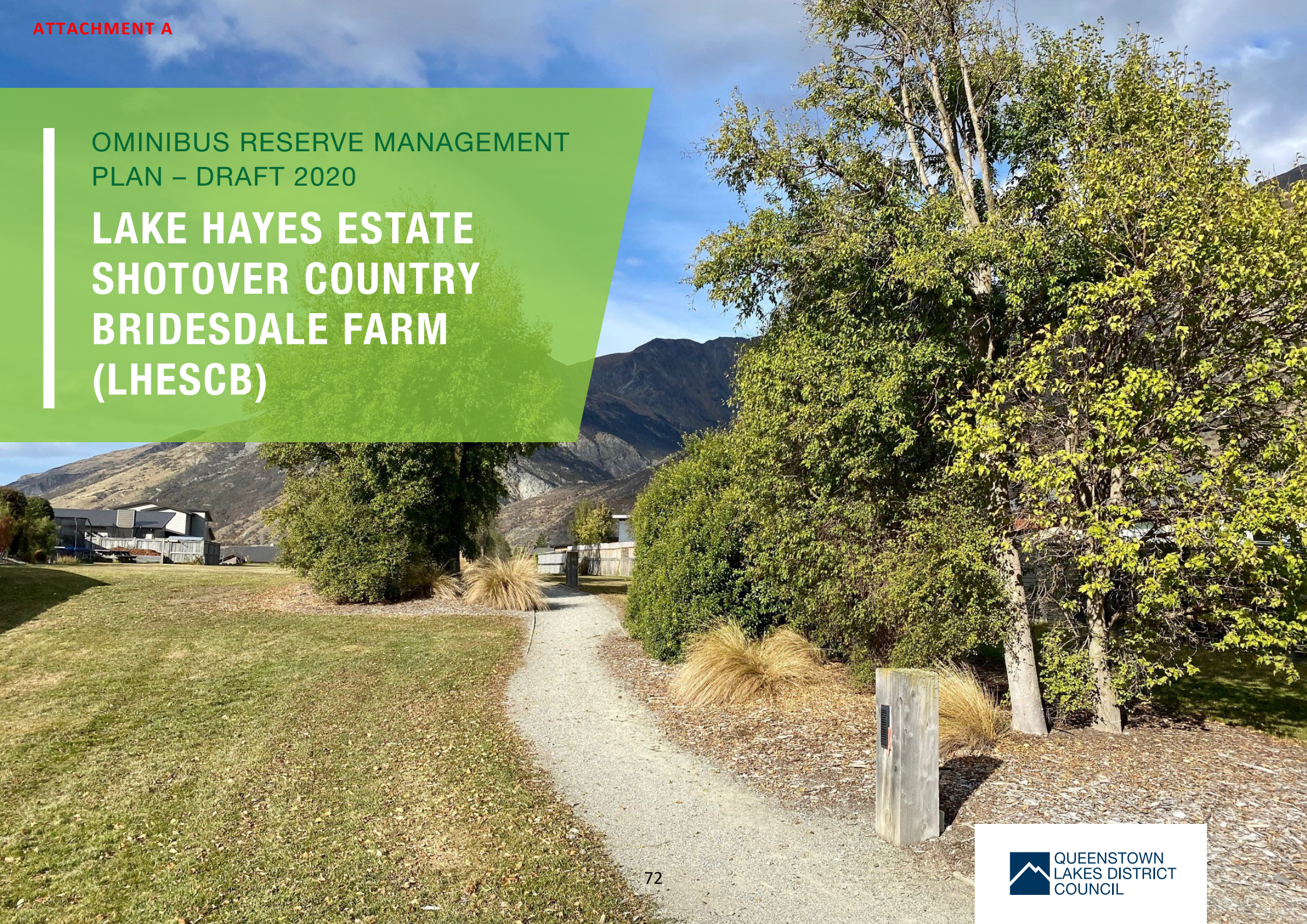


OMINIBUS RESERVE MANAGEMENT  
PLAN – DRAFT 2020

LAKE HAYES ESTATE  
SHOTOVER COUNTRY  
BRIDESDALE FARM  
(LHESCB)



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# 1. INTRODUCTION

*This Omnibus Reserve Management Plan (Plan) provides a vision for the current and future use of reserves in the Lake Hayes Estate, Shotover Country and Bridesdale Farm (LHESCB) residential areas.*

The Reserves Act 1977 requires the Queenstown Lakes District Council (QLDC) to prepare Reserve Management Plans for all land classified as Recreation Reserve under council management or control.

