstown's reputation as a tourism destination remains world class, its reputation as a place to live well faces some challenge. This is particularly true for residents on lower incomes in service occupations – a considerable and necessary proportion of the Queenstown population. The lack of affordable housing remains a constant point of

conversation and the current housing market in Queenstown does not encourage home ownership. While services and opportunities available for tourism in the Wakatipu Basin are clearly abundant, the recreational facilities provided are in fact quite narrow in scope and do not accommodate specialized recreation opportunities common in municipalities similar to Queenstown. The proposed facilities for Shotover Country provide QLDC with an opportunity to address the recreation opportunity gap that exists in the area. It should be noted that QLDC has worked very successfully with the Queenstown Mountain Bike Club to provide for community led construction of resources that have a clear impact on the quality of life and economic strength of the area. I see the opportunity at Shotover Country as being conceptually very similar to the work done with QMTBC and with similar benefits.

### Local Community

The proposed facilities would have significant effects on the Shotover Country/Lake Hayes Estate communities. These effects would be positive given proper management of the facilities and mitigation of risks – issues which would be addressed in the reserves management plan. Positive amenity values gained via the proposed facilities would include, but not be limited to: enhanced community identity, decreased need for road transport, ease of access to the facilities, enhanced health and fitness accessed via participation in the active recreation activities proposed for the reserve, and education and growth development accessed via programs offered at the facilities (i.e. RDA, Sprockets, etc.). Support from the Lake Hayes Community Association is indicated in Attachment X.

### Relationship with Shotover Primary School

A school sits at the heart of any community and its involvement in and support of the development of community resources remains critical to the overall health and success of that community. Situated as they are, the recreation facilities are a fundamental issue for Shotover Primary School (SPS). The proposed recreation facilities offer significant contribution to the recreational and educational experience of students at SPS – and are in the main supported by the school. With enrolments currently at 120 and anticipated to grow to 850 in the near future demand for recreation and educational resources in the area will increase for this critical user group. Location of recreational facilities near the school make educational programming associated with the activities easily accessible and ease several cost-related barriers to participation. Access to such facilities for the school's use increases

the potential for positive community development within the Shotover Country, Lake Hayes Estates and Quail Rise Communities.

## Costs

### Costs of Construction

It is anticipated that construction costs would be met through a combination of the developer, council and privately raised funds. Table 2 provides an overview of the cost estimates which are included as Attachment K.

Table 2: Facility Cost Estimates

Facility	Estimated Cost
Equestrian Centre	\$494,320.00
BMX Track	\$605,500.00
Community Building	\$895,100.00
Sports Field	\$138,231.05
Wetland Restoration	TBD
Site Development	\$813,325.20
Estimated Total	\$2,946,476.05

### Ongoing Construction and Maintenance Requirements

The applicant is aware of the costs associated with the maintenance for reserve areas. It is not generally considered reasonable that the Council take over the maintenance before the subdivision of Activity Area 1F is complete. The applicant therefore proposes an ongoing maintenance regime for the Reserve for a 5 year period from such time as the land has vested with the Council. Information provided in the Demand Analysis (below) indicates that ongoing maintenance can easily be accommodated with community-led effort and events.

## Development Contribution Assessment

To date Stages 1 – 10 have obtained subdivision consent approval and the associated reserve land and assets have (or are soon) to vest into Council ownership. The subdivision consent for Stage 11 has been lodged with Council.

The total reserve land contribution required by development at Shotover Country is 2.47ha and a total of 4.45ha will be provided. Calculations towards these totals are contained in Attachment K.

The applicant is offering a further 19.67ha of land to vest as reserve as detailed on the plan contained in Attachment B. The reserve design is currently being formulated for the land and is intended as:

Regionally Significant Wetland	14.961ha
BMX Facility	1.221ha
Equestrian Facility	1.236ha
Sports Field	1.546ha
Community Centre	0.715ha

Notwithstanding the above, it is understood that Council will undertake consultation with various interested community groups prior to formalizing a design for this area of reserve land.

## Demand Analysis

A desktop study was conducted to assess the demand for the proposed facilities. This study accessed local user groups, regional groups and similar facilities and national organizations and governing bodies. Data sought included current user and growth over recent years, participation, income, and community accessibility. Currently the Wakatipu Basin does not offer any community facilities for equestrian pursuits or BMX biking. Sports Fields are offered but experience maximum capacity usage during times of peak demand. Community facilities are offered although these facilities also experience maximum capacity at times of peak demand and do not offer the capacity for specialized usage.

## Reserves Development

The proposed developments for the reserves have received largely positive feedback in terms of the desktop analysis and stakeholder engagement.

## Community Building

Initially indications of council were that significant funds had already been spent at Shotover Country Primary facilities (~\$1.8 million) However, these facilities are not available for use during school hours and only on user-pays status afterwards. Furthermore it is anticipated that usage of the ball courts will be consumed by activity groups pursuing basketball, netball and indoor tennis during the available afterschool hours. Use of the SPS facility in the afterschool hours for sports practice in these activities will also put pressure on their availability. The range of activities that benefit from indoor court space will continue to be underserved once the SPS facilities are in full operation.

Several of the user groups indicated for the community building have signalled significant use potential for a purpose built facility on a lease basis. These include the Queenstown Gymnastics Club (QGC), the Queenstown School of Dance (QSD), as well as yoga and pilates providers.

The QGC indicated a capacity and intent to commit funds to the construction of a facility that could house and support their activity. Such a facility would be limited in terms of its use for unrelated activities, but there is potential for crossover with snow sports development and dance as well as activities such as martial arts. The QGS is effectively timed out of their current space at Wakatipu High School with the development of the new location effective 2018. The ideal space requirements for QGS are 24m x 19m (456sqm) with a 5m stud height. They have a 14x14m spring floor (that they have yet to install at WHS) that could be offered as a multiple use space outside their requirements. Their minimum requirements are roughly 200 sqm with a 5m stud height with storage for their specialist equipment as well as changing rooms and toilet facilities. The Shotover Primary School facilities are not compatible with QGS requirements. They are limited to their current programming and cannot offer further opportunities (i.e. under 5s, adult conditioning, snow sports development, boy's gymnastics, etc.).

