

Future Parks and Reserves Provisions Plan

for the Queenstown Lakes District

Introduction



St Omer Park, Queenstown

The Queenstown Lakes District is fortunate to have access to large areas of open space, lakes and mountains.

There are a variety of open space and reserve areas that play a vital role in making this area a great place to work and play. River corridors, lakes and their foreshores, cycleways and local parks provide residents with many opportunities to see and enjoy a range of open space, as well as opportunities for Kāi Tahu cultural connection. The public can also access a wealth of Department of Conservation (DOC) land and World Heritage National Parks on our doorstep.

Perhaps because of this great asset, more and more people are moving to the area and international and domestic visitor numbers are steadily increasing. Growth continues to generate high levels of subdivision and development which places increasing pressure on the use of the land, while more people want access to open space areas. Development and protection of the open space network and improvements to the quality of open space is increasingly important.

There are challenges in acquiring, maintaining or improving the quality, quantity and accessibility of open space. This Future Parks and Reserves Provisions Plan, read in conjunction with the Parks and Open Spaces Strategy 2021 (The Strategy), seeks to address these issues, establish priorities and enable partnerships to deliver public open space opportunities through an agreed plan.



As the district grows, there is an ongoing need for more reserve land to satisfy open space and recreational needs. The steep topography of the region means that flat usable accessible land is in short supply, is under pressure from a range of competing interests and it is becoming more difficult and more expensive to acquire in appropriate locations for new parks as the urban areas become more intensively developed. Our existing parks and open spaces therefore need to accommodate more intense use. The total park provision also needs to recognise the very high numbers of visitors to the region, many who come to participate in some form of outdoor recreation, and the high resident population growth. Recreation reserve land is under pressure from this population and visitor growth.

Through analysis of existing levels of reserve provision and future growth projections, this plan identifies priority areas for acquisition and investment, and provides clear direction for what reserves will be accepted from developers through the subdivision process.

The **Parks and Open Spaces Strategy 2021** describes the range of park types that provide a diverse recreation and open space experience.

This Future Parks and Reserves Provisions Plan sets out how new parks and reserves will be provided through new development.

Ferry Hill Reserve, Quail Rise

Contents

Introduction	page 2
--------------	--------

Contents	page 5
----------	--------

SECTION 1: URBAN INTENSIFICATION AND FUTURE RESIDENTIAL GROWTH AREAS

Planning to ensure an appropriate level of service for each household, now and in the future:

- Park type analysis page 8
- Future growth projections page 12
- Spatial Plan capacity page 12
- Analysis of park type per household:
 - > Premier sportsground park page 16
 - > Future residential urban growth areas page 16
 - > Development contributions page 16
 - > Existing urban areas page 18
 - > Residential urban growth areas page 20
 - > High growth areas page 22
 - > Rural zones page 22

SECTION 2: PROVISION GUIDELINES	page 24
---------------------------------	---------

The amount of public open space that should be provided, with indicative park features and amenities.

SECTION 3: APPENDIX 1	page 34
-----------------------	---------

Appendix 1.

SECTION 4: APPENDIX 2	page 62
-----------------------	---------

Appendix 2.

01

Section 1

How accessible our park types are to each resident that lives in the district.

Urban intensification and future residential growth areas



Queenstown Events Centre

Park type analysis

The variety of park types that Council administers are described in The Strategy and in the table on page 26 of this plan.

River corridors, mountains, lakes and their foreshores, provide residents with many opportunities to see and enjoy a range of open space. However, these types of open spaces are not usually provided by developers, or funded by QLDC.

Other reserve types such as stormwater or connections are usually determined by landform, urban design and transport requirements.

Local, community and premier sportsground parks are considered to be the fundamental reserves that Council or developers provide to meet the recreation needs of the residents within new urban developments.

An analysis has been undertaken on the distribution of these park types to demonstrate how accessible these are to each resident that lives in the district and what the current and desired level of service is.

The Park Type Analysis Maps (Appendix #1) depict this through a series of maps that show the approximate distance from each local park (400m-600m) and community park (1500m) across the district. Well provisioned areas will have a series of overlapping circles, demonstrating that residents in those areas have access to a variety of reserve types, and subsequently have an adequate level of service. Areas that have less or no overlapping circles have a lower level of service.

The map overleaf demonstrates that Queenstown Town Centre and Kelvin Heights are well provisioned as they have many overlapping circles, whereas Fernhill, Sunshine Bay and Goldfield Heights have lower provision as there are few overlapping circles.

Reserve provision associated with new developments in residential urban growth areas will need to take into account resident expectations and the vision and objectives of the Parks and Open Spaces Strategy. This is not only for residents' immediate open space needs but also for the range of parks to meet their wider recreational needs.

Having access to a local park as well as larger community and sportsground parks with sufficient capacity to accommodate current resident needs and future growth is very important.

The park types are:



POCKET PARK



LOCAL PARK



COMMUNITY PARK



SPORTSGROUND PARK (COMMUNITY)



SPORTSGROUND PARK (PREMIER)



DESTINATION PARK/ PREMIER PARK



CONNECTIONS



NATURAL RESERVE



STORMWATER RESERVE

Shotover Country Sportsfield

Park type analysis

Figure One.



Future growth projections

The QLDC Growth Projections 2020 identify the future areas in the district where growth is forecast and associated housing capacities. This is reflected in the QLDC Spatial Plan 2021.

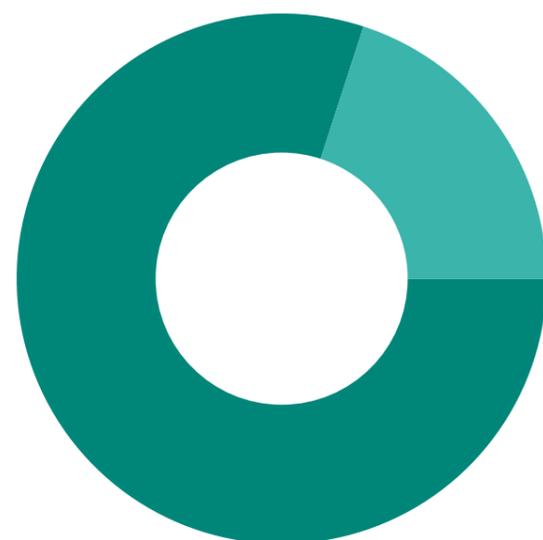
Spatial Plan capacity

The graph opposite shows the expected distribution of households and development capacity enabled by the Spatial Plan's consolidated approach to growth.

It shows that the main urban areas of Queenstown and Wānaka provide for approximately 80% of both the estimated growth in dwellings up to 2050 and the Spatial Plan capacity. The remaining 20% is distributed across the smaller settlements and rural areas of the Queenstown Lakes.