The Plan outlines the vision for the LHESCB reserves. Objectives and policies define common management and development intentions across all reserves and there are specific policies for individual reserves.

In line with the Parks & Reserves Open Space Strategy, the aim for the LHESCB Reserves is that they provide a range of open space public recreation options within the local community. The emphasis of this Plan is on providing reserves that generate community connection and enable access to the natural environment through a range of reserve types.

## I 2. RESERVE DESCRIPTION

*The LHESCB Reserves were vested to council gradually since the early 2000's as part of the LHESCB residential developments. They comprise a total area of approximately 45 hectares.*

The LHESCB Reserves were vested to council gradually since the early 2000's as part of the LHESCB residential developments. They comprise a total area of approximately 45 hectares.

The LHESCB Reserves are for the enjoyment and benefit of the local community, residents and visitors, to facilitate recreation, sport, open space amenity and community wellbeing.

Access to the natural environment, including the Kawarau and Shotover Rivers, streams, wetlands and mountain views, is provided by many of the reserves. They provide the opportunity to interact with wildlife including native birdlife, ducks, fish and grazing stock in a semi-rural setting. They also link to the Queenstown Trails Trust network and QLDC Active Travel routes.

Passive recreation and informal sports are the primary uses of the reserves. They are predominantly within, or bounded, by Outstanding Natural Landscape and Rural General zones.

River flat reserves bordering the Kawarau River have wild and open space qualities, including wetlands, native revegetation and agricultural production. This also means they experience a high water table and can be flood prone.

High power transmission lines traverse the LHESCB residential area and limit use of the reserves within this corridor. Vehicle access to and within the LHESCB residential area is constrained and limits capacity to provide district or regional scale facilities and events.

The LHESCB residential areas would benefit from enhanced reserves to cater for the community's needs.

As this relatively new residential community develops, there is an opportunity to reinforce the natural and open character of the reserves through native revegetation, and amenity planting.



### 3. DESCRIPTION OF PRIMARY USERS AND ACTIVITIES

Reserve users include walkers, cyclists, dog exercisers, community groups, sports groups, farmers, river swimmers, anglers, boat users and wildlife. Trails especially, are used by both residents and visitors to Queenstown.

Approximately 10 hectares is currently leased for agricultural use; grazing and baleage.



# 4. VISION, OBJECTIVES AND POLICIES

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## 4.2 Objectives

4.2.1 Activities

4.2.2 Development

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## 4.1 Vision

*Lake Hayes Estate, Shotover Country and Bridesdale Reserves provide a range of reserves that generate community connection and enable access to open space, recreation, the natural environment and provide for wellbeing.*

## 4.2 Objectives

The following objectives and policies Objectives for the management of the LHESCB Reserves:

- |       |   |       |  |
|-------|---|-------|--|
| 4.2.1 | To accommodate appropriate activities for all ages and abilities in defined areas that enhance the community's use, access and enjoyment of the reserves.                       | 4.2.3 | To provide reserves that positively contribute to the open space character and support balanced positive social, cultural, and environmental outcomes. |
| 4.2.2 | To maintain and develop the reserves in a planned manner to achieve quality open space that provides opportunities for enjoyment and a range of uses by residents and visitors. | 4.2.4 | To allow for built structures that support the uses of the reserves and that positively contribute to the amenity of the area and public benefit.      |
|       |   | 4.2.5 | To support the natural ecological systems within the reserves, including endemic biodiversity habitat and sustainable water quality processes.         |

## 4.3 Policies

Policies to support the objectives pertaining to all LHESCB Reserves:

### 4.3.1 Activities

- a. Permit the use of reserves for cultural, recreational, sporting and community activities.
- b. Support existing community activities that provide ecological benefits, such as wetland restoration.
- c. Support community initiatives, which uphold the character, access and environmental objectives of the Plan.

