Wānaka-Upper Clutha Community Board

5 November 2026

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

Department: Community Services

Title | Taitara: Proposed Reserves to Vest in the Upper Clutha

Purpose of the Report | Te Take mō te Pūroko

The purpose of this report is to consider recommending to Council the vesting of the reserves outlined below in the Upper Clutha.

Recommendation | Kā Tūtohuka

That the Wānaka-Upper Clutha Community Board:

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

2. **Recommend to Council** that the vesting of the following reserves be approved;

   Willowridge Developments Limited – RM240765 (as varied by RM260022): Timsfield, Hāwea

   i. Recreation Reserve – Lot 1002 being 10,000m^2 in area;
   ii. Two Local Purpose (Access) Reserves – Lots 1000 and 1001 being 365m^2 and 400m^2 in area respectively.

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

   i) Compliance with the conditions of resource consent RM240765 (as varied by RM260022) and any subsequent variations, which include:
      a. Lot 1002 shall be vested as part of the first stage of development.
      b. A detailed landscape plan must be submitted and approved by the Parks and Open Spaces Planning Manager, that includes Lot 1002.
      c. The provision of a potable water supply to the boundary of Lot 1002.
      d. Confirmation that Full Council approval has been obtained for the vesting of all recreation based reserves.
      e. Implementation of all road and reserve planting as shown on the approved detailed landscape plan.
      f. The Applicant shall enter into a 3 year maintenance period for all reserve areas.

g. Any fence adjoining a reserve shall be at least 50% visually permeable and less than 1.2m in height.
h. A fencing covenant must be registered on lots that adjoin a reserve to ensure Council has no liability to contribute to the cost of any boundary fence.

WFH Properties Limited – RM250003: Pembroke Heights, Northlake

i. Local Purpose (Public Amenity) Reserve – Lot 398 being 6,063m^2 in area.

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

i) Compliance with the conditions of resource consent RM250003 (and any subsequent variations) which include:
   a. A detailed landscape plan must be submitted and approved by the Parks and Open Spaces Planning Manager, that includes Lot 398.
   b. The provision of a potable water supply to the boundary of Lot 398.
   c. Confirmation that Full Council approval has been obtained for the vesting of all recreation based reserves.
   d. Implementation of all road and reserve planting as shown on the approved detailed landscape plan.
   e. The Applicant shall enter into a 3 year maintenance period for all reserve areas.
   f. Any fence adjoining a reserve shall be at least 50% visually permeable and less than 1.2m in height.
   g. A fencing covenant must be registered on lots that adjoin a reserve to ensure Council has no liability to contribute to the cost of any boundary fence.

Sargood Developments Limited – RM250211 (as being varied by RM260649): Orchard Park, Wānaka South

i. Three Local Purpose (Access) Reserves – Lots 907, 908 and 909 being 181m^2, 181m^2 and 200m^2 in area respectively.

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

i) Compliance with the conditions of resource consent RM250211 (as being varied by RM260649) (and any subsequent variations) which include:
   a. A detailed landscape plan must be submitted and approved by the Parks and Open Spaces Planning Manager, that includes Lot 907, 908, and 909.
   b. The provision of an irrigation water supply to the reserve lots.

c. Confirmation that Full Council approval has been obtained for the vesting of all recreation based reserves.
d. Implementation of all road and reserve planting as shown on the approved detailed landscape plan.
e. The Applicant shall enter into a 3 – year maintenance period for all reserve areas.
f. Any fence adjoining a reserve shall be at least 50% visually permeable and less than 1.2m in height.
g. A fencing covenant must be registered on lots that adjoin a reserve to ensure Council has no liability to contribute to the cost of any boundary fence.

Southern Ventures Property Limited – RM250543: Albert Town

i. Local Purpose (Connection) Reserve - Lot 101 being 120m^2. For clarity Lot 100 and 200 are to be Local Purpose (Stormwater) Reserves, being 475m^2 and 5,085m^2 in area respectively. They are not included, as the vesting of reserves with an infrastructure purpose sits with the Property and Infrastructure team.

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

i) Compliance with the conditions of resource consent RM250543 (and any subsequent variations) which include:
a. A detailed landscape plan must be submitted and approved by the Parks and Open Spaces Planning Manager, that includes Lot 101.
b. The provision of a potable water supply to the boundary of reserve lots (if required).
c. The provision of an accessible gradient (1:12) access path from Lot 100 to Lot 200.
d. Lot 200 shall be entirely rabbit proof fenced.
e. Provision of a trail link from Lot 200 to the existing QLDC recreation reserve (Templeton Park).
f. Confirmation that Full Council approval has been obtained for the vesting of all recreation based reserves.
g. Implementation of all road and reserve planting as shown on the approved detailed landscape plan.
h. The Applicant shall enter into a 3 year maintenance period for all reserve areas except for Lot 200 where it shall be for 5 years.
i. Any fence adjoining a reserve shall be at least 50% visually permeable and less than 1.2m in height.
j. A fencing covenant must be registered on lots that adjoin a reserve to ensure Council has no liability to contribute to the cost of any boundary fence.

N Blennerhasset – RM250125: Wānaka South

i. Local Purpose (Walkway) Reserve – Lot 1 being 572m^2.

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

i) Compliance with the conditions of resource consent RM250125 (and any subsequent variations), which include:
   a. A detailed landscape plan must be submitted and approved by the Parks and Open Spaces Planning Manager, that includes Lot 1.
   b. Implementation of all road and reserve planting as shown on the approved detailed landscape plan.
   c. The Applicant shall enter into a 3 year maintenance period for all reserve areas.
   d. Confirmation that Full Council approval has been obtained for the vesting of all recreation based reserves.
   e. Any fence adjoining a reserve shall be at least 50% visually permeable and less than 1.2m in height.
   f. A fencing covenant must be registered on lots that adjoin a reserve to ensure Council has no liability to contribute to the cost of any boundary fence.

Lake Mckay Limited – RM240766 (as varied by RM260271): Lake Mckay, Luggate

i. Recreation Reserve – Lot 1007 being 795m^2 in area.
ii. Local Purpose (Visual Amenity) Reserve – Lot 1005 being 355m^2 in area.
iii. Local Purpose (Access) Reserve – Lot 1003 being 240m^2 in area.