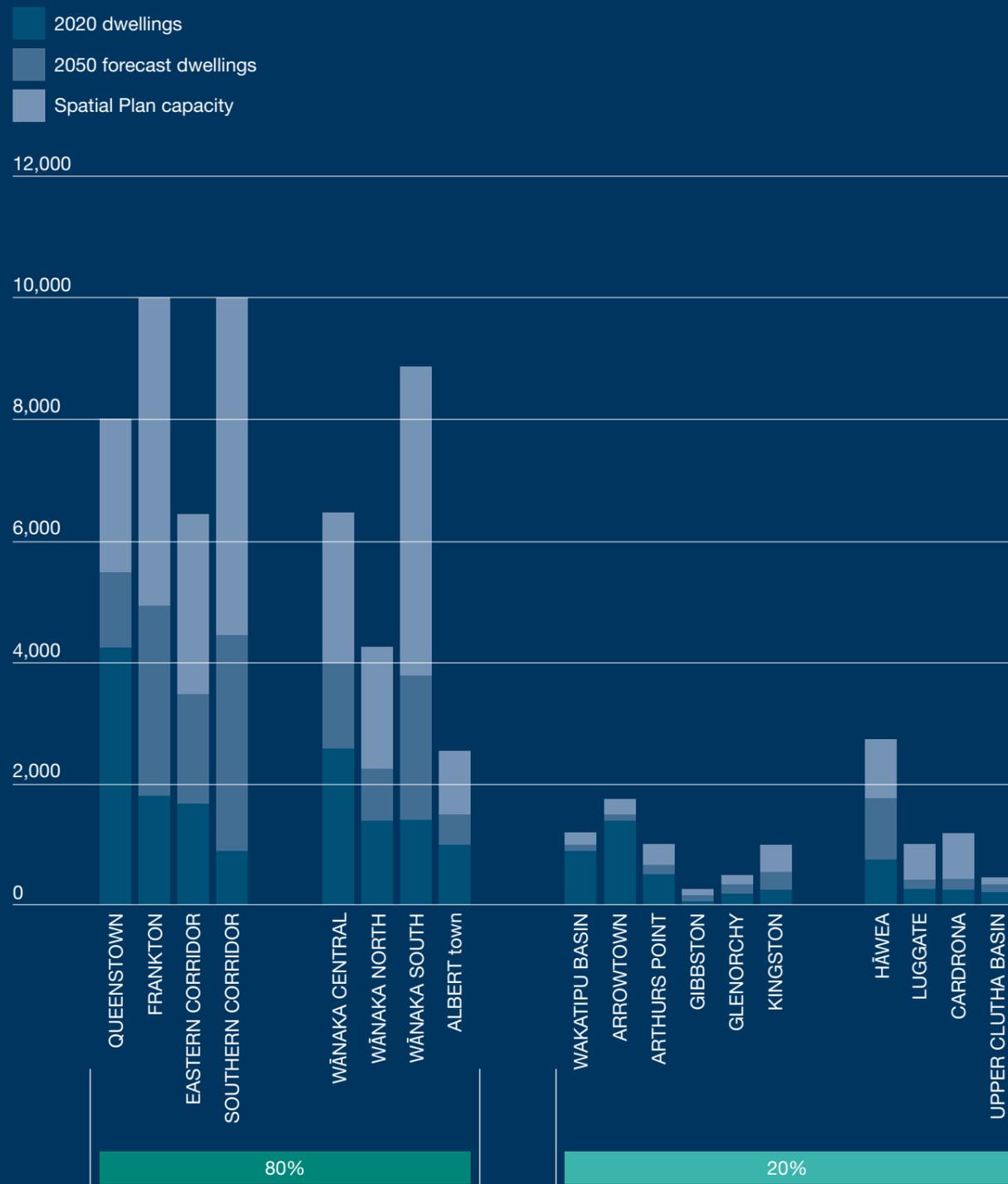
This work was informed by detailed analysis of protected areas and constraints that considered environment and cultural values, as well as hazards.

- > **2020 Households** is the number of households in key locations across the Queenstown Lakes
- > **2050 Estimated Households** is the estimated growth in each location up to 2050
- > **Spatial Plan Capacity** is the theoretical number of dwellings that could be accommodated in the area is 'fully developed' to the density and extent enabled by the Spatial Plan.



- Main urban areas
- Smaller settlements and rural areas

ESTIMATED DWELLINGS AND SPATIAL PLAN CAPACITY 2020–2050



80%

20%

Analysis of park type per household (levels of service)

These growth projections have been combined with the park type analysis to determine the existing levels of service for each area and the required future levels of service to meet the projected growth. The level of service for reserve land is defined by how much local or community park land (m²) there is per household. This is further broken down into each area within the district. Through this analysis it is determined that an appropriate level of service for each area is 7.5m² per household of Local Park and 10m² of reserve land per household of community park.