### 4.3.2 Buildings

- a. Consider the development of built structures, as necessary, to provide for the function and support of formal and informal sport and recreation activities on reserves.
- b. Encourage a collaborative and non-exclusive use of built structures, to minimise the built footprint on reserves.
- c. Consider development of clubrooms and storage that support the function of clubs and groups.

- d. Permit construction of public toilets and shelters on the reserves to meet the needs of reserve users.
- e. Encourage building designs, colours and materials that are of a high quality and do not detract from the character or amenity of the reserves. Buildings shall be supported by landscaping to ensure that they enhance the character of the reserves.

### 4.3.3 Access

- a. Facilitate reasonable access to as many areas of the reserves as possible for persons with restricted mobility in accordance with QLDC's Disability Policy.
- b. Provide playgrounds, paths or fitness equipment that gives consideration to providing recreation opportunities to people with limited mobility.
- c. Consider the development of cycle and pedestrian trails to facilitate greater active transport connectivity networks, only where the development of such will not conflict with, or detract from, the recreational purpose of the reserves.

- d. Consider the development of car and bike parking to the extent that they do not limit the capacity of the reserve to provide quality recreation open space. This means there must be consideration to limit hard surfaces and maintain the open space and ecological benefits of the reserve.
- e. Maintain tracks and trails for recreation and active travel.

#### 4.3.4 Events

- a. Permit the use of the reserves for sporting, cultural, community and recreational events of an appropriate scale, including associated parking if ground conditions allow.
- b. Ensure that events do not compromise the primary functions of the reserves to enable recreation and sporting opportunities, and those events have contingency plans to relocate should ground conditions not be suitable.

#### 4.3.5 Sports Fields

- a. Encourage collaborative and non-exclusive use of sports fields, to ensure they are available for a variety of community and sporting groups.
- b. Maintain formalised sports fields to a level of service, equivalent to other comparably used sports fields in the District.

#### 4.3.6 Leases and Licences

- a. Consider new recreation opportunities, permits and licences where they do not conflict with existing uses and are consistent with the character of the reserves.

#### 4.3.7 Services

- a. Permit the placement and maintenance of utility services where the reserve is not likely to be materially altered or permanently damaged, or the rights of the public using the reserves are permanently affected.
- b. Site underground utility services to avoid existing and potential features, including trees and waterways.

#### 4.3.8 Trees, Landscaping and Ecology

- a. Encourage community engagement and involvement in selecting, planting and caring for reserve plantings that support biodiversity and provide amenity that complements the character and functions of reserves.
- b. Enable ecological enhancement of reserves through initiatives such as native revegetation, endemic species habitat improvement and sustainable water quality practices.
- c. Monitor and control noxious weeds and wilding species.

#### 4.3.9 Irrigation

- a. Allow for irrigation where there is a demonstrated need that irrigation is necessary and appropriate to support the establishment of reserve and community planting.

#### 4.3.10 Encroachment

- a. Ensure adjacent residential properties do not encroach into reserves by extending landscaping, lawn areas and structures beyond reserve boundaries, or using the reserve for the storage of property.



## 4.4 Reserve Specific Policies

### 4.4.1

#### Castalia Park

#### Orbell Park

#### Description:

**Castalia Park (12500m<sup>2</sup>)**

**Orbell Park (6351m<sup>2</sup>)**

Total combined area approximately 1.9 ha.

Two adjoining reserves providing connection trails and containing storm water ponds, which attract ducks.

These reserves primarily provide for storm water management.

Map of Castalia & Orbell Parks, Lake Hayes Estate



Castalia Park



#### 4.4.2

### Common Lane Florence Park Headington Hill Onslow Road Reserve

#### Description:

**Common Lane (13984m<sup>2</sup>)**

**Florence Park (2887m<sup>2</sup>)**

**Headington Hill (2627m<sup>2</sup>)**

**Onslow Road Reserve (5153m<sup>2</sup>)**

A series of linked reserves situated under the high voltage transmission line.