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

ii) Compliance with the conditions of resource consent RM240766 (as varied by RM260271) (and any subsequent variations) which include:
   a. A detailed landscape plan must be submitted and approved by the Parks and Open Spaces Planning Manager.
   b. The provision of an irrigation connection to the boundary of the local purpose reserve lots.
   c. Confirmation that Full Council approval has been obtained for the vesting of all recreation based reserves.
   d. Implementation of all road and reserve planting as shown on the approved detailed landscape plan.
   e. The Applicant shall enter into a 3 year maintenance period for all reserve areas.
   f. Any fence adjoining a reserve shall be at least 50% visually permeable and less than 1.2m in height.

g. A fencing covenant must be registered on lots that adjoin a reserve to ensure Council has no liability to contribute to the cost of any boundary fence.

110 Luggate Limited – RM251108: Three Parks, Wānaka

i. Recreation Reserve – Lot 3000 being 2,002m^2 in area.
ii. Local Purpose (Access & Services) Reserve – Lot 3001 being 295m^2 in area.

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

i) Compliance with the conditions of resource consent RM251108 (and any subsequent variations) which include:
   a. A detailed landscape plan must be submitted and approved by the Parks and Open Spaces Planning Manager.
   b. The provision of an irrigation connection to the boundary of the local purpose reserve lots.
   c. A potable water supply to the boundary of all reserve lots.
   d. Confirmation that Full Council approval has been obtained for the vesting of all recreation based reserves.
   e. Implementation of all road and reserve planting as shown on the approved detailed landscape plan.
   f. The Applicant shall enter into a 3 year maintenance period for all reserve areas.
   g. Any fence adjoining a reserve shall be at least 50% visually permeable and less than 1.2m in height.
   h. A fencing covenant must be registered on lots that adjoin a reserve to ensure Council has no liability to contribute to the cost of any boundary fence.

Prepared by:	**Endorsed by:**	**Reviewed and Authorised by:**
		
Name: Dom Harrison **Title:** Parks Planner	**Name:** Dave Winterburn **Title:** Parks Manager	**Name:** Ken Bailey **Title:** General Manager Community Services
12 October 2026	12 October 2026	13 October 2026

Context | Horopaki

1. The following reserves, totalling approximately 21,769m^2, across seven separate subdivisions within the Upper Clutha are proposed to be vested in Queenstown Lakes District Council (QLDC):

    - Three recreation reserves;
    - One local purpose (public amenity) reserve;
    - Six local purpose (access) reserves;
    - One local purpose (connection) reserve;
    - One local purpose (access & services) reserve;
    - One local purpose (walkway) reserve; and
    - One local purpose (visual amenity).

2. The above reserves form part of approved subdivision resource consents and are being vested to provide public access, enhance pedestrian connectivity, support integration with adjoining development and the wider open space network, and secure valuable recreation space for current and future residents.

Analysis and Advice | Tatāritaka me kā Tohutohu

3. The conditions of consent ensure that the applicants of all the relevant subdivisions submit detailed landscape plans to the Parks and Reserves Team for approval. This will ensure the reserves are presented in accordance with the QLDC Land Development and Subdivision Code of Practice (2025).

4. All landscaping and reserve improvements shown on the detailed landscape plans, once approved, must be completed prior to s224 certification (title) being issued.

5. The applicants are also required to enter a minimum three year maintenance agreement with QLDC prior to s224 certification. This will ensure that all landscaping, trails and other reserve improvements are well established and in good working order prior to QLDC taking ownership. This will ensure no undue maintenance burden is placed on QLDC.

Timsfield, Hāwea

6. Subdivision consent RM240765 (as varied by RM260022) by Willowridge Developments Limited has been granted for the final stage of the Timsfield development. The land parcel subject to the development is shown in Figure 1. This will result in the creation of 156 residential lots, two local

purpose (access) reserves and a recreation reserve, as shown in Figure 2. The development also includes a site earmarked for a future school and two stormwater reserves.

7. Lot 1002 is a 10,000m^2 predominantly flat area to provide a community park. This will provide an important open space that will be able to accommodate a range of passive and active recreation activities, and recreation infrastructure to the benefit of the wider Hāwea South community. It is proposed to be vested as recreation reserve. Lots 1000 and 1001 are local purpose (access) reserves that will provide pedestrian and cycle connections through the development and enhance access to the recreation reserve.

8. The recreation reserve (Lot 1002), is the result of the accumulation of reserve land development contributions required from the previous stages of the development. At the beginning of the Timsfield development it was acknowledged that a community park of an area of at least one hectare would be required in this area. To achieve this, the applicant was permitted to delay the vesting of reserve land and not pay reserve land development contributions until their development reached a size that would require the vesting of one hectare of recreation reserve land. As this is the final stage of the development, this threshold has now been met and an area of one hectare of recreation reserve is required to be vested in QLDC.