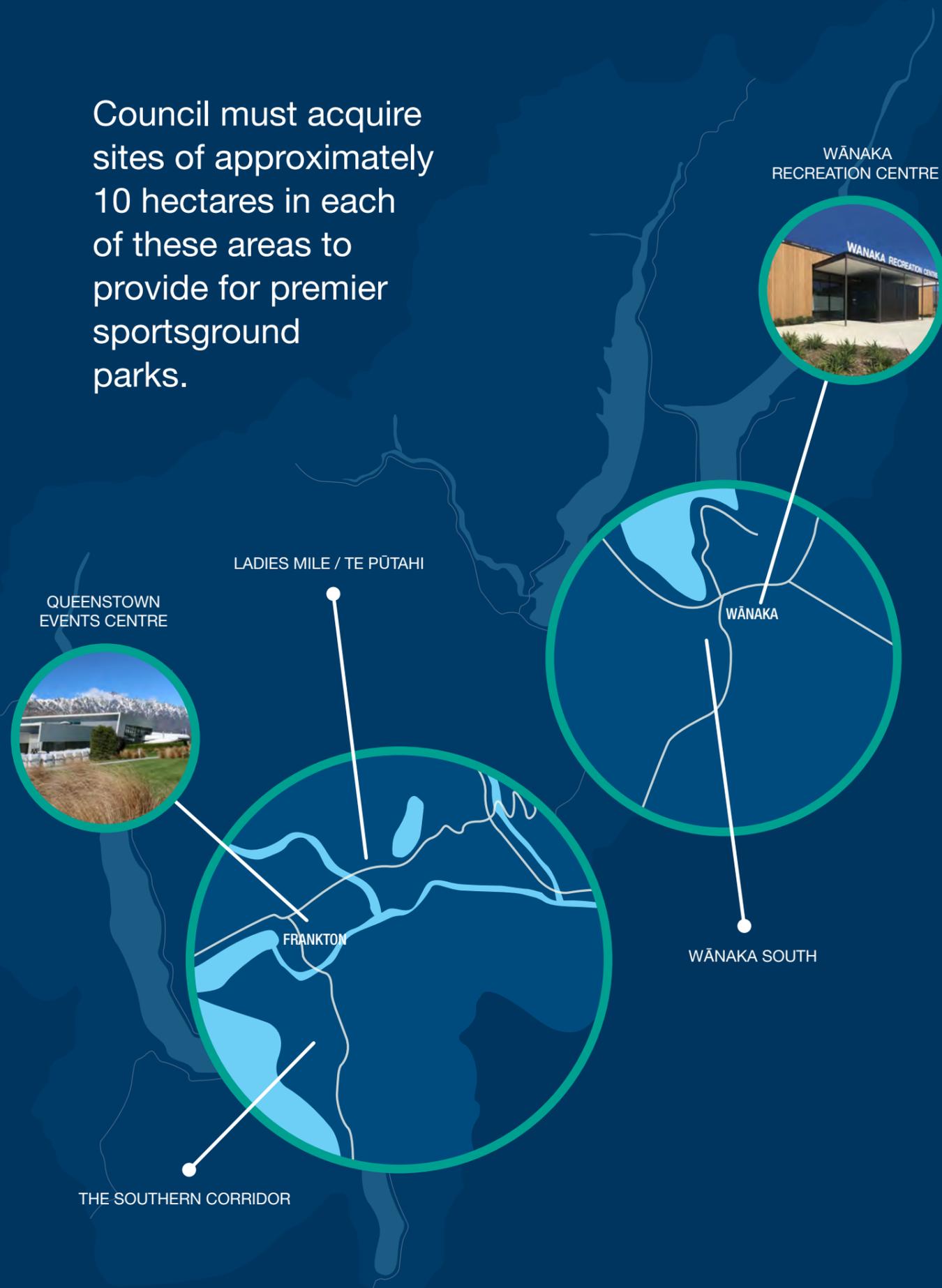
Table One.

Ward	Location	Provision Areas	Local Parks	Community Sportsgrounds	Local Parks ha	Community Parks ha	2020 Households	2030 Households	2050 Households
Wakatipu	Sunshine Bay	A	2	0	1.0	0.0	1225	1231	1250-1300
Wakatipu	Central Queenstown	A	5	2	1.7	5.2	1870	2187	3000-5000
Wakatipu	Arthur's Point	A	2	0	0.5	0.0	480	536	700-1000
Wakatipu	Frankton Arm/ SH6A	A	2	0	0.9	0.0	1135	1183	1250-2500
Wakatipu	Frankton	A	3	3	2.2	12.4	1825	2663	4500-10000
Wakatipu	Kelvin Heights	A	2	2	1.2	31.1	685	820	1250-2000
Wakatipu	Southern Corridor	B	0	2	0.0	7.9	925	2028	4500-11750
Wakatipu	Eastern Corridor	A, B	3	2	2.1	6.7	1670	2167	3250-5700
Wakatipu	Arrowtown	A	6	5	4.2	6.8	1410	1447	1500-1750
Wakatipu	Outer Wakatipu	C	0	1	0.0	8.9	1540	1606	1750-2000
Wānaka	Wānaka West and South	A, B	5	1	3.2	5.8	1355	2122	3750-8900
Wānaka	Wānaka Central	A, B	3	4	4.8	25.3	935	1298	2250-4500
Wānaka	Wānaka North	A	2	2	0.5	28.0	1410	1669	2250-4250
Wānaka	Wānaka Waterfront	A, B	5	3	5.5	5.8	1660	1708	2000-2250
Wānaka	Albert Town	A, B	2	1	2.4	1.0	1045	1204	1500-2600
Wānaka	Hāwea	A, B	1	3	0.1	3.4	745	1041	1700-3600
Wānaka	Luggate	A, B	1	2	0.1	2.6	230	326	550-1200
Wakatipu	Glenorchy	A	3	2	0.8	9.6	220	242	300-400
Wakatipu	Kingston	A, B	1	1	0.8	2.0	235	332	550-1000
Wānaka	Cardrona Village	A	1	1	0.5	1.6	485	602	850-1600

This park type analysis table demonstrates existing areas of high and low levels of service and thus, where investment needs to be made to address low provision and/or high growth areas. Low levels have been highlighted below. This has been used to inform future development contributions.

Ward	Location	2020 Local Park m ² per household (7.5m ² target)	2020 Community Park m ² per household (10m ² target)	2030 Local Park m ² per household (7.5m ² target)	2030 Community Park m ² per household (10m ² target)	2020 Residents (2.4 x number of households)	2020 Local Parks per resident m ²	2030 Residents (2.4 x number of households)	2030 Local Parks per resident m ²
Wakatipu	Sunshine Bay	8.5	0.0	8.4	0.0	2940	3.5	2954	3.5
Wakatipu	Central Queenstown	8.9	28.0	7.6	23.9	4488	3.7	5248	3.2
Wakatipu	Arthur's Point	10.7	0.0	9.6	0.0	1152	4.4	1286	4.0
Wakatipu	Frankton Arm/ SH6A	7.7	0.0	7.4	0.0	2724	3.2	2839	3.1
Wakatipu	Frankton	12.3	68.1	8.4	56.7	4380	5.1	6391	3.5
Wakatipu	Kelvin Heights	17.5	454.0	14.6	379.2	1644	7.3	1969	6.1
Wakatipu	Southern Corridor	0.0	85.2	0.0	38.9	2220	0.0	4868	0.0
Wakatipu	Eastern Corridor	12.7	40.0	9.8	30.9	4008	5.3	5201	4.1
Wakatipu	Arrowtown	29.7	48.0	29.0	46.8	3384	12.4	3473	12.1
Wakatipu	Outer Wakatipu	0.0	58.1	0.0	55.7	3696	0.0	3854	0.0
Wānaka	Wānaka West and South	23.3	42.7	14.9	27.3	3252	9.7	5092	6.2
Wānaka	Wānaka Central	51.8	270.7	37.3	195.0	2244	21.6	3115	15.5
Wānaka	Wānaka North	3.6	198.6	3.0	167.8	3384	1.5	4005	1.3
Wānaka	Wānaka Waterfront	33.3	35.2	32.4	34.2	3984	13.9	4100	13.5
Wānaka	Albert Town	22.7	9.5	19.7	8.3	2508	9.4	2889	8.2
Wānaka	Hāwea	1.8	45.5	1.3	32.5	1788	0.8	2498	0.5
Wānaka	Luggate	4.3	111.0	3.0	78.3	552	1.8	782	1.3
Wakatipu	Glenorchy	38.3	438.4	34.9	398.7	528	16.0	581	14.5
Wakatipu	Kingston	35.0	83.7	24.8	59.3	564	14.6	797	10.3
Wānaka	Cardrona Village	10.1	32.7	8.1	26.4	1164	4.2	1445	3.4

Council must acquire sites of approximately 10 hectares in each of these areas to provide for premier sportsground parks.