These reserves primarily provide for a trail connecting the LHESCB residential area from east to west.

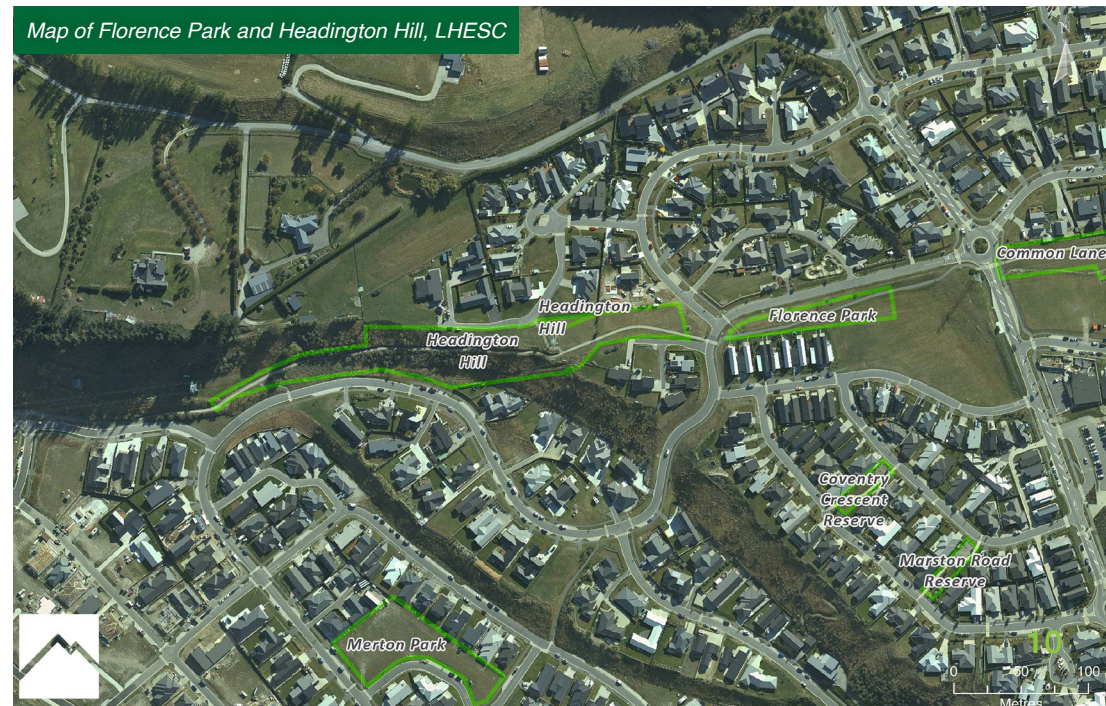
Onslow Road Reserve provides a vantage point overlooking the Shotover River and residential area.

Development of these reserves is limited by the overhead transmission line, which requires a no build area underneath.

Map of Common Lane and Onslow Road Reserves, LHESC



Map of Florence Park and Headington Hill, LHESC



### 4.4.3 Coventry Crescent Reserve Marston Road Reserve

#### Description:

#### Coventry Crescent Reserve & Marston Road Reserve

Approximately 578m<sup>2</sup> each.

These linear reserves connect Coventry Linear connection reserves linking Coventry Crescent to Marston Road. They provide play equipment, park furniture, native and specimen plantings facilitating recreation, amenity, shade and small social gathering places.



#### 4.4.4 McBride Park

##### Description:

##### McBride Park

Approximately 2.89 ha.

McBride Park is centrally located within Lake Hayes Estate and adjoins other community services and commercial facilities, including café, childcare centre and bus stop.

It is a developed reserve containing play facilities, pump tracks, a hard court, informal sports field, toilets and bbq facilities.

There is opportunity to improve the sports field turf, consider additional hardcourts, structures and planting to deliver more recreation uses and to provide shade and wind screening.