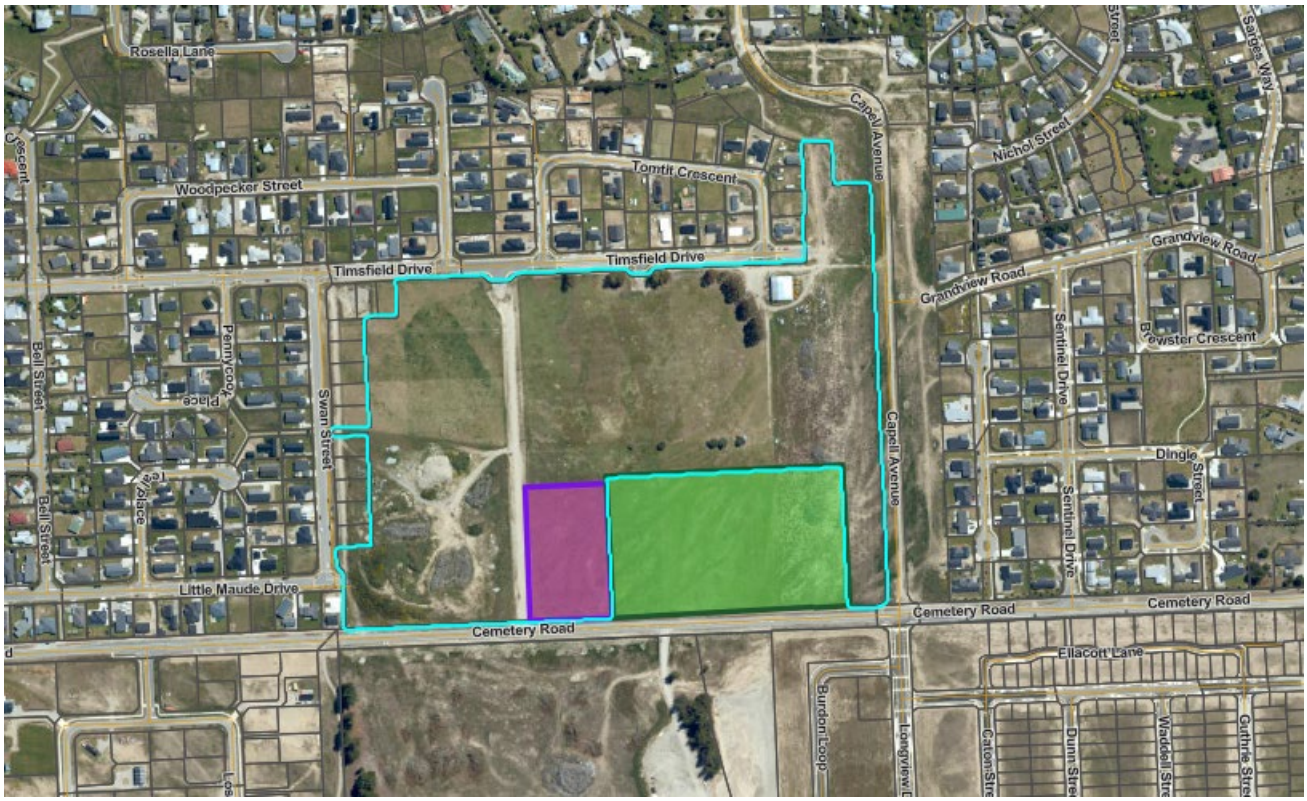


Figure 1: *Aerial image showing the subject site (Timsfield) outlined in blue. The 1 hectare recreation reserve is shown approximately in pink. The Ministry of Education site is shown approximately in green. Source: QLDC GIS.*

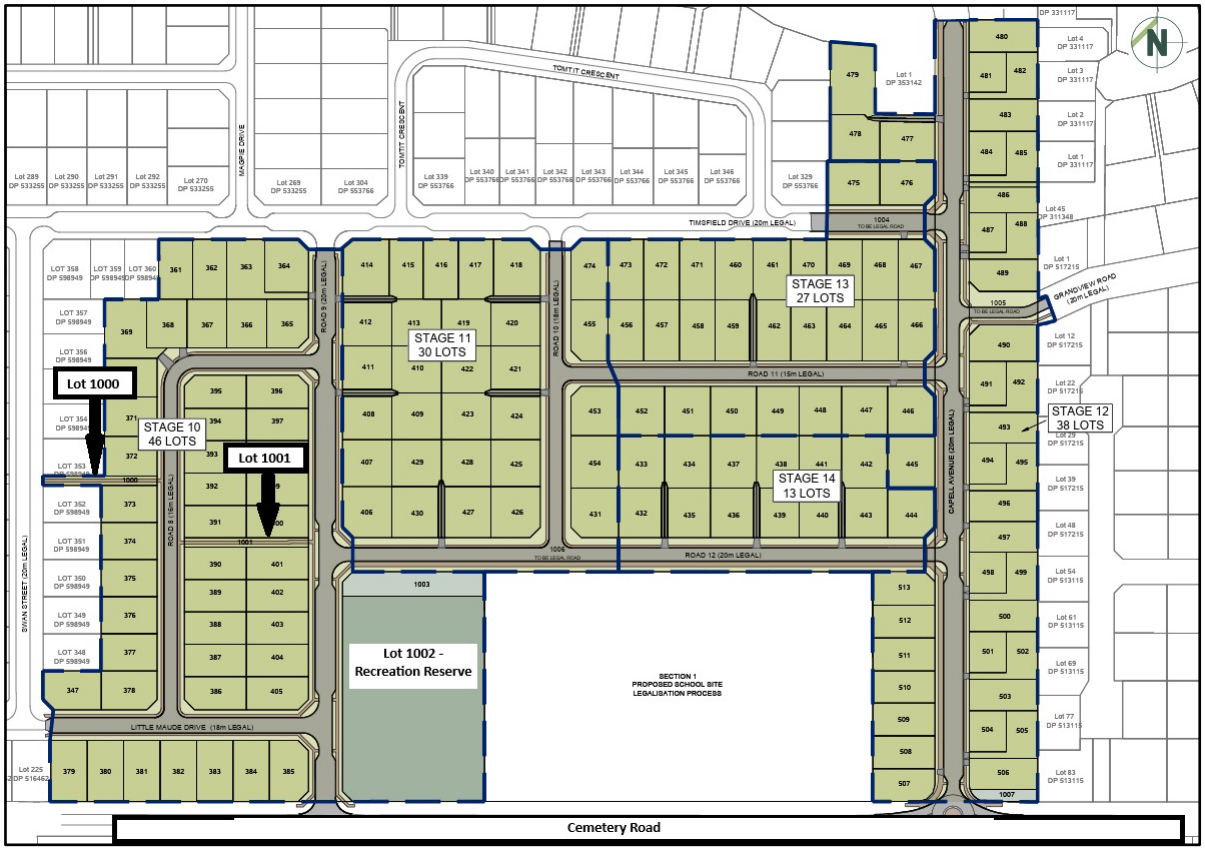


Figure 2: *Subdivision scheme plan, showing Lots 1000 and 1001 as Local Purpose (Access) Reserves, and Lot 1002 as Recreation Reserve. Source: Application, edited by author.*

Pembroke Heights, Northlake

9. A subdivision consent application RM250003 by WFH Properties Limited has been granted for the subdivision of the land identified in Figure 3. The subject site is located to the west of the existing Northlake development. The applicant is currently progressing Stage 3 of the development, which is outlined in black in Figure 4. It will result in the creation of 38 residential lots and one local purpose (public amenity) reserve, Lot 398, outlined in orange in Figure 4.