PREMIER SPORTSGROUND PARK

Using the QLDC Growth Projections, QLDC Sportsfield Demand Analysis and the QLDC Draft Community Facilities Strategy, it can be demonstrated that new premier sportsground parks, in addition to the Queenstown Events Centre and the Wānaka Recreation Centre, will be required in the areas of highest growth in the district to meet the formal sport and recreation needs of residents within the growing communities. These areas have been identified as:

- > **Whakatipu**
Ladies Mile/Te Pūtahi
The Southern Corridor

- > **Wānaka**
Wānaka South

Council must acquire sites of approximately 10 hectares in each of these areas to provide for premier sportsground parks.

In Wānaka, Council already administers a large site (20 hectares) that will be suitable for a premier sportsground park purpose and is currently planning to develop this site.

FUTURE RESIDENTIAL URBAN GROWTH AREAS

The Park Type Analysis, Future Growth Projections and the Spatial Plan have informed a second series of maps (Future Residential Urban Growth Maps – Appendix #2) that show the existing urban areas and the future high growth areas. It is important to note these maps are *indicative only* as due to future plan changes, appeals on the Proposed District Plan and other factors, it is not possible to accurately draw a definitive line.

DEVELOPMENT CONTRIBUTIONS

Council has the ability through the QLDC Development Contributions and Financial Contributions Policy (DC Policy) to acquire funds for new reserve land (Reserve Land Development Contributions) and/or new park assets or other park improvements to respond to growth (Reserve Improvement Development Contributions). Land or reserve improvements may be provided by developers in lieu of Development Contributions with the prior approval of Council.

This Future Parks and Reserves Provisions Plan is strongly associated with Council's DC Policy, including future reviews of this policy. This relationship is essential to ensure future acquisition and development of parks within the district contribute to the wellbeing of its current and future residents, and to ensure the land offered in-lieu of a reserve contribution payment is accessible, fit for purpose and appropriate to meet community needs now and in the future.

Planning for new reserves ahead of development and growth is required to ensure an integrated approach when multiple developments are involved and to avoid an ad hoc approach to reserve provision. To this end, Council may require a development contribution that is used to pay, in full or in part, for capital expenditure already incurred by the Council in anticipation of growth.

To ensure transparency of reserve contribution requirements and that they demonstrate the relationship between growth and demand, a breakdown of how the Reserve Land Development Contributions will be applied is proposed for the 2021 QLDC Development Contributions Policy. The Reserve Contributions Policy currently calculates that 27.5m² of reserve land is required per household – this was made up of 12.5m² of local park and 15m² of neighbourhood park (now called community park). This was purely a quantitative assessment, including all types of reserve land including pocket parks and natural reserves. This Plan is based on a qualitative assessment which focusses on ensuring high quality, high use recreation land in residential urban growth areas.

Depending on the location of new developments, the requirements for reserve land (or cash in-lieu of land) will vary, as discussed later in this plan.

For new developments within areas that don't have adequate reserve provision there will be a need for additional reserves to meet the recreational demand of the new residents in those areas.

The reserve land contribution for each dwelling equivalent has been assessed at 22.5m² for the Whakatipu Ward and 17.5m² for Wānaka.



Premier sportsground park cash contribution

All developments in the Whakatipu are required to contribute reserve land contributions will contribute in cash the equivalent of 5m². This is for future premier sportsground parks in the high growth areas which Council has determined will be required to accommodate for future growth.

There is no requirement in the Wānaka Ward for this cash contribution. Council has recently rezoned existing Council-administered land through the District Plan as Open Space and Recreation with the intent to develop this as a premier sportsground park. Therefore, while there is the need to provide a new premier sportsground park there is no need to acquire the land.

Reserve land contribution

At the Council's discretion the reserves contribution can be either land or cash or a combination of both. Consultation with the Council is required prior to an application for an outline development plan, a plan change and/or a resource consent being lodged. In some instances, the Council may accept or require a contribution to the equivalent value in the form of land or infrastructure.

EXISTING URBAN AREAS

A number of established urban areas, particularly in the Wānaka and Queenstown town centres, will be subject to further growth and intensification. Multi-level residential building heights are increasing in the urban town centre areas and apartment living is predicted to become more common.

These established urban areas are areas that have been previously subdivided for residential purposes and are indicatively identified as Map Area A on the Future Residential Urban Growth Maps. These were formerly referred to as Brownfield Developments in the QLDC Developments Contributions Policy 2017.

These urban areas generally have sufficient or high reserve land provision, and have a diverse range of reserve type, and/or there is limited opportunity to provide new recreation reserves. Due to intensification of urban areas the existing reserves in these areas will be subject to greater use. Residents in high density or medium density living usually have limited access to private outdoor space and rely more heavily on public open space to provide amenity and high-quality living standards than residents living in low density or rural areas.

In recognition of the need to accommodate intensification and promote affordability of housing in these areas a recommended change to the DC Policy is that Reserve Land Development Contributions will only be required by way of a contribution to the purchase of additional premier sportsground parks. This is because these areas generally have sufficient local and community park type reserve land provision, but all residents will typically use the premier sportsground parks.

Reserve Improvements Development Contributions, within Existing Urban Areas are particularly important. These are required to increase the quality of facilities and overall capacity of the existing reserves to accommodate the residential growth, and the community's recreational needs. Increased visitor accommodation in these areas will also put additional pressure on existing reserves, particularly premier parks (including premier sportsground parks), which also host events that visitors often participate in.

New occupants of these urban developments will not only have an expectation about having access to a local park but will also place further demand on larger, multi-use open spaces. The requirement to upgrade these parks and their assets can therefore be partly attributed to this growth and Development Contributions will be applied accordingly.

The Lake Wānaka Foreshore and the Queenstown Bay Foreshore Reserves are examples of parks that will need a continuing higher level of service to cater for the increasing intense use these spaces will experience.

New occupants have an expectation about having access to a local park.



RESIDENTIAL URBAN GROWTH AREAS

These are newer urban areas or future development areas that are being targeted through mechanisms such as the Spatial Plan and District Plan to meet the demands of growth. These are shown as Map Area B on the Future Residential Urban Growth Maps and meet the definition of Residential Urban Growth Area which is:

Residential Urban Growth sites are all undeveloped sites contained within the Urban Growth Boundary as defined in the QLDC District Plan (if not already covered by Map Area A) as well as other land zoned primarily for residential purposes which has not been developed.