The QSD indicated a need for dance space for up to 25 children for 4-5 sessions a day for 6 days a week with most use between 3:30 and 7:30pm. The QSD currently has 365 students and are spread over several commercial rentals. QSD indicated an interest in leaving the downtown Queenstown area entirely for a Shotover location. The QSD indicated a desire for a space of 122 sqm with viewing space and changing rooms/toilets. A dividable space would allow them to double their offerings during peak hours. QSD are willing to provide a spring floor to a facility dedicated too their use.

All of the queried supporters indicated a lack of available facilities during the hours of 3:30 PM and 7:30 PM especially during school terms.

Table 3: Indicated Support of Community Facility at Shotover Country

Organization	Potential Number Served	Hours/day	Days	Ages	Space Desired	Spec Equip
Queenstown Gymnastics	150	8+	6	5- adult	196- 456sqm w 5m stud ht.	14x14 spring floor
Queenstown School of Dance	365	4-5, 3:30- 7:30+Sat am	6	3- adult	122sqm w divided rm, toilet and changing rm	Viewing space/ Dressing room
Vision Pilates	12-15 props, 8-10 equipment	6-7 hrs, 10- 4pm+ Sat am	6	adult		Reformer Trapeze
Yoga	12-15	6-7 hours	6	Adult		

The critical issue for SPS is that the investment already made in its gymnasium not be in competition with the proposed facility in the recreation reserve. Were the facility in the reserves built to suit the gymnastics club and the dance school it would not compete but rather compliment the facilities available at SPS. Having these groups located out of the central Queenstown area would also address traffic congestion and parking issues in the Gorge Road area.

### Sports Field

Having been provided with the usage statistics from 2005 to present for the existing sports fields in the QLDC catchment, significant concern is appreciable for the development of more of the same on the behalf of council. According to QLDC records on the existing sports and recreation fields going back to 2005, the data shows a peak of maximum use confined to a narrow time of use with sporadic daytime use throughout the year. Most of the time QLDC sports fields sit unused and experience maximum use from 3:30 – 7:30pm with this highest use in the warmer seasons and winter seeing almost no use.

Both QLDC and SPS indicated that a desirable sports field facility would be an all-weather, artificial turf, lighted, multiple use facility that would accommodate sports such as field

hockey, soccer, tennis and netball. Such a facility would come with a cost and potential imposition on residents in terms of lighting.

It is important to note that the sports field at SPS is not of sufficient size to play sports such as rugby or soccer and adjacent land is earmarked for school facilities or has been sold for private residential development. As the school develops its older year levels the need for access to competition size fields will increase in order to play on regulation size fields and to host competitions. This is a critical element for the community life of the school. While such fields are available at QEC, these experience peak use congestion and add additional costs and transport issues. Reliance on QEC sports fields separates the activities from the school and places further pressure on those resources during peak use times. As such the SPS supports the development of a sports field at the Shotover Country Recreation Complex.

### BMX Track

Queenstown has become a cycling and mountain biking destination due to investment in resources such as the Queenstown Trails Trust and QLDC, Department of Conservation and private landowner support for volunteer efforts such as the Queenstown Mountain Bike Club. This investment has resulted in more than 110kms of trail developed by the Queenstown Trials Trust and mountain bike tracks and parks including: 7 Mile, Wynard Downhill Express, Wynard Freestyle Terrain Park, Gorge Road Jump Park, Jardine Park, Ben Lomond Forest (Skyline), Moke Lake Trails, Lake Hayes Pump Track and the Coronet Peak trails. These considerable community-led resources provide for a great deal of recreation opportunity for local residents and a destination for in-country tourism and the resultant economic impact these activities bring to the area.

A significant recreation opportunity gap exists in the lack of a BMX facility in the Wakatipu. BMX caters well to young learners and provides a controlled environment for the development of skills and abilities needed for safe participation in the remainder of the biking resources in the area.

The BMX facility offers a solution to important transport safety issues in the Shotover Country and Lake Hayes Estates communities. BMX NZ offer an introductory curriculum focused on bicycle use and safety known as *Sprockets*<sup>6</sup> which seems well suited to the location of the school in the community. A majority of the students are within walking and biking distance to the school. Encouraging students to walk or ride to school addresses a number of traffic and health related issues. The reduction of car traffic has been a priority of

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<sup>6</sup> <http://bmx.net.nz/2006/01/the-kiwi-sprocket-rocket-programme/#more-467>

QLDC and therefore it would make sense that council support increase of pedestrian and bike traffic.

There are existing regional competitions which if Queenstown had a BMX facility would regularly bring competitors and their families and supporters for events adding revenue for accommodation, food, and entertainment. It is also foreseeable to host national and international competitions at the site. For example, the Alexandra BMX Club hosted the 2015 Southern Championships and attracted 280 competitors and for its Heatwave event hosted 230 riders and the estimate that these events attracted ~900 people to the area for up to 10 days of riding and summer holiday. Club organizers there believe that participation was limited to due to a lack of accommodation in the immediate area and therefore have decided not to host the National Championships.

Similarly, National Series Rounds, in which a rider must compete to qualify for the national championships and international competition, hosted in Christchurch and Dunedin attracted riders from the North Island to participate in 7 days of competition over and 11 day period. Queenstown would not experience the limitations of accommodation and service provision experienced by other regional locations and therefore could seek to host National Championships. The 2013 UCI BMX World Championships brought 2,000 riders from 37 countries to Auckland to compete on a temporary track built in Vector Arena.

Normal operations for the Shotover Country BMX facility would include open access as the start hill is not built to a height that poses significant risk to users and the start gates can be retracted into the ground and locked protecting both facility resources and riders. It is envisioned that there will be weekly Wednesday Gate Nights where there competition gates are in use for riders to practice starts for a gold coin donation. As well Interclub Competitions with the other regional facilities (Cromwell, Alexandra, Dunedin, North Avon etc.) would be a regular occurrence with each attracting an estimated 100 riders and entry fees of ~\$10 each. Two-day National Series Rounds could be held up to twice a year bringing an additional 100 riders with entry fees of ~\$20 each. Were the Wakatipu BMX Club to host South Island Championships the estimated 300 riders would pay entry fees of ~\$30 to compete in the 2-day events.