10. Lot 398 contains an existing Tree Protection Zone, outlined dark green in Figure 4. This is a stand of predominantly remnant Kānuka vegetation protected by the District Plan. The vesting of Lot 398 will also provide additional green space and trail connections for the community, contributing to the open space network.

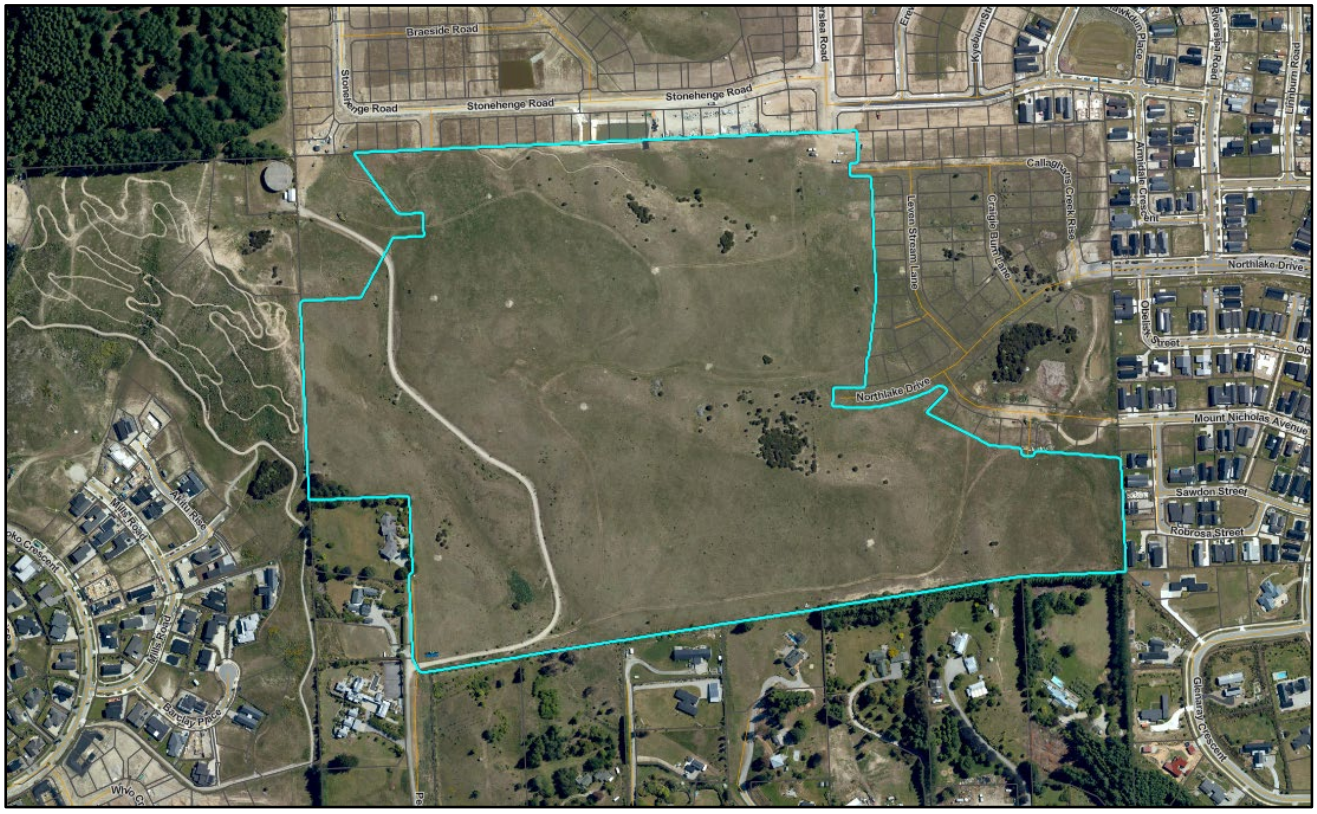


Figure 3: *Aerial image showing the subject site (Pembroke Heights) outlined in blue. Source: QLDC GIS.*