Development of these reserves is limited by the overhead transmission line, which requires a no build area underneath.

##### Policies:

- a. Undertake improvements to sports field turf and maintenance levels to accommodate ongoing informal sports recreation.
- b. Undertake improvements to existing hardcourts, their ancillary amenities and allow for additional hardcourt surfaces.



McBride Park pump track, 2020



#### 4.4.5 Merton Park

##### Description:

##### Merton Park

Approximately 3985m<sup>2</sup> (0.39 hectares).

A small open space, currently undeveloped, reserve.

There is opportunity to enhance this reserve and improve amenity and recreation quality.

##### Policies:

- a. Consider development of local park facilities including play equipment, park furniture and planting.



Merton Park, 2021



#### 4.4.6 Nerin Square

##### Description:

##### Nerin Square

Total area managed as a recreation reserve is 3557m<sup>2</sup>. (The grassed area comprises recreation and road reserve).

Nerin Square is located at the heart of the Lake Hayes Community. It is a level open space gateway into the residential area and sits next to the Lake Hayes commercial precinct and bus stop.

As a 'gateway' it presents an opportunity to represent the character and values of the Lake Hayes Estate and Bridesdale communities.

There are limits to development due to being bordered on all sides by road reserve as well as the placement of underground services.

Community initiatives, events and improvements may increase the range of recreation benefits of this reserve.

##### Policies:

- a. Consider local park amenity improvements including signage, park furniture, planting and pathways.



Nerin Square, 2021



## 4.4.7 Richmond Park

### Description:

#### Richmond Park

Approximately 4143m<sup>2</sup> (0.41 ha).

Located next to Shotover Primary School, Richmond Park provides community and recreation amenities including bus stop, pump track, picnic tables and toilets.

Primary school students are considered the primary users of this reserve.

### Policies:

- a. Support community initiatives, which uphold the character, access and environmental objectives of the Plan, while providing a range of recreation for youth.



#### 4.4.8 Shotover Country Sports Field Headley Drive Reserve

##### Description:

##### Shotover Country Sports Field

Approximately 3.85 ha.

This reserve contains a full size sports field that can provide for organised sports recreation and accompanying facilities.

A vehicle access easement exists along the west and south boundary of the reserve to access a private equestrian facility.

The scale of sporting events is limited by safe vehicle access through residential streets.

Shotover Country Sports field is subject to additional specific objectives:

##### Objectives:

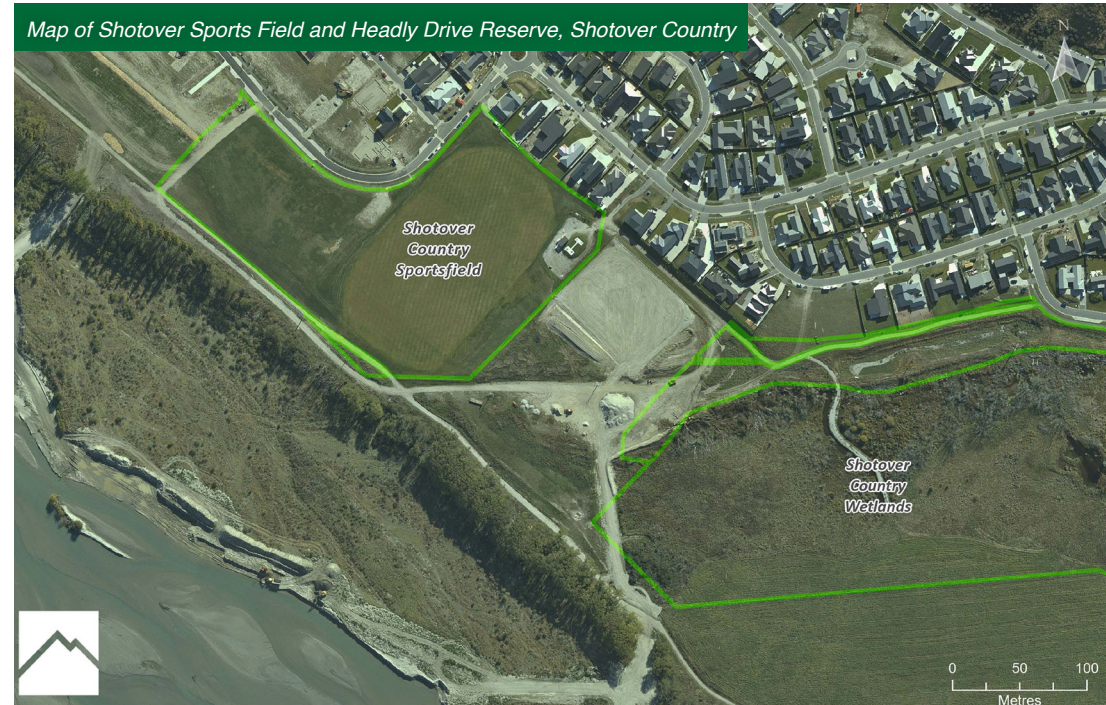
- To maintain to an appropriate level the field for informal and organised sports.
- To work with adjoining land owners to manage wider open space values and issues.