Events are also in mind for local participants such as a Halloween Ride throughout the BMX season which typically runs from September to October. The course would need to be closed during wet periods to prevent significant damage to the course. Taken together the revenue generated directly by the events and Club Memberships (~\$25) can accommodate event costs and regular maintenance of the facility. Event revenue generated indirectly

around the Wakatipu Basin would be significant given the initial construction costs and low maintenance requirements of this facility.

By way of comparison, the Rotorua community is currently spending an estimated \$1.5 million on a UCI-grade BMX facility. The North Avon BMX Club spent \$485,000 on the development of their course. Taken together with regular local, regional and national competition events, training events and clinics these two facilities are likely to generate revenue substantially greater than their construction costs and maintenance for the QLDC catchment in terms of visitor nights, food and entertainment over time.

Significant support is available for the UCI Code compliant BMX facility for the local community as well as district and regional benefits to recreation. Letters of support from the Alexandra BMX, Wakatiup BMX Club, Queenstown Mountain Bike Club and BMX New Zealand are included. The effect that the BMX facility has had on the Alexandra community is noteworthy. According to Steve Adair, President, it has had the following effect:

*From the Alexandra BMX Club's experience, it has been shown that a well maintained facility which encourages grass-roots participation in cycling is a great fit in the outdoor activity climate of the Central Lakes District. Our Club views a potential Wakatipu Basin BMX facility as a good fit, not only with our constitutional mission statement of growing the sport of BMX within the Central Otago region, but also logistically viable location and population wise. Over the few short years since our club was formed, we have had many Queenstown based riders come to our Alexandra track, though the travelling distance has made it a real issue for them to become regular Club members.*

*The club in Alexandra is flourishing and providing a fun cycling activity for the young people of Central Otago. We are finding it's not just the kids who are benefitting from the sport, as it is truly a family sport with many parents participating alongside their kids. As a club, we not only provide a sporting option for people of all ages (3 – 70 years is the NZ age spread for BMX members), but we offer basic bike skills for 3-7 year olds as part of BMX-NZ's Sprocket Rocket program, which is available to any BMX-NZ affiliated club.*

*For the community, a BMX track is a valuable recreational facility. The Alexandra Club has been nominated for the TrustPower Community Awards this year following the South Island Titles which attracted more than 300 riders and their families to the area in January. Having already won the Sport and Recreation section in 2009, and being runner up in 2012. The Club's track is recognised as a significant asset to the community.*

*We wish you every success with your endeavors, and offer our support and experience to you and your efforts to further the sport of BMX in the Central Lakes District. Dream big, Queenstown has the infrastructure to host the BMX-NZ National's, all you need is a National's standards track.*

Likewise, feedback from Shotover Primary School parents is positive - they like and appreciate the location of the school in the heart of the community and the safe nature of

travelling to and from on bike etc. i.e. not having to access main roads to get to school. The Shotover Primary School Travel Plan provides direction and detail to the school's stakeholders in order to encourage all forms of travel to the school and is included as Attachment X. It is anticipated that the location of the BMX facility in the community close to the school will have multiple positive effects on travel safety as well as the health benefits provided through active recreation.

### Equestrian Facilities

There is a significant equestrian presence in the region generally and in the Wakatipu in particular with an estimated 350 sport horses in the basin alone. The lack of a central facility raises significant safety and stability concerns for the group as a whole. Currently, land is leased a Hunter Road near Speargrass Flat for equestrian activities and training and areas in Coronet Forest are leased for riding during the summer months.

Currently the equestrian community hosts clinics and training sessions at their Hunter Road location and at private farms and residences. These activities generates significant revenue for the local economy. An economic impact report on the New Zealand Horse Sport Industry (Matheson & Akoorie, 2012) conducted by Waikato University indicates that there are as many as 80,000 sport horses in New Zealand and that an average of \$12,500 is spent on each horse annually contributing more than \$1 billion to the New Zealand economy annually<sup>7</sup>. Accordingly, the estimated 350 sport horses in the Wakatipu would then generate approximately \$4.4 million in revenue to maintain the horses. Jude Nickolls indicated that there are people that are not involved with the clubs in the district but would a facility would enable their participation by ensuring that anyone using the facilities is either part of a club or pays a premium price to use the facilities.

The grounds will be open for all people to watch clinics, training events a rallies. The paddocks adjacent the wetland could be kept aside for Shotover Country residents only – and a first in first served basis and would be suitable to graze 4-6 horses.

There is significant potential for competition events at the local, regional and national levels. Currently, the pony club usually holds 2 to 3 competitions a season. Riding Club usually 3 to 4 competitions a season. A central facility would encourage additional events.

Education and development potential would also occur. People fly in trainers (jumping, dressage etc.) to Queenstown at least once a month – these clinics could be run on the

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<sup>7</sup> Matheson, A. & Akoorie, M.E.M. (2012) Economic Impact Report on the New Zealand Sport Horse Industry. University of Waikato: 2012. <http://hdl.handle.net/10289/6937>

grounds. There are approximately 4 trainers coming here a month. Clubs would also organise trainers if they had the facilities to use with a portion of the fees going to maintenance. Other clinics – dentist, chiro, massage, farrier, saddle fitter etc. – these are all held at least every 2 to 3 months by different people so having a central place for horses to be looked at and treated would facilitate greater efficiencies for these visits. Riders come from all over Otago and Southland for events and clinics as the services are not affordable for many on a one-on-one fee basis.

The Equestrian Centre offers the possibility of offering Riding for the Disabled programming to students at SPS and the other schools in the Wakatipu across a wide range of physical and educational ability. The experiential education opportunities offered by RDA provide support to individuals across a wide range of life span, particularly school-age children, who experience physical limitations, trauma, and/or behavioural issues. There are currently 55 similar groups across New Zealand which operate mainly 8:30-noon and support Special Needs Units in schools. An eventual cover for the arena would enable this group to maximize their use, but is not required in the short term.