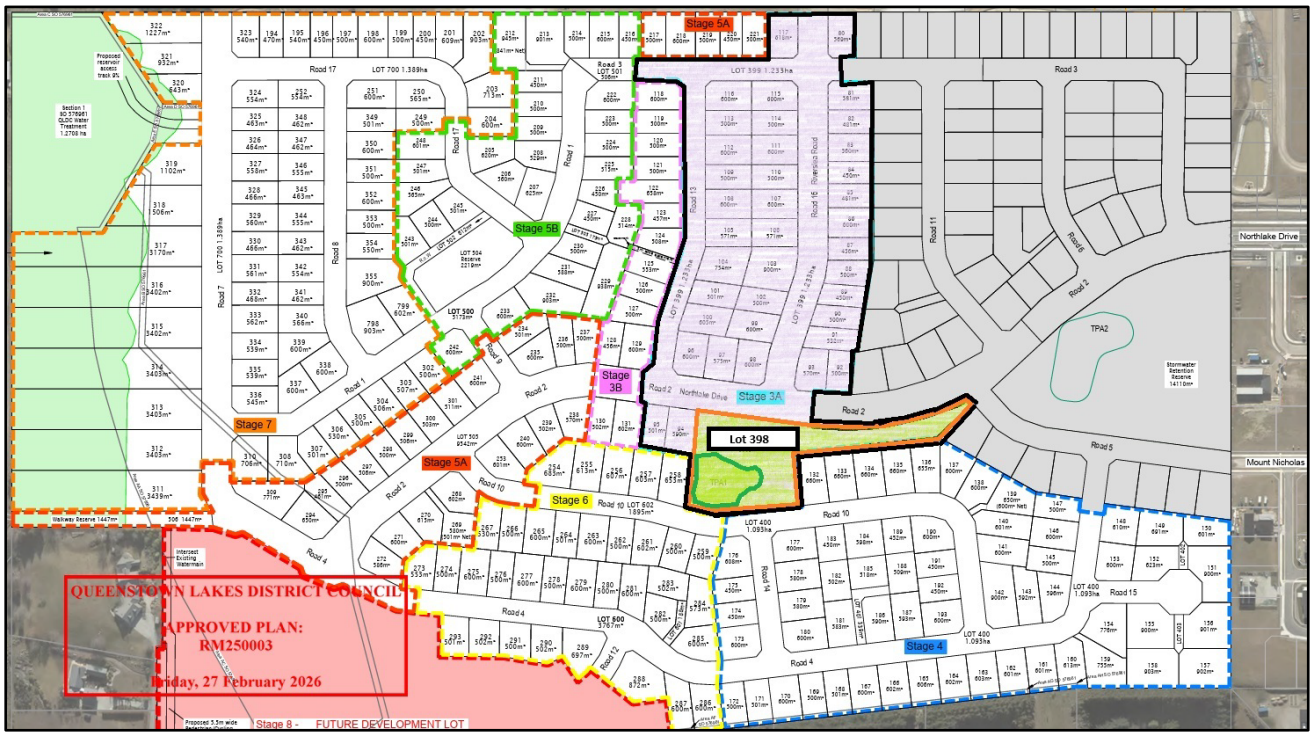


Figure 4: *Subdivision staging plan. Stage 3A shaded purple and outlined in black. Local Purpose (Public Amenity) Reserve, Lot 398, shaded green and outlined in orange, with the tree protection area within it, outlined in dark green. Source: Applicant, edited by author.*

Orchard Park, Wānaka South

11. A subdivision consent application, RM250211 by Sargood Developments Limited, has been granted for the subdivision of the land identified in Figure 5. This is currently being varied by RM260649 to better integrate with the development of the adjoining site.

12. The subject site is located in Wānaka South, adjoining Riverbank Road. The development represents Stage 3 of the Orchard Park development. It will include 108 residential lots and Lots 907, 908 and 909, that will be local purpose (access) reserves to vest in QLDC as shown in Figure 6.

13. Lots 907, 908, and 909 will provide pedestrian and cycle access from the development to the shared path required along Riverbank Road as part of the consent. The reserves (outlined in purple in Figure 6), in association with the public access easements (outlined in red in Figure 6), will assist in reducing the functional block length within the development.



Figure 5: *Aerial image showing the subject site (Orchard Park) outlined in blue. Source: QLDC GIS.*

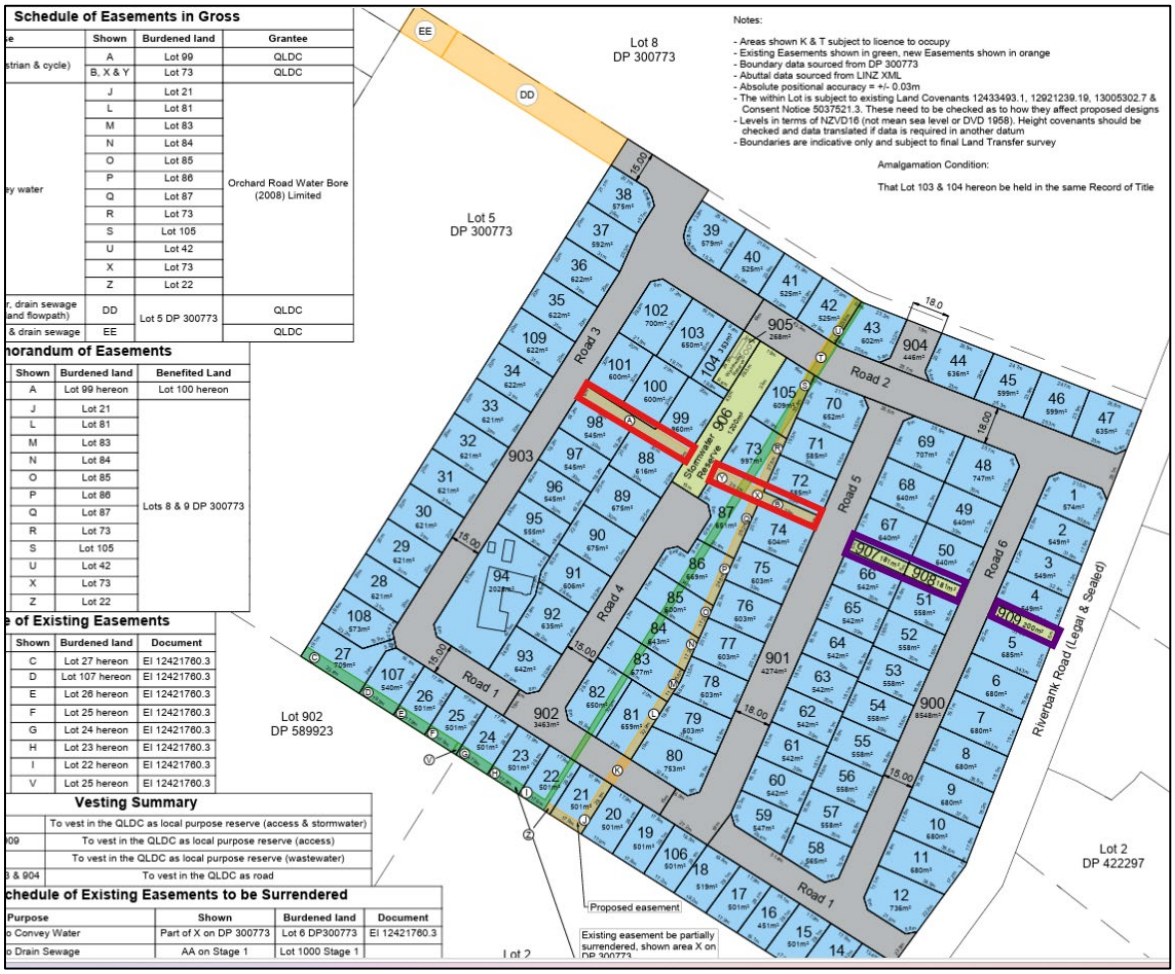


Figure 6: *Orchard Park Stage 3 subdivision scheme plan (RM260649). Rights of way in favour of QLDC are outlined in red. Local Purpose (Access) Reserves Lots 907, 908, and 909 are outlined in purple. Source: Applicant, edited by author.*

Templeton Road, Albert Town

14. A subdivision consent application, RM250543, by Southern Ventures Property Limited has been granted for the subdivision of the land identified in Figure 7 below. The subject site is located in Albert Town, adjoining Templeton Road. It will result in 42 residential lots and Lot 101, which will vest in QLDC as a local purpose (connection) reserve.