In these development areas both Reserve Land Development Contributions and Reserve Improvement Development Contributions are required.

Some developments may be on the edge of or overlap with Map Area A. If they are zoned primarily for residential purposes and sites are greater than 1000m² they are considered Residential Urban Areas Growth Areas. If the site being developed is less than 1000m² it is considered Existing Urban Area.

In some cases, residential developments have already progressed, but the current reserve land provision has not necessarily provided the required level of service or range of park types that meets the communities' needs.

Therefore, as proposals are being assessed for new developments in these areas the Council can ensure that the proposed reserves are fit for purpose and meet the new provision guidelines. This is the time to identify opportunities to fill gaps in the network and to connect developments and new reserves to existing reserves, trails and to transport networks.

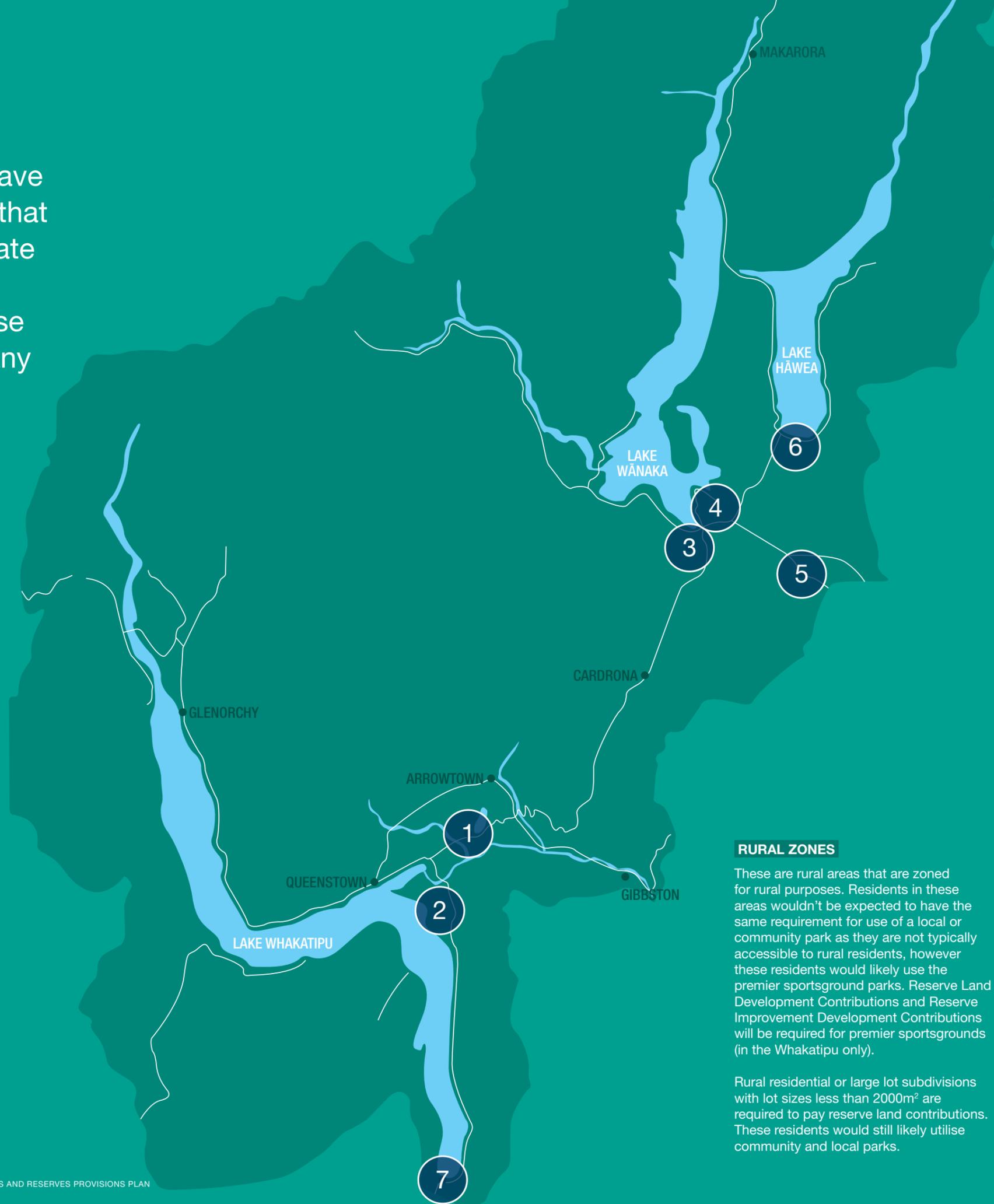
When acquiring new open space in these areas, careful consideration must be given to determine the value of the land to the community. Developers can either provide reserve land that meets the reserve provision guidelines for local and/or community parks set out in Table 2, or in-lieu of land, provide the equivalent value based on 15m² for each residential unit for local/community parks.

In addition, a cash contribution towards premier sportsground parks will be required based on the equivalent value of 5m² for each residential unit as typically every resident in the district will visit this park type and use the sport and recreation facilities.

To ensure the parks network is meeting the broader community needs Council must use reserve land contributions to acquire land for appropriate reserves where developers

are unable or unlikely to provide this. This becomes particularly important in high growth areas and/or where there are cumulative impacts of multiple developments.

Several areas have been identified that will accommodate high levels of growth and these do not have many or any existing reserves.



HIGH GROWTH AREAS

- 1 Ladies Mile | Te Pūtahi
- 2 Southern Corridor
- 3 Wānaka South
- 4 Wānaka North
- 5 Luggate
- 6 Hāwea
- 7 Kingston

RURAL ZONES

These are rural areas that are zoned for rural purposes. Residents in these areas wouldn't be expected to have the same requirement for use of a local or community park as they are not typically accessible to rural residents, however these residents would likely use the premier sportsground parks. Reserve Land Development Contributions and Reserve Improvement Development Contributions will be required for premier sportsgrounds (in the Whakatipu only).

Rural residential or large lot subdivisions with lot sizes less than 2000m² are required to pay reserve land contributions. These residents would still likely utilise community and local parks.