Dna Wells, National Training Manager for RDA, is very supportive of a renewed RDA presence in Queenstown provided that suitable facilities and trainers are available. Notably a commercial operation known as *Lead the Way* already operates in Queenstown offering bridle leadership training and they would be well suited to become RDA providers. They currently have 8 horses for the purpose and will be reserving facility space to host their leadership and team-building clinics for corporate and sports clients as well as substance abuse programs. A letter of support for a re-established RDA program from Kerry Brackstone –Secretary Wakatipu Riding Club and Disabled rider, Jenny Kendall – Past Qualified RDA Coach and Equestrian Trainer and Elisabeth Ford – Secretary of Shotover Country Bridle Club and past Qualified Level 1 RDA Coach is provided in Attachment C.

Maintenance costs for the Equestrian Centre would easily be covered by club memberships and revenue generated by events, clinics and club memberships. Supporting evidence from Dunstan Equestrian Club President Wayne Harrex (personal communication). He states that events and club memberships are sufficient to cover normal maintenance costs for their activities which are similar in scope to what the Shotover Country equestrian centre would offer. The Dunstan Equestrian Club, for example, hosts 2-day Eventing which might attract as many as 180 riders which raise more than \$1000 for maintenance and bring 600-700 people to town in support of the riders or to attend the events. Similarly, they host a Mini Show (akin to the A&P Show) that hosts 60-70 horses, raise \$500 and attract 200-300 people to the area.

Geoff Hewson, of the Hawea Wanaka Pony Club attests to the accessibility of Pony Club activities and their positive effects on individual and community development in his letter of support (Attachment C) in that:

*The Pony Club experience is not only about children on their pony for the day. It is about their responsibilities towards another living creature which relies on its owner for its wellbeing. It teaches a child that on a cold winter's day ponies are relying on them. Owning a pony comes with many life building experiences. A child who returns from Pony Club practice cannot put their pony in the corner of the shed as they would with a cricket bat.*

*The Pony Club seems to have an "elitist" status which in reality is far from the truth. Most of our members are from modest income households whom have make it their lifestyle in a way to be involved in pony club, as it is a huge financial commitment. It is a great way for families to spent time together both competing and in a social aspect. Members are out there competing in their chosen sport both in and individual aspect, (Pony and rider) building a great bond where they rely on each other, but also as a team representing their club.*

#### Bridle Trail

The bridle trail connects the facility and Shotover Country allowing for safe hacking and lead activity, whereas the current space for these activities along Hunter Road and Lower Shotover Road is not sustainable from a safety or training perspective. Vehicle traffic along these roads occurs at speeds where any collision event would likely be fatal for horse and rider and likely the vehicle occupants. The Shotover Country Bridle Trail allows for hacking and leading to take place in a safe and controlled environment. There would be signage on the start/end of the bridle trail with rules regarding behaviour and waste disposal, as well as at the entrance to the grounds. Community engagement on safe practice and awareness will be engaged in by the various involved clubs and community associations.

#### Shotover Primary School and Wetland Restoration Project

Discussions with Shotover Primary School administrators, the Wakatipu Reforestation Trust and the Department of Conservation have resulted in an informal agreement to work collaboratively on the development of a project to integrate the wetland restoration project into the primary school's curriculum in such a way as the school will have daily interaction with the project and be a weekly presence in the wetland (weather permitting) over a period of many years.

The Wetland Restoration Project is well-suited to the Concept Curriculum pursued by SPS and school leadership is engaged to assume responsibility for the wetland restoration via a staged, long term environmental and life sciences education program. This effort involves

students, teachers, parents, Wakatipu Reforestation Trust and Department of Conservation that touches on a wide range of educational, recreational and community relationship aspects. Essentially, students would have access to expertise and guidance to plan the restoration, select and propagate the plants (and potentially other aspects of the wetland ecosystem), set the plants and maintain them over a decade or more in timespan. It is anticipated that students would be involved in the restoration project on a weekly basis across a range of year levels and activities. This project offers incredible potential for the students at SPS and development of the various involved communities.

## Risk Management

Risk is present in any human activity and as such it is important to engage in a process of hazard identification and the development of a risk management approach.

A primary hazard consideration for the site is the proximity of the Kawaru and Lower Shotover Rivers and their confluence. The river delta is known to flood. Accordingly a River and Flooding Risk Assessment was conducted by David Hamilton & Associates Ltd in 2010 as part of Shotover Country Plan Change 41 (Attachment X). Flood risk mitigation measures were identified and adopted by the developers.

Additional hazards include management of issues related to the maintenance of the resources, health and safety issues, and overall management of the recreation resources. Mitigation these hazards will need to occur via planning and program development in due course.

Table 4: Risk Management for Shotover Country Reserves

	Type of Hazard	Explanation	Mitigating Actions	Responsibility
1	Flooding	The site resides on the flood plain of the Kawaru/Shotover River Confluence.	Clean hard fill to minimum levels as per District Plan to 1/1000 AEP.	Developer
2	Incomplete Design	Facilities have not yet received final design treatment.	Facilities to be designed as per final approval from QLDC	Developer
3	Maintenance	The various facilities will require ongoing maintenance.	The developer will be responsibility for 5 years after completion. User groups will be encouraged to contribute to facility maintenance. QLDC will assume responsibility for	Developer, User Groups, QLDC

			maintenance after the initial 5 year period.	
4	Health & Safety	Various activities are proposed for these facilities with significant inherent risks.	Each facility and user group will be required to develop safety management systems for its activities	User Groups
5	Mismanagement of the Resource	There is currently no management plan for this recreation complex	A reserve management plan will be developed to guide use of the facilities.	Developer/QLDC

Final approval of by council remains dependent on prior agreements (MOUs, etc.) with user groups to assume responsibility for the maintenance of their respective facilities.

### Management Structures for Facilities

Table 5 outlines the management structures proposed for each of the facilities in the reserve. These are modelled on similar structures in place with existing facilities under QLDC perview.

Table 5: Management structures for Reserve Facilities

Facility	Management Structure	Managing Entity
Equestrian Centre	Lease	Wakatipu Riding Club
Bridle Path	Trust	Shotover Country Bridle Club
BMX Track	Lease	Wakatipu BMX
Community Building	Community Trust (i.e. Jack Reid Park)	TBD
Sports Field	Assumed by QLDC	QLDC Parks & Recreation

The Equestrian Centre and the BMX Track would be managed under long term leases by their primary user group or a trust established among user groups. It is proposed that the Bridle Path be managed by the Shotover Country Bridle Club in trust. Users of the Community Building would form a trust to oversee management of the facility. The Sports Field would be managed by the QLD Parks and Recreation unit.