15. Lot 101 will provide access from the end of the cul-de-sac, reducing walking distances and travel times through the development to the adjoining residential area on Wexford and Carlow Streets in Albert Town, as shown in Figure 8.

16. For clarity, Lot 100 and 200 are to be vested as local purpose (stormwater) reserves. The location of these are shown in Figure 8. These reserves will facilitate some recreational benefit and opportunities, and there is the potential for ecological enhancement within Lot 200. Due to the primary stormwater function these lots provide, they will not be vested with a primary purpose of recreation. This is why they are not included in the list of reserves being put forward for vesting approval by WUCCB.

17. Conditions of the consent will ensure an accessible grade access is provided from Lot 100 through Lot 200 and down to the existing river trail. A connection to the adjoining Templeton Park reserve to the east is also required. This will ensure these reserves connect into the existing open space network.



Figure 7: *Aerial image showing the subject site (Albert Town) outlined in blue. Source: QLDC GIS.*



Figure 8: *Subdivision scheme plan, showing Lot 101 in purple, to be vested as Local Purpose (Connection) Reserve. Lot 100 (dark green) and Lot 200 (shaded orange) to be vested as Local Purpose (Stormwater) Reserves. Source: Application.*

West Meadows Drive

18. A subdivision consent application, RM250125 by N. Blennerhasset, has been granted for the subdivision of the land identified in Figure 9 below. The subject site is located between West Meadows Drive and Studholme Road in Wānaka South. It will result in three residential lots, a balance lot for future development and Lot 1, that will be a local purpose (walkway) reserve to vest in QLDC as shown in Figure 10.

19. Lot 1 will provide access from West Meadows Drive through to Highridge Terrace, linking in to an existing reserve and walkway (Lot 11 DP 565083). Continuing this connection will reduce the walking distance and times within the new and existing residential area.



Figure 9: *Aerial image showing the subject site (West Meadows Drive) outlined in blue. Source: QLDC GIS.*

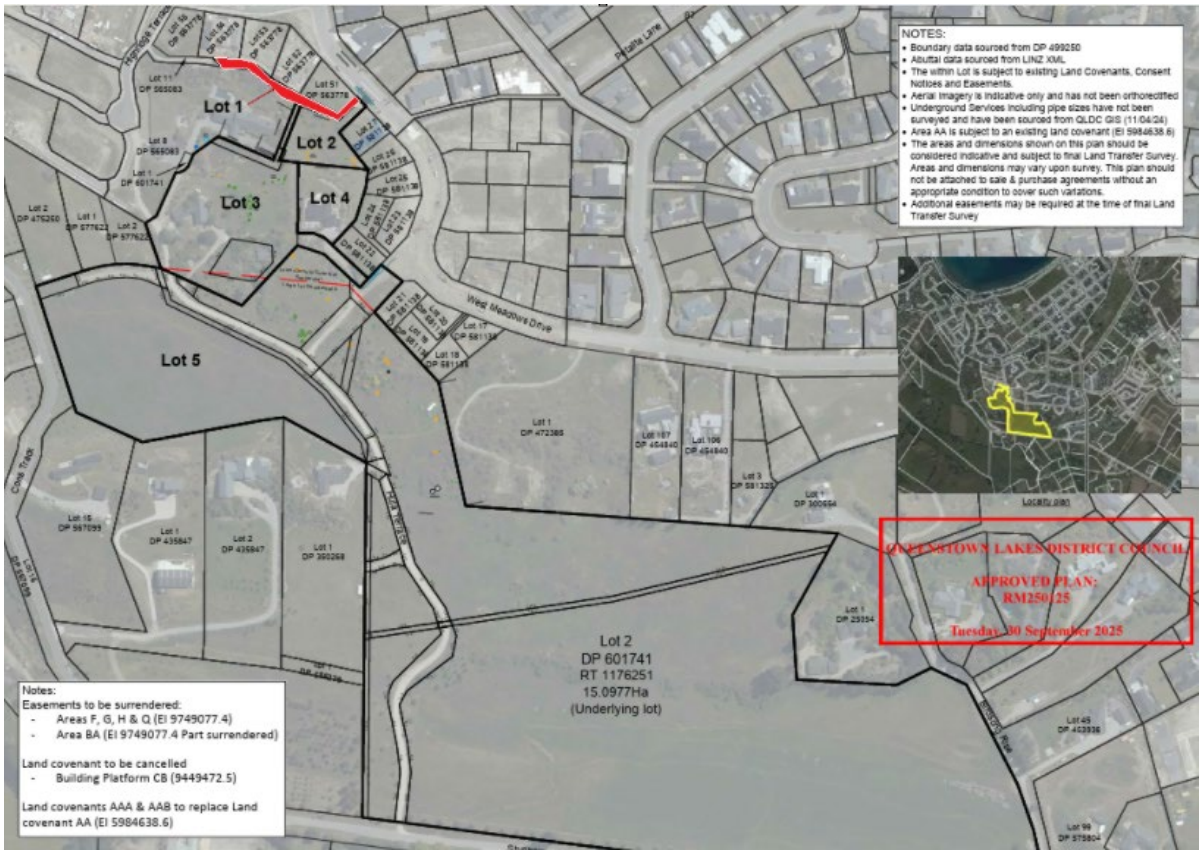


Figure 10: *Subdivision scheme plan, showing Lot 1 (red), to be vested as Local Purpose (Walkway) Reserve. Source: Applicant.*

Lake Mckay, Luggate

20. A subdivision consent application, RM240766 as varied by RM260271 by Lake Mckay Partnership Limited, has been granted for the subdivision of the land identified in Figure 11 below. The subject site is located between Luggate Creek and the existing Lake Mckay residential area. It will result in 32 residential lots, Lot 1003 to be vested as local purpose (access) reserve, Lot 1005 to be vested as local purpose (visual amenity) reserve, and Lot 1007 to be vested in QLDC as recreation reserve. The location of these lots are shown in Figure 12 below.

21. Lot 905 is an existing recreation reserve adjacent to Luggate Creek that has been vested as part of a previous stage of the Lake Mckay development.

22. Lot 1005 will be an extension of Lot 905 and provide a planted buffer between the residential lot (Lot 126) and the existing reserve.