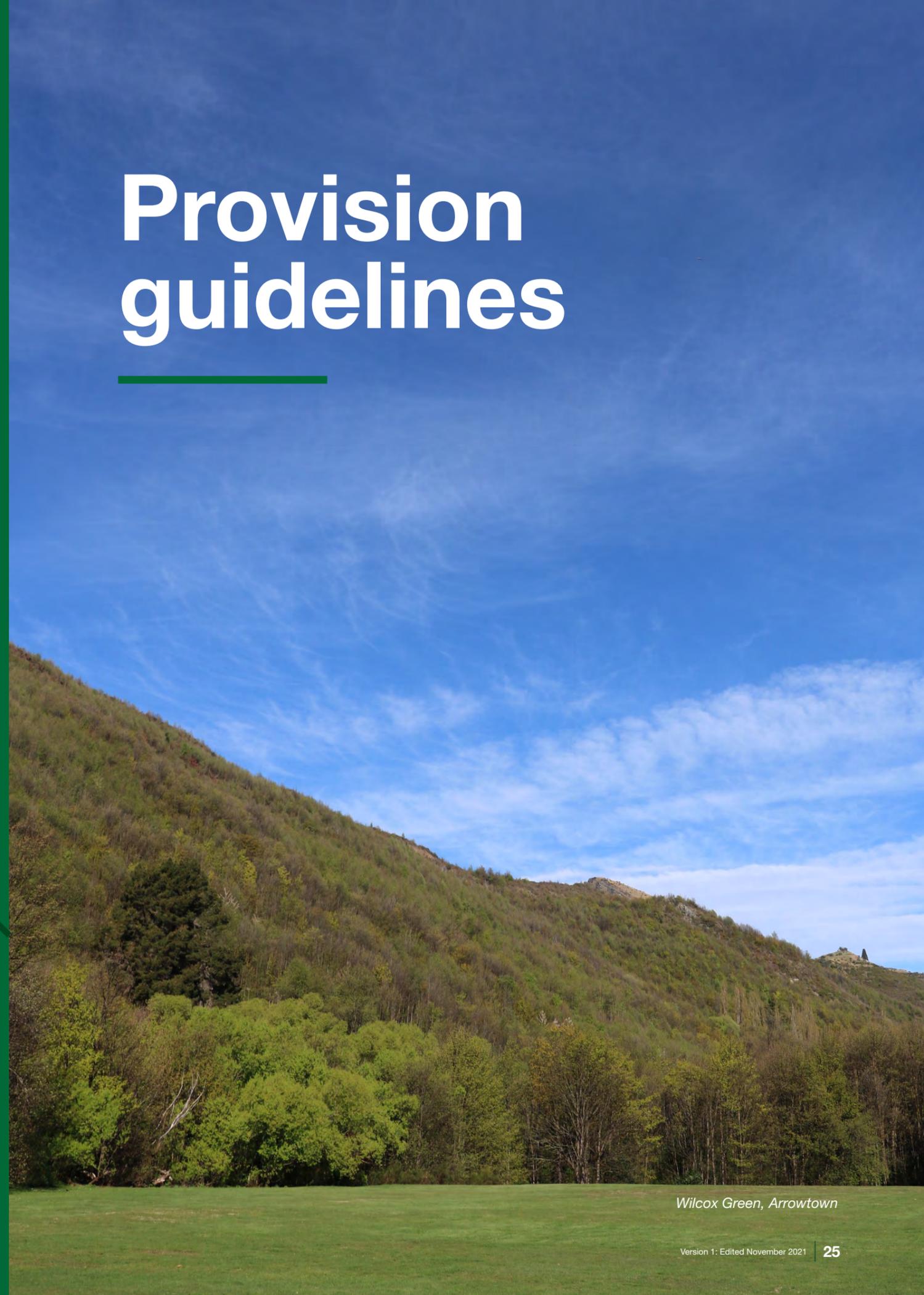
These areas are identified on the Residential Urban Growth Maps as 'Future Residential High Growth Areas' (Map Area B) and will be where Council will prioritise investment in premier sportsground parks and/or community and local parks or ensure developers vest a range of reserves to ensure a diverse mix of reserve types to meet residents' recreation needs.

02

Section 2

The amount of public open space that should be provided, plus reserve land and improvement contributions.

Provision guidelines



Wilcox Green, Arrowtown

Future Parks Provision Plan – Provision Guidelines Table 2021

The following provision guidelines set out the amount of public open space that should be provided in both Existing Urban Areas (Map Area A) and new development areas (Map Area B and all other areas) and describe the indicative park features and amenities in each park category. A breakdown of how reserve land and improvement contributions will be applied is also outlined.

POCKET PARK			
Purpose	Provision guidance	Indicative amenities	
 <p>To enhance the character or appeal or ecological contribution of a development.</p> <p>Areas of open space that are very small. May be appropriate in medium/high density areas, providing amenity, socialising spaces, opportunity for landscaping, gardens, large trees and visual relief from built environment.</p> <p>Vested as Local Purpose Reserve (with prior agreement).</p>	<p>Typically less than 0.2ha.</p> <p>Voluntarily provided at developer cost and only with prior agreement from council. Any pocket parks would be in addition to requirements/ DC payments for local and/or community parks.</p> <p>Pocket parks are typically flat areas (overall not have a slope greater than 1:5, unless amenity planting is appropriate on greater slopes).</p> <p>Alternatively, Pocket Parks can be retained in private ownership.</p>	<ul style="list-style-type: none"> > Landscaping and gardens > Small lawn areas > Park furniture > Specimen trees > Water fountains 	
Development contributions – reserve land		Development contributions – reserve improvements	
Land provider	DC offsets available?	Asset provider	Offsets available?
Developer provided – may be vested.	No.	Developer provided – may be vested with prior agreement.	No.

LOCAL PARK			
Purpose	Provision guidance	Indicative amenities	
 <p>Park that is easily accessible for the immediate community, within easy walking distance (5-10 minutes) to residents in the area.</p> <p>Provides a basic information recreation experience for nearby residents.</p> <p>Vested as Recreation Reserve under the Reserves Act 1977.</p>	<p>New developments in Residential Urban Growth Areas require a minimum 0.3ha of local park typically requires between 0.3ha – 0.5ha.</p> <p>Residents shall have easy, safe access to a local park within a 400-600m walk (approximately 5 to 10 minutes).</p> <p>It shall be centrally located within the residential development. The exact size will be determined by the size of the subdivision and location and types of the other parks in the area. This shall be of a configuration that is predominantly flat quality recreation land, suitable for a variety of recreation activities and structures. It will provide a transition/buffer space from adjacent roads and housing, good street frontage and contains a flat kick-around space of approximately 30m by 30m.</p>	<ul style="list-style-type: none"> > Play spaces/equipment > Flat, kick around space 30m x 30m with buffers > Flat space to be a maximum 6% gradient > Areas for socialising and respite > Landscaping > Specimen trees > Furniture > Ability to place recreation infrastructure on the land <p><i>Underground services and above ground infrastructure: Local park should be vested free of encumbrances unless otherwise agreed.</i></p>	
Development contributions – reserve land		Development contributions – reserve improvements	
Land provider	DC offsets available?	Asset provider	Offsets available?
Developer provided if it meets provision guidance.	Yes – only for land that can be vested as recreation reserve.	Developer provided – Can include defined/ agreed d assets.	Yes – UePlay equipment, park furniture, water fountains.
Council should look to acquire in larger developments if not provided or where cumulative impacts of developments require this.	(If part of the reserve has a stormwater function this must form a separate parcel and be vested as Local Purpose (Stormwater).)	All developments to pay Reserve Improvement Development Contributions.	No – Rubbish bins, footpaths and pathways, planting signage.
	If land not provided Reserve Land DC payment required if in Residential Urban Growth Area/and when changing from rural to residential zone and final lot sizes are less than 2000m².		