### Recommendations

In my opinion, the proposed facilities would create a unique recreation complex in the Shotover Country area that would contribute a great deal to the development of a positive

community identity and culture. The close association with Shotover Primary School and these facilities lends a great deal of value to the educative and growth of the community's youth. Creation of facilities for the equestrian community in the Wakatipu is long overdue and the current instability in their rented spaces is not conducive to the growth of that community. Likewise, the biking community in the Wakatipu has grown substantially in recent years. The BMX facility provides a much needed entrée to safe biking for the larger community. Taken together these two facilities will generate revenue far beyond their costs.

While QLDC has contributed to facilities such as sports fields and community centres, it is clear that this contribution has not met with current demand and will struggle to meet the needs of future growth. The community building can be purpose built to house stable businesses and accommodate other uses at the same time – yielding revenue that should cover the cost of maintenance. Similarly, the Lake Hayes Estate and Shotover Country communities will suffer the lack of sports fields in the near future and given that peak pressure on the Queenstown Events Centre will not decrease it can safely be assumed that additional resources will be required while suitable land for such development will be increasingly hard to come by.

## List of Appendices

Attachment A:	Recreation Reserve Network at Shotover Country
Attachment B:	Proposed Facilities at Area 1F
Attachment C:	Equestrian Centre Endorsements
Attachment D:	BMX Track Endorsements
Attachment E:	Community Centre Endorsements
Attachment F:	Ecological Restoration Plan for the Shotover River Confluence
Attachment G:	Wetland Concept Plan
Attachment H:	Shotover Country Primary School Endorsement
Attachment I:	Wakatipu Reforestation Trust Endorsement
Attachment J:	Lake Hayes Community Association Endorsement
Attachment K:	Costing Estimates
Attachment L:	River and Flooding Risk Assessment



Evidence of Dr Shayne Galloway

on behalf of

Bridesdale Farm Developments Ltd

Hearing under Housing Accords & Special Housing Areas Act 2013

BRIDESDALE FARM DEVELOPMENTS Ltd – SH150001

- 1 My name is Dr Shayne Patrick Galloway and I am the Director of Galloway Recreation Research Ltd.
- 2 My qualifications and experience are summarised in Appendix 1 to this evidence.
- 3 In preparing this evidence I have reviewed a number of reports relevant to my area of expertise, including:
  - (a) The QLDC Parks Strategy (2002)
  - (b) The Bridesdale Farm Master Plan Ref. 2459-sk166
  - (c) The QLDC S42A Planning Report Ref. SH150001
  - (d) 141217\_Bridesdale Farm SHA EOI memo
  - (e) Submissions to the SH150001 Resource Consent Application
- 4 I have read and agree to comply with Code of Conduct for Expert Witnesses (Environment Court Practice Note 2014). This evidence is within my area of expertise except where I state that I am relying on facts or information provided by another person. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.

#### **SCOPE OF EVIDENCE**

- 5 My evidence addresses the following matters:
  - (a) Issues pertaining to the Market Square Reserve, the Esplanade Reserve, Lot 404, and the Private Garden Plots
  - (b) Assessment of the recreation amenities associated with Bridesdale Farm and proximate communities. I consider the proposals of the developer and those of council planners and submissions relevant to my areas of expertise.
- 6 I review relevant policy, recreation amenity in adjacent communities, and provide recommendations for additional research as to the development of recreation facilities, their

management and maintenance to provide for current and future residents of the Wakatipu Basin. I have visited the site on several occasions and in part form my opinions based on observations made while onsite.

### **Executive Summary**

- 7 The reserve adjacent to the Market Square, while small, offers a green space for visitors to the market square to enjoy whilst consuming coffee or food and engaging in social activity. I recommend that the design include a zebra crossing and other features to incorporate it with the larger square.
- 8 The Esplanade Reserve offers outstanding passage down a sub-ridge and engagement with Hayes Creek. It narrows to less than 20m at several points and at none of these do I feel the quality of the amenity is diminished as the main feature along the path is the waterway and the nature of the sub-ridge prohibits travel or other recreation along it anywhere but the path.
- 9 Lot 404 offers 14.97ha of flat land currently grazed which could support a wide variety of active and passive recreation activities. It adjoins existing council recreation reserve land which, if included as a whole reserve, would provide even greater opportunity to the residents of the 3 adjacent communities and the residents of the wider Wakatipu Basin.
- 10 I believe that these reserves ought to be considered along with the other recreation amenities in Lake Hayes Estate and Shotover Country as they form the northern end of a recreation backbone that spans all three communities and unites them with the Kawarau River. However, this report is the result of an initial assessment only. Which activities are best suited to the site and most needed by the community would be a matter for additional study.

### **EVIDENCE**

- 11 My evidence assesses the recreation opportunities available to the Bridesdale Farm, Lakes Hayes Estate and Shotover Country Communities through the development of existing reserves together with proposed reserves at Bridesdale Farm. This evidence will refer to these communities together as Kawarau Junction for brevity's sake. An overview of the Kawarau Junction Reserves is provided in Attachment B.
- 12 The Kawarau Junction communities will conservatively house close to 5,000 residents of the Wakatipu Basin upon completion. In addition, the Quail Rise and Frankton communities also reside in close proximity to Kawarau Junction and can be expected to take advantage of its recreation amenities.