23. Lot 1007 is also an extension of Lot 905 and will provide a larger area of reserve that is free of frequent inundation.

24. Lot 1003 will provide pedestrian access from the Lake Mckay residential area through to the centre of Luggate.

25. For completeness, Lot 1004 is to be vested as local purpose (drainage) reserve that will also provide access to the existing reserve, and Lot 1006 is to be vested as a local purpose (drainage) reserve. These both have a primary purpose for Three Waters and as such are not included in this vesting report.



Figure 11: *Aerial image showing the subject site (Lake McKay) outlined in blue. Source: QLDC GIS.*

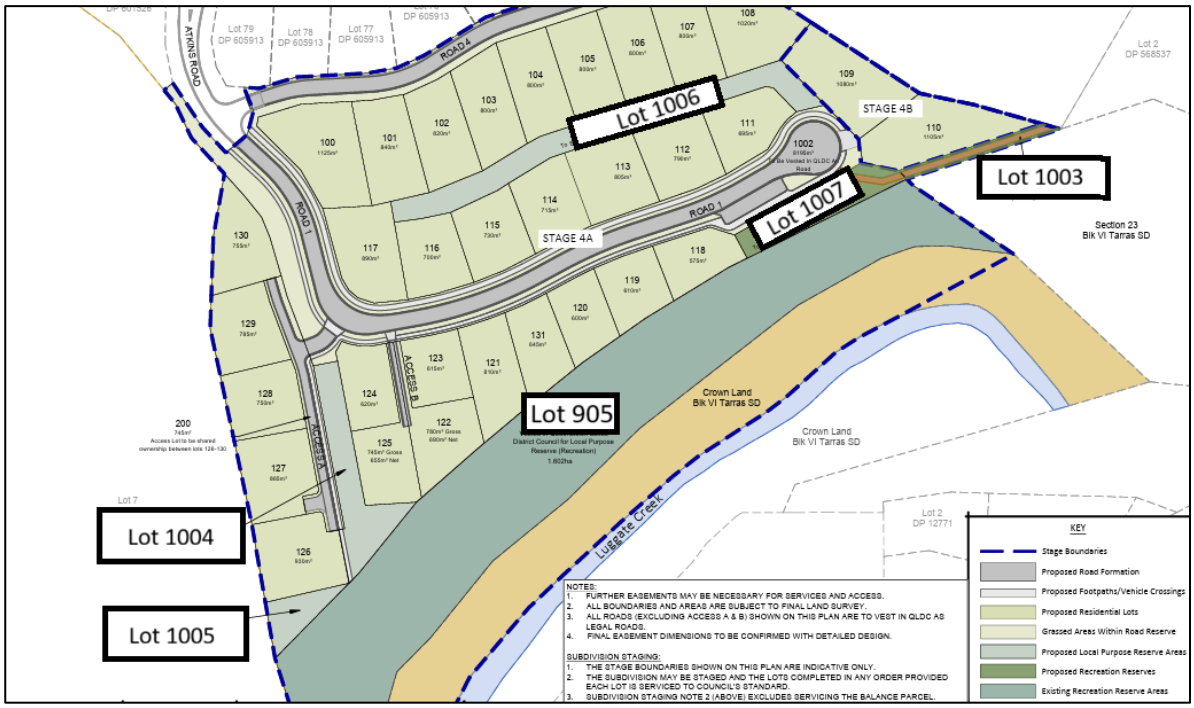


Figure 12: *Subdivision scheme plan showing reserve lots to vest (Lots 1003, 1004, 1005, 1006 and 1007) and existing reserve Lot 905. Source: Application, edited by author.*

The Links, Three Parks

26. A subdivision consent application, RM251108 by 110 Luggate Limited, has been granted for the subdivision of the land identified in Figure 13 below. The subject site is located in Three Parks, opposite the primary Mount Iron carpark. It will result in 257 residential lots and two reserve lots.

27. Lot 3000 will be a 2,000m^2 recreation reserve that will provide an important central public open space in a high density urban environment for informal recreation activities for the residents of the development.

28. Lot 3001 will be a local purpose (access & services) reserve that will provide a pedestrian connection from the development through to the state highway and footpath.



Figure 13: *Aerial image showing the subject site (The Links) outlined in blue. Source: QLDC GIS.*