COMMUNITY PARK			
Purpose	Provision guidance	Indicative amenities	
 <p>Area of open space that provides a variety of informal recreation experiences for residents across a neighbourhood/suburb, well used by the community for informal recreation, social, cultural and leisure experiences.</p> <p>Vested as Recreation Reserve under the Reserves Act.</p>	<p>A community park typically requires 1ha to 2ha of recreation reserve and shall be generally flat or undulating land. They shall be strategically and centrally located within the residential development to achieve community park purpose and should be able to accommodate buildings and structures – to provide community gathering space, offering a range of recreation opportunities and community connectivity.</p> <p>Residents in residential zones should have access to a community park within a 1500m walk.</p> <p>A community sportsground park can serve a multi-use function with a community park. Community facilities may be accommodated on community/sportsground parks.</p>	<ul style="list-style-type: none"> > Perimeter trails or trails within park > Multiple kick around spaces > Areas for socialising and respite > Furniture > Barbeque facilities > Larger and more specialised informal recreation infrastructure such as large playgrounds, hard courts, skate parks > Car parking > Toilets > Water fountain > Shade / shelter > Specimen trees > Perimeter trail <p><i>Underground services and above ground infrastructure: Community parks should be vested free of encumbrances unless otherwise agreed.</i></p>	
Development contributions – reserve land		Development contributions – reserve improvements	
Land provider	DC offsets available?	Asset provider	Offsets available?
<p>Developer provided if it meets provision guidance.</p> <p>Council should look to purchase for cumulative developments or in high growth priority areas where developers are unable to meet the provision guidance.</p>	<p>Yes – if land not provided Reserve Land DC payment required if in Residential Urban Growth Area/and when changing from rural to residential zone and final lot sizes are less than 2000m².</p>	<p>Developer provided - Can include defined/ agreed assets.</p> <p>All developments to pay Reserve Improvement Developer Contributions.</p>	<p>Yes – Play equipment, recreation facilities and infrastructure (e.g. hard courts, pump tracks, skateparks), BBQ's, picnic shelters, public toilets.</p> <p>No – Rubbish bins, footpaths and pathways, planting signage.</p>

SPORTSGROUND PARK (COMMUNITY)			
Purpose	Provision guidance	Indicative amenities	
 <p>Designed and used for organised sport with toilets, changing facilities, car parking and turf or playing surface formally maintained to an appropriate standard for the relevant sports code.</p> <p>Vested as Recreation Reserve under the Reserves Act.</p>	<p>A sportsground park (community) should be of a configuration that can provide one to two full-sized sports fields in a side-by-side configuration.</p> <p>A sportsground park (community) can serve a multi-use function with a community park. A multi use reserve would be 3 to 5 hectares. Community facilities may be accommodated on community/sportsground parks.</p>	<ul style="list-style-type: none"> > Formal sportsfields > Hard courts > Changing rooms > Small scale clubrooms and storage > Public toilets 	
Development contributions – reserve land		Development contributions – reserve improvements	
Land provider	DC offsets available?	Asset provider	Offsets available?
<p>Developer may provide if it meets provision guidance.</p> <p>Council should look to purchase for cumulative developments or in High Growth Priority Areas where developers are unable to meet the provision guidance.</p>	<p>Yes.</p>	<p>Developer or Council Provided.</p>	<p>Yes – hard courts, irrigated turf, changing rooms, sport and recreation facilities, public toilets.</p> <p>No – rubbish bins, footpaths and pathways, planting, signage.</p>

SPORTSGROUND PARK (PREMIER)							
Purpose		Provision guidance		Indicative amenities			
 <p>Designed and used for organised sport with community facilities including toilets, changing facilities, swimming pool, gymnasium car parking, sportsfields and turf or playing surface maintained to a high standard, capable of hosting large district wide and regional events.</p> <p>Vested as Recreation Reserve under the Reserves Act.</p>		<p>A premier sportsground park should be of a configuration of up to 10 hectares that accommodates organised and formal sport and recreation.</p> <p>A premier sportsground park is a ward asset and is used by the district or even the region.</p>		<ul style="list-style-type: none"> > Formal sports fields and turfs > Hard courts > Changing rooms > Community facilities > Clubrooms > Car parking > Public toilets > Perimeter trail 			
						Development contributions – reserve land	
Land provider		DC offsets available?		Asset provider		Offsets available?	
Council provided.		No – contribution as cash should be taken from all developments in the Whakatipu.		Council provided.		N/A	

DESTINATION PARK / PREMIER PARK							
Purpose		Provision guidance		Indicative amenities			
 <p>To meet the needs of both residents within the district and visitors to the area as they provide a unique experience or point of difference to other parks.</p> <p>Events are often held in these areas, such as festivals, markets, prize-givings and fireworks. They are places that help establish connections and linkages where people can move through, visit and congregate.</p> <p>Civic spaces are for meeting, socialising, play and events located within the urban town centres and can comprise squares, plazas, greens, streets and shared spaces.</p>		<p>No quantity guidance. Existing parks will be identified as being premier parks and upgraded where required.</p> <p>Civic spaces are limited to existing reserves in existing town centres. Should a new town centre be created however the civic space reserve should reflect the scale of the urban centre.</p>		<ul style="list-style-type: none"> > May enjoy a particularly advantageous location (such as lake edge) or have recreational assets of a higher quality. > Contain significant heritage values > Contain high quality landscaping > Be a civic space in the town centre > Likely to receive the majority of use from visitors and they are to be designed with this in mind with a high level of service 			
						Development contributions – reserve land	
Land provider		DC offsets available?		Asset provider		Offsets available?	
Council provided.		No – RI contribution as cash should be taken from all developments put towards developing premier parks.		Council provided.		N/A	

NATURAL RESERVE					
Purpose		Provision guidance		Indicative amenities	
 <p>Large natural open space often contains a natural feature/s such as lake edge, river or mountain view with ecological values that provides for informal recreation.</p> <p>Vested as Recreation Reserve.</p>		No quantity guidance. Amount will depend on characteristics of the area.			
Development contributions – reserve land			Development contributions – reserve improvements		
Land provider	DC offsets available?	Asset provider	Offsets available?		
No RL credits.	No.	No.	No.		