### **Relevant Policy**

- 13 The Community Sport Strategy 2015-2020 developed by Sport NZ identifies active recreation as critical to the development of youth and the overall health of the nation<sup>1</sup>. Community Sport is defined as play (age and stage appropriate development opportunities) active and outdoor recreation, and competitive sport taking place through clubs and events. The values enhanced by participation in sport include healthier minds and bodies, the positive expression of culture in New Zealand, positive community development, and economic development. Focus areas developed for the strategy include school-aged children, local delivery, and competitive sport and events.
- 14 Current QLDC policy (Parks Strategy 2002) establishes a need for additional recreation resources throughout the district. The Parks Strategy identifies a major need in the next 20 years for neighbourhood and local reserves. The Parks Strategy presents the Council's vision for a district with an abundance of quality parks for recreation, sport and amenity interlinked by green corridors providing safe walking and 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 and reserves.
- 15 Generally, the Parks Strategy (2002) supports the development of the reserves at Bridesdale Farm. There are a number of potential classifications for the reserve areas, including: District Reserve/Open space, Sports Grounds – Mixed Use, Sports Grounds – Golf Exclusive Use, Neighbourhood Reserve, Local Reserve and Open Space/Passive Reserve.
- 16 The 'green network' throughout the QLDC 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.
- 17 A draft policy has been developed for the main reserve categories of:
- Sports Ground – Golf/Exclusive Use
  - Sports Ground – Mixed Use
  - Neighbourhood Reserve
  - Local Reserve
  - Community Building Reserve
  - Open Space / Passive Reserve
- 18 The Green Space Corridor in this area has largely been completed providing an accessible green space network linking with the Queenstown Trails Trust Twin Rivers cycleway via a walkway / cycleway, the primary school, commercial area and further to Lake Hayes Estate providing a cohesive well-connected green space network benefiting both communities. The Bridesdale Farm reserves would form additional points of connection with the Green Space

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<sup>1</sup> <http://www.sportnz.org.nz/about-us/our-publications/our-strategies/community-sport-strategy/>

Corridor and offer access from the corridor to the communities at the northern end. An overall draft area-wide reserves network plan is attached to this document.

- 19 The Transport Strategy encourages the development of residential housing and recreation amenity away from downtown Queenstown in order to reduce pressure on the transport network. Recreation facilities developed in the Kawarau Junction area will provide opportunity for residents well away from downtown Queenstown and reduce traffic in that direction.
- 20 The activities identified and their attendant benefits engage directly and indirectly with the values and desired outcomes identified by Sport NZ. The proximity of Shotover Primary school to these facilities creates opportunities to embrace active recreation as a central component of the community culture and maximize the potential for achieving the personal health and well-being, community enhancement and economic development for the students as well as the larger Wakatipu Basin population.

#### Existing and Proposed Recreation Amenities in Kawarau Junction

##### 21 Lake Hayes Estate Recreation Amenities

- (a) As the first development in the area Lake Hayes Estate has the most developed recreation amenity. The playground and open space area provides the most significant recreation amenity in LHE and is well utilized by the community. The multi-activity courts provide for hardcourt sports such as netball and basketball. The two pump tracks receive daily use in fine weather and provide a good transition from beginning to intermediate rider terrain. The green space in the roundabout adjacent the commercial area is underutilized as a recreation space. The development is well networked with walking and riding trails that connect with the QTT system along the river and across Highway 6 to the Lake Hayes Loop Trail. The main connections with Shotover Country are along the riverside trail and via hardened pathways at Howard Drive.
- (b) The café and shop in the commercial area of Lake Hayes Estate has become a substantial asset for the community in terms of a location for people to gather and socialize. It is however isolated from the greens space immediately in front of it by the roundabout and wooden rail. With regard to the Bridesdale Farm Market Square Park, I believe that this separation should be diminished as much as possible
- (c) Lake Hayes Estate has the following recreation amenities:
  - (i) QTT Trails access
  - (ii) Sports Field
  - (iii) Multipurpose Ball Court

- (iv) Playground
- (v) Bicycle Pump Tracks
  - (1) Intermediate
  - (2) Beginner
- (vi) Café
- (vii) Shop

## 22 Shotover Country Recreation Amenities

- (a) Shotover Country's existing and proposed recreation facilities represent a complex of purpose-built, activity-specific resources that promote active recreation in a number of ways. The activities supported through the proposed facilities also offer year-round spaces for active recreation for community members and visitors. The Shotover Country facilities will anchor one end of the Kawarau Junction recreation 'backbone' along the river as the Bridesdale Farm facilities will at the other.
- (b) Shotover Country has the following existing and proposed recreation amenities:
  - (i) QTT Trails access
  - (ii) Equestrian Centre (Proposed)
  - (iii) BMX Course (Proposed)
  - (iv) Sports Field - Soccer/Rugby Compatible (Proposed)
  - (v) Community Building (Proposed)
  - (vi) Bridle Path (Proposed)
  - (vii) Playgrounds
  - (viii) Wetland Area Restoration

## 23 Bridesdale Farm Recreation Amenities

- (a) The recreation amenities proposed for Bridesdale Farm offer a unique component to other developments in the Kawarau Junction area or the larger Wakatipu Basin. The private garden spaces offer a significant offset to the section size – creating a degree of space for recreation activity not found with other developments of this nature. The Market Square and its park area will likely serve as the social centre of the development. In addition the proximity to Hayes Creek via the Esplanade Reserve and the close access

to the QTT system and the Kawarau river integrates the development well with the adjoining recreation amenities.

- (b) Bridesdale Farm has the following recreation amenities:
  - (i) Market Square
    - (1) Café & Picnic Area
  - (ii) Residential gardening
  - (iii) Running/Walking Paths
  - (iv) QTT trails access
  - (v) Proposed additional Lot 404 as recreation reserve

#### Specific Issues Regarding Bridesdale Farm Recreation Amenities

##### 24 Market Square Park

- (a) While small, this area provides opportunity for parents with toddlers to recreate while visiting the café at the Market Square and as space for passive relaxation in a green space. If benches and picnic tables were available the space would attract people of all ages for conversation, reading, etc. Given the very large spaces available a short distance away, it is not necessary to require a large central area suitable for active recreation.