- To maintain access to adjoining trails and the Shotover River.

##### Policies:

- Allow for appropriate development that supports the use of the reserve.
- Allow for small-scale structures associated with recreation activities on the reserve where they provide public benefit.
- Provide changing facilities and toilets that support formal public sports recreation.
- Provide for a car park that supports the use of the reserve.
- Promote public use of the sports field and accommodate school and club use, through a booking system.
- Provide a cricket pitch.
- Allow for continued use and enhancement of Two Rivers Trail including ancillary elements such as planting, signage and shelter.

Map of Shotover Sports Field and Headley Drive Reserve, Shotover Country



Shotover Country Sports Field, 2020





#### 4.4.9 Shotover Country Reserves – unnamed

##### Description:

##### Shotover Country – unnamed reserves

Total combined area approximately 2.7 ha.

These reserves provide an open space buffer between Shotover River and the residential development.



#### 4.4.10 Shotover Country Wetlands

##### Description:

##### Shotover Country Wetlands

Approximately 6.89 ha.

This reserve comprises a regionally significant wetland as identified by Otago Regional Council.

It is valued for its ecological storm water functions and wildlife habitat.

Shotover Country Wetlands is subject to additional specific objectives:

##### Objective:

- To manage the wetlands to achieve quality ecological, water quality and biodiversity outcomes.
- To facilitate the development of directional signage where necessary and interpretive information relating to historical, cultural and ecological values of reserve areas.

##### Policies:

- Support community engagement and initiatives that enhance the ecological values of the wetland.
- Support preservation and development of habitat for rare and endangered endemic species previously identified at this site.

Such as:

- Olearia lineata
- Koaro
- Longfin eel
- Eastern falcon
- Black shag
- Pied stilt
- Marsh crane
- NZ pipit
- Black fronted tern
- Australasian bittern

- Manage the reserves to provide opportunities for ecological restoration.
- Support improved pedestrian access through wetlands, where it does not affect the ecological and habitat functions of the wetland.
- Provide interpretative educational signage with input from community.



Shotover Country Wetlands, 2020



#### 4.4.11 Walnut Grove

##### Description:

###### Walnut Grove

Approximately 1.30 ha.

An established grove of walnut trees (*Juglans regia* English walnut or common walnut), valued for their shade, food and heritage values.

The walnut trees are listed on the Protected Tree Schedule of the QLDC District Plan.

Walnut Grove is subject to additional specific objectives:

##### Objective:

- To adequately maintain the protected trees to a level required to support a long and healthy life.
- To allow for succession planting in order to ensure there is an emerging tree canopy as the established Walnut trees may reach the end of their viable life at a similar period.

##### Policies:

- Plan for tree succession by allowing for new plantings.



Walnut Grove, 2020



#### 4.4.12 Widgeon Place

##### Description:

##### Widgeon Place, Recreation Reserve, Informal Recreation

Approximately 20.33 ha.