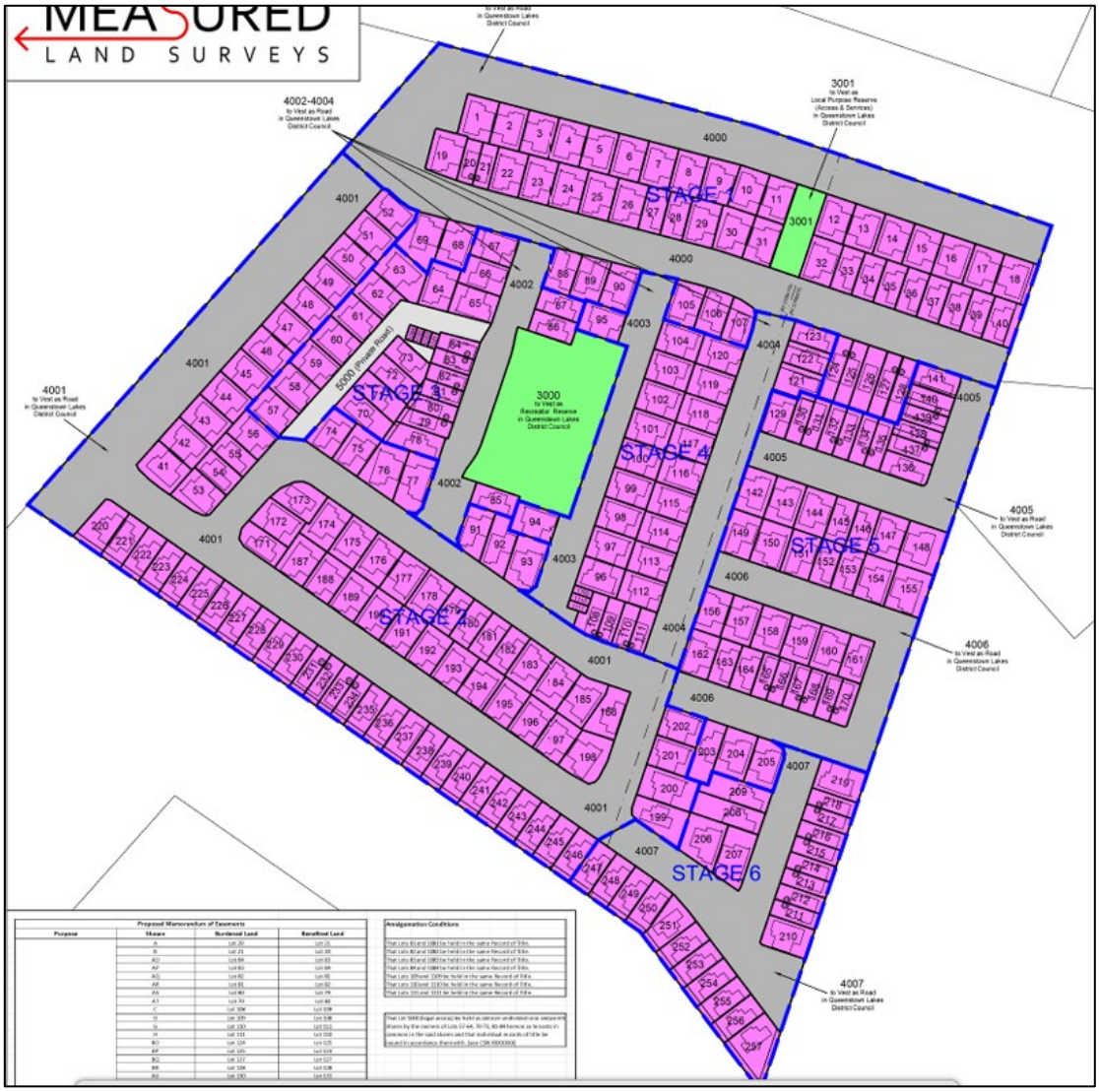


Figure 14: *Subdivision scheme plan, showing reserve lots to vest (Lot 3000 and Lot 3001) and existing reserve. Source: Application.*

Options

29. This report identifies and assesses the following reasonably practicable options for assessing the matter as required by section 77 of the Local Government Act 2002.

30. Option 1: Accept the proposal to vest the reserves and to offset reserve improvement contributions (if applicable) as per the QLDC Finance and Development Contributions Policy (DC Policy)

Advantages:

- The reserves are proposed to be vested to Council at no cost at the time of vesting, and it will be the respective developer's responsibility to meet the standards prescribed in the conditions of resource consent as a pre-requisite to vesting.

- The recreation reserves will provide open space to accommodate a range of recreation opportunities and recreation infrastructure/facilities.

- The local purpose reserves will provide increased passive and active recreation opportunities as well as increased green space for the local community, enhancing the amenity values of the area. They will provide increased connectivity for residents for both recreation purposes, accessing adjoining reserves, active travel routes, and for active transport to adjoining residential and commercial areas.

- The reserves are identified in the approved subdivision consents and accepting the reserves will facilitate the s224(c) process to advance the subdivisions and allow for the creation of residential allotments.

Disadvantages:

- Council will have to maintain or manage the reserves at a cost to the ratepayer, after the three year maintenance period. This is an accepted outcome. Any disadvantage is minimal given Council seeks to attain reserves to benefit the community.

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

Advantages:

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

Disadvantages:

- The large recreation reserves and useful pedestrian/cycle connections might be lost and therefore people will have to travel a longer distance to access their destination or recreation areas resulting in poor outcomes for the future residents of the developments.

- The opportunity for Council to obtain flat useable recreation reserves in areas undergoing growth will be lost.

- The consented subdivisions will need to be formally varied, and this could create issues and delays in creating titles to accommodate residential dwellings.

- Council will refuse reserve land being offered to the community at no cost.

32. This report recommends **Option 1** for addressing the matter because it will result in valuable reserve land vesting in Council at the respective developer's responsibility and cost and will result in increased recreation based reserve land.

Consultation Process | Hātepe Matapaki

Significance and Engagement | Te Whakamahi I kā Whakaaro Hiraka

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

34. The persons affected by or interested in this matter are the respective developers and the residents and ratepayers of the Queenstown Lakes District.

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

Māori Consultation | Iwi Rūnaka

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

Risk and Mitigations | Kā Raru Tūpono me kā Whakamaurutaka

37. This matter relates to the Community & Wellbeing risk category. It is associated with RISK10009 Strategy for growth fails to meet objectives within the QLDC Risk Register. This risk has been assessed as having a high residual risk rating.

38. The approval of the recommended option will allow Council to implement additional controls for this risk. This will be achieved by providing the communities with recreation opportunities and enhanced access to open space areas. Furthermore, the vesting is in accordance with the QLDC Parks and Open Space Strategy 2021 which ensures that the land is protected and managed as part of the open space network.

Financial Implications | Kā Riteka ā-Pūtea

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

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

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

- Significance and Engagement Policy 2021;
- Parks and Open Space Strategy 2021;

- Future parks and Provisions Plan 2021;
- Development Contributions Policy;
- Vesting of Roads and Reserves Policy;
- QLDC Tracks and Trails Specifications; and
- QLDC Disability Policy.

41. The recommended option is consistent with the principles set out in the policies and strategies listed above.

42. This matter is not included in the Long Term Plan/Annual Plan.

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

43. Section 10 of the Local Government Act 2002 states the purpose of local government is (a) to enable democratic local decision-making and action by, and on behalf of, communities; (b) to meet the current and future needs of communities for good-quality, cost-effective, and local - (i) infrastructure; (ii) public services; (iii) performance of regulatory functions; and (c) to support local economic growth and development by fulfilling the purpose set out in paragraph (b). The vesting of the reserves will provide increased recreational opportunities and access that will facilitate social and environmental well-being for the communities in which they are located. As such, the recommendation in this report is appropriate and within the ambit of Section 10 of the Act.

44. The recommended option:

- Can be implemented through current funding under the Long Term Plan and Annual Plan;
- Is consistent with the Council's plans and policies; and
- Would not significantly alter the intended level of service provision for any significant activity undertaken by or on behalf of the Council or transfer the ownership or control of a strategic asset to or from the Council.