##### 25 Esplanade Reserve at Section 139

- (a) While the reserve is less than 20m wide the reduced width does not, from a recreation perspective, diminish its value as a pathway to the waterfall and connection to the Queenstown Trail or to return from same to the upper terrace. From the centre of the trail as it currently stands, if one were to walk 5 meters to either side one would be at the bottom of the minor ridgeline that the trail traverses – standing in Hayes Creek to one side or in a paddock to the other.
- (b) The main values of the esplanade trail, in my view, are observation of the creek and its environs and to access to the waterfall and overlook farther down the trail and to connect to the Queenstown Trail. The ridgeline that the trail traverses does not encourage passage along the esplanade corridor anywhere but along the trail.
- (c) While a house sited at Section 139 would partially obscure the viewscape as one descends the trail, clear sightlines across to the mountains would be enjoyed from the top of the trail and the views open up again immediately once the trail turns at that point and continues down the ridge. I suggest that this loss of view to the riverside be mitigated by arranging for clearance of deadfall along the creek's riparian zone and for the installation

of native plants along it on both sides. Doing so will increase the attraction of the creek itself and encourage greater numbers of native birds to use the area for habitat and as a result increase the value of the esplanade from a recreation perspective.

## 26 Private Garden Plots

- (a) From a recreation perspective the private gardens would diminish the viewscape no more than the current use as grazing paddock as both are agricultural in nature. In terms of recreation amenity values – at a distance – it is appreciation of the river itself and the mountains beyond that hold the most value in terms of inspiration, beauty and self-reflection. It would be appropriate to consider these private plots not against the current backdrop of fenced paddocks with cattle which prohibit engagement with the area, but rather with open space developed to encourage participation in a range of active and passive recreation activities. Depending on how Lot 404 is to be utilized, the area beyond the private garden plots in view could include people using additional running/walking tracks, playing golf, rugby or soccer or other activities rather than its current exclusive pastoral usage.
- (b) Gardening promotes active engagement with nature and its appreciation, provides people of all ages with experiential education opportunities relevant to sustainability and healthy lifestyles and food choices. Particularly for aging, sedentary populations, gardening provides a low impact easily paced form of exercise, as well as sense of belonging, accomplishment and satisfaction. It promotes strength, flexibility and core stability through its active engagement with the landscape. The association of garden plots with this SHA offers a host of benefits to the residents of Bridesdale Farm and the larger community. In my opinion these benefits outweigh any perceived cost to a landscape that will likely change to include other recreation activities in any event.

## 27 Potential Recreation Activities for Open Space Reserve (Lot 404)

- (a) There is considerable scope for recreation activity in Lot 404 (14.97ha). It would sustain both general active recreation activities and specialized facilities for specific activities. The following list is indicative and would benefit from gap and demand analysis in order to assess community benefit and potential management and governance. The presence of flood risk is taken into account in the preparation of this list. It is not intended to be exclusive of activities not listed.
- (b) Adjacent to Lot 404 are three council owned sections including Widgeon Park (8.125ha) and two unnamed council owned sections consisting of 3.33ha and 9.87ha for a total of 21.325ha in total. These three sections consist of flat land with the Kawarau river bounding one side and the Lake Hayes Estate and Bridesdale Farm Developments bounding the other with the QTT trail providing access across the two substantial hills

forming the boundaries at either end. Road access to Widgeon Park is provided via Widgeon Place.

- (c) Widgeon Park is a designated recreation reserve. Activities allowed under an Outline Plan (i.e. Council Reserves Dept., as a Requiring Authority may undertake the following works – by providing the Planning arm of Council with plans, and the Planners can only make recommendation to Requiring Authority – cannot refuse consent)
  - (i) Setback from Road – 20m
  - (ii) Setback from neighbours 10m
  - (iii) Height - 10m
  - (iv) Coverage 5%, each building – max floor area 100smq
  - (v) 20% of site may be hard surfaced (i.e. netball or tennis courts etc.)
  - (vi) Exterior lighting directed away from neighbours (no max. Lux spill)
  - (vii) No noise restrictions
  - (viii) Hours of activity – 7am to midnight
- (d) These development conditions could result in a wide range of recreation facilities within Widgeon Park providing for facility on the southern edge of the area and reserving the northern area (Lot 404) for open space activities. For example, lot 404 would be an ideal site for a potential replacement for the Frankton 9-Hole course should that facility need to be transferred elsewhere because the land is needed for other purposes.
- (e) Lot 404 and the adjoining council sections offer considerable scope in terms of providing additional recreation amenity to the residents of the Kawarau Junction area as well as the residents of the greater Wakatipu Basin. Some of the activities which could take place in the space include following:
  - (i) Equestrian Cross Country & Bridling
  - (ii) Golf
  - (iii) Frisbee Golf
  - (iv) Kiting (land boarding)
  - (v) Running/Athletics Space
  - (vi) Exercise Circuit
  - (vii) Cycling

- (viii) Learn-to-Bike course
- (ix) Flat-water paddling (multisport) launch area
- (x) Beach area
- (xi) Open pavilion BBQ area
- (xii) Playgrounds
- (xiii) Tennis courts
- (xiv) Volleyball
- (xv) Soft Court Bike Polo
- (xvi) Community gardens