Widgeon Place is a large undulating undeveloped open space reserve on a river terrace. As such, it is flood prone and has a natural, riparian, and somewhat wild character near the river.

It is a community recreation reserve for the adjoining community, providing a connection between Lake Hayes Estate, recreation trails and the Kawarau River.

It is valued for its informal, passive open space and natural character, and for enabling access to the river.

Currently, approx. 9.89 ha is leased for grazing.

There is potential to support ecological systems, including sustainable water quality processes and endemic species habitat while providing additional informal recreation activities and facilities that enhance the character of the reserve and experience.

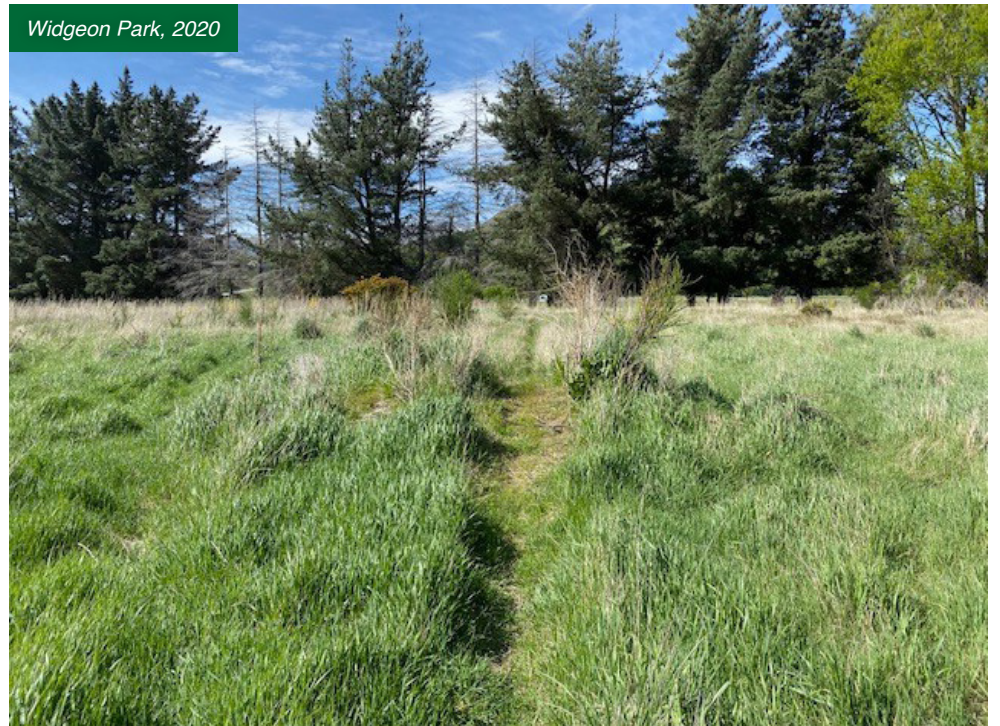
Widgeon Place is subject to additional specific objectives:

##### Objectives:

- a. To maintain recreation and open space potential.
- b. To recognise the reserve is subject to floodwater and a high water table, and therefore to develop appropriately.
- c. To develop a plan for improvements

##### Policies:

- a. Complete a development plan that considers access, trails, new recreation opportunities and the natural form and character of the land.
- b. Review grazing lease at expiration to consider recreation opportunities and ensure trail connection over the reserve between Bridesdale and Lake Hayes Estate.
- c. Consider new permits and licences where they do not conflict with existing uses and are consistent with the character of the site.
- d. Maintain existing mature planting where it provides public benefit such as wind screening and shade.
- e. Plant and revegetate to provide for ecological enhancement and sequestration.
- f. Retain the largely passive nature of the reserve.
- g. Support the development of parking areas that are appropriate for the recreation use of the reserve where they do not conflict with existing uses.
- h. Allow for small-scale structures associated with recreation activities on the reserve where they provide public benefit.
- i. Allow for natural water processes, including establishment of wetlands and flood events.