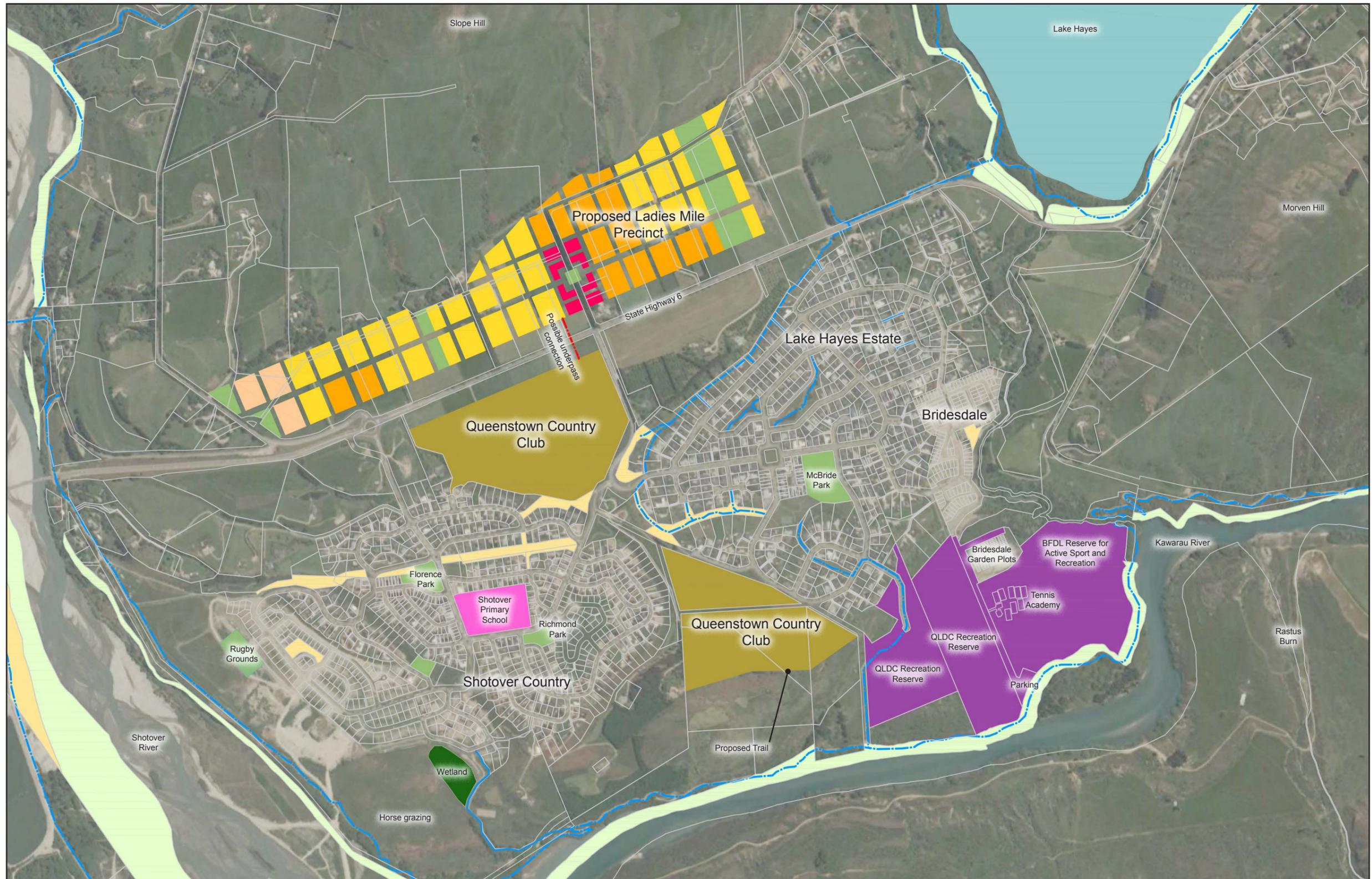
28 Impact of reserves in Kawarau Junction taken together

- (a) Population growth in the Wakatipu Basin has led to increased need for housing stock and has resulted in the creation of Lake Hayes Estate, Shotover Country, and Bridesdale Farm developments among others. With this development, the need to plan ahead for recreation activity and retain the land that allows for that activity increases. Lot 404 is one such opportunity. As recreation reserve it can provide many opportunities for active, healthy engagement with the Kawarau river and its environs.
- (b) As these subdivisions were not designed together there is a risk that they could be isolated from one another yet be proximately located. The creation of Shotover Primary School and the inclusion of limited commercial activity in each subdivision allows the possibility that the larger community would in time come to be interconnected in terms of recreation and otherwise more than the satellite/commuter residential areas in much the same manner as Arrowtown has developed. Having a reserve corridor that stretches from Shotover Country to Hayes Creek would tie the communities together and enhance access to and engagement with the Kawarau river.

**Conclusion**

- 29 Given that growth predictions in the council's long-term plan have the resident population growing from 28,440 in 2011 to 35,905 in 2021 (and the growth is unlikely to stop in 2021), government and council support for facility development will need to occur at a pace designed to accommodate the needs of that population. Critical to that development is taking advantage of opportunities for future facilities while land resources are available and residential covenants on adjacent properties are malleable.

- 30 A case in point relative to Shotover Primary School occurred when land was purchased for the school under the constraints of Ministry of Education formulae leaving the school with smaller than needed spaces for sports fields and activity spaces. Land adjacent to the school that might have been used for community sport and education has now been sold off and is currently being built out as a residential area.
- 31 While QLDC has contributed to facilities such as sports fields and community centres, it is clear that this contribution has not met with current demand and will struggle to meet the needs of future growth. Similarly, the Kawarau Junction area will suffer the lack of sports fields and other facilities in the near future and given that peak pressure on the Queenstown Events Centre will not decrease it can safely be assumed that additional resources will be required while suitable land for such development will be increasingly hard to come by. I believe that the loss of Lot 404 as a recreation reserve would significantly diminish the recreation opportunity available to residents.
- 32 While Queenstown's reputation as a tourism destination remains world class, its reputation as a place to live well faces some challenge. This is particularly true for residents on lower incomes in service occupations – a considerable and necessary proportion of the Queenstown population. The lack of affordable housing remains a constant point of conversation and the current housing market in Queenstown does not encourage home ownership. I believe that the discourse surrounding low income housing often contains subtext which suggests that these developments offer less in terms of amenity. In my view, the provision of the Market Square and Park, the Esplanade Reserve, the private garden plots and Lot 404 substantially counteracts that discourse and, in fact, provides a greater level of amenity than is available to the other developments in the Wakatipu Basin.
- 33 While services and opportunities available for tourism in the Wakatipu Basin are clearly abundant, the recreational facilities provided are in fact quite narrow in scope and do not accommodate specialized recreation opportunities common in municipalities similar to Queenstown. The proposed recreation reserves at Bridesdale Farm provide QLDC with an opportunity to address the recreation opportunity gap that exists in the Basin and to accommodate population growth and diversity.
- 34 In my opinion, the proposed facilities would create a unique recreation opportunity at the Bridesdale Farm end of the Kawarau Junction community that would contribute a great deal to the development of a positive community identity and culture.



- |                                |                         |                     |
|--------------------------------|-------------------------|---------------------|
| Medium-Low Density Residential | Open Green Space        | Green Reserve Zone  |
| Medium Density Residential     | Queenstown Country Club | Yellow Reserve Zone |
| High Density Residential       | Proposed AS&R           | Queenstown Trail    |
| Mixed Use                      | Education               | Proposed Trails     |