#### 4.4.13 Bridesdale Farm Wetlands Lake Hayes Creek

##### Description:

##### Bridesdale Farm Wetlands & Lake Hayes Creek

Approximately 3.0 ha.

This esplanade reserve and park borders the Lake Hayes Creek which outlets from Lake Hayes to the Kawarau River.

There is an existing trail along the creek which connects the Bridesdale residential area to other trails and the Kawarau River.

Fish and birds can be viewed in, and surrounding, the creek.

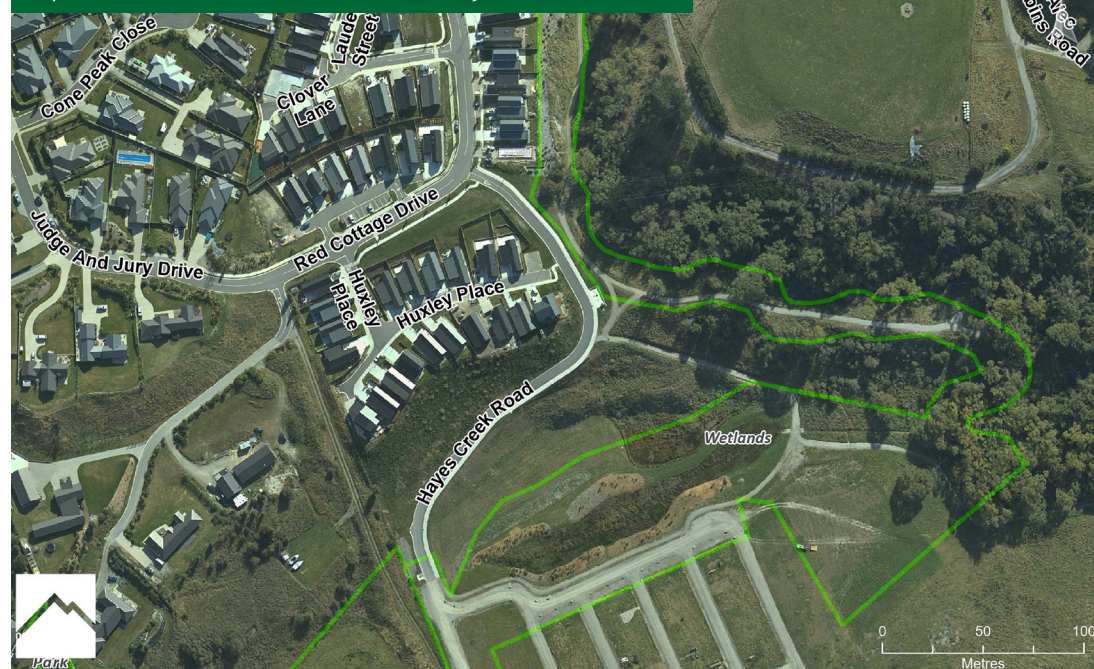
There is potential to enhance riparian planting in this reserve to support endemic wildlife habitat and sustainable water quality processes.

There is the opportunity to name this reserve in accordance with the QLDC Reserve Naming Policy.

##### Policies:

- a. Undertake succession planting to replace willows with native riparian vegetation.

Map of Bridesdale Farm Wetlands and Lake Hayes Creek, Bridesdale



Bridesdale Farm Wetlands, 2019



#### 4.4.14 Bridesdale Farm Park – unnamed

##### Description:

**Bridesdale Farm – unnamed**  
(adjacent to Red Cottage)

Approximately 2353m<sup>2</sup> (0.24 ha).

A local park reserve that provides play equipment, park furniture and informal recreation.

There is the opportunity to name this reserve in accordance with the QLDC Reserve Naming Policy.



#### 4.4.15

### Bridesdale Farm Pocket Park – unnamed

#### Description:

**Bridesdale Farm – unnamed**  
(opposite the Red Cottage)

Approximately 464m<sup>2</sup>.

Currently unnamed small pocket park in Bridesdale.

Opportunity to provide small-scale amenity facilities such as planting and park furniture.





# I 5. APPENDIX ONE

*Map of LHESCB reserves*