STORMWATER RESERVE					
Purpose		Provision guidance		Indicative amenities	
 <p>Large natural open space often Vested as Local Purpose Reserve on separate title to land vested as recreation reserve.</p>		No quantity guidance.		Can be accepted with underground services by prior agreement.	
Development contributions – reserve land			Development contributions – reserve improvements		
Land provider	DC offsets available?	Asset provider	Offsets available?		
Developer provided.	No.	No.	No.		
<p>If a developer wishes to vest a pocket park, local park or community park with a stormwater or infrastructure function on part of or all of a reserve and claim credits, this would generally not be accepted. If there is an exceptional circumstance and the developer can prove that recreation outcomes will not be compromised in any way, this can only be done with the prior agreement of the reserves department and must be subject to a separate developers agreement. This will only be considered if it can be demonstrated that a high quality recreation outcome can be achieved, that includes the ability to place recreation infrastructure on the reserve and may only be applicable to part of the reserve. Stormwater detention areas and swales are not considered to enable a quality recreation outcome.</p>					

CONNECTIONS					
Purpose		Provision guidance		Indicative amenities	
 <p>Vested as Local Purpose Reserve.</p>		<p>No quantity guidance, amount will depend on characteristics of the area such as:</p> <ul style="list-style-type: none"> > If water bodies are present that trigger esplanade reserve requirements > The location of walkways and cycleways within greenfield developments > Opportunities to link to waterbodies such as lakes and rivers > Opportunities to link to nearby open spaces > Opportunities to link with existing active transport networks 		<p>Pathways, trees and other plantings.</p> <p><i>Underground and above ground services by prior agreement.</i></p>	
Development contributions – reserve land			Development contributions – reserve improvements		
Land provider	DC offsets available?	Asset provider	Offsets available?		
Typically developer provided.	No if the pathway is standard and if the reserve also has underground services.	Typically developer provided.	No RI Credits given.		
Council may look to retrofit in areas where connections are lacking.		Exceptional cases for strategic and important trail connections may be made only with prior agreement with Parks and Reserves.			

To ensure that the principles of this Strategy are upheld and that the provision guidelines below are met, developers should engage with the QLDC Parks and Reserves.

Department early, at the Plan Change stage where relevant. The most current Development Contributions Policy will be used in the conjunction with the Strategy.

REVIEW PERIOD

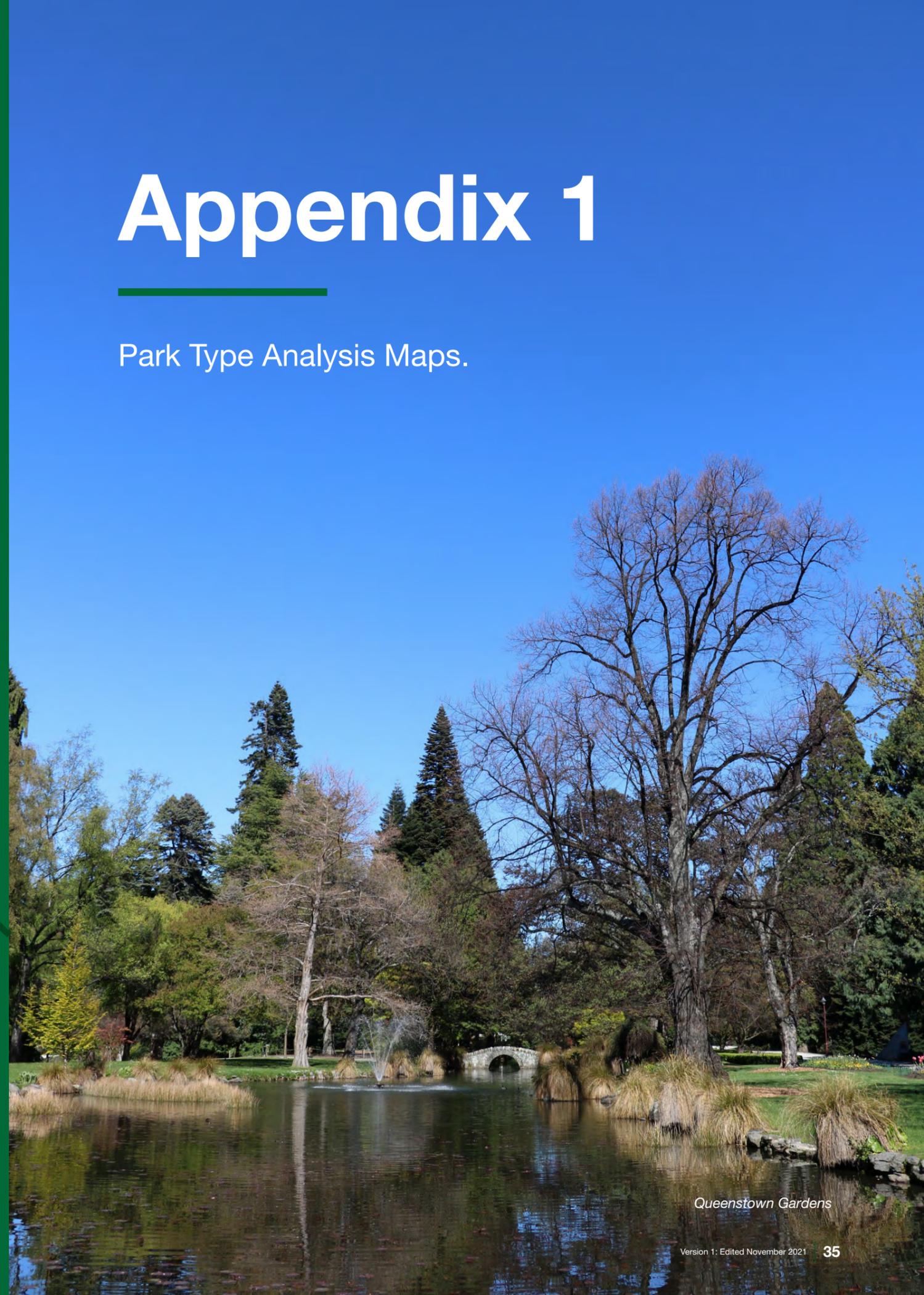
This plan will be reviewed every three years to align with future reviews of the QLDC Spatial Plan and the DC Policy.

03

Section 7
Appendix 1.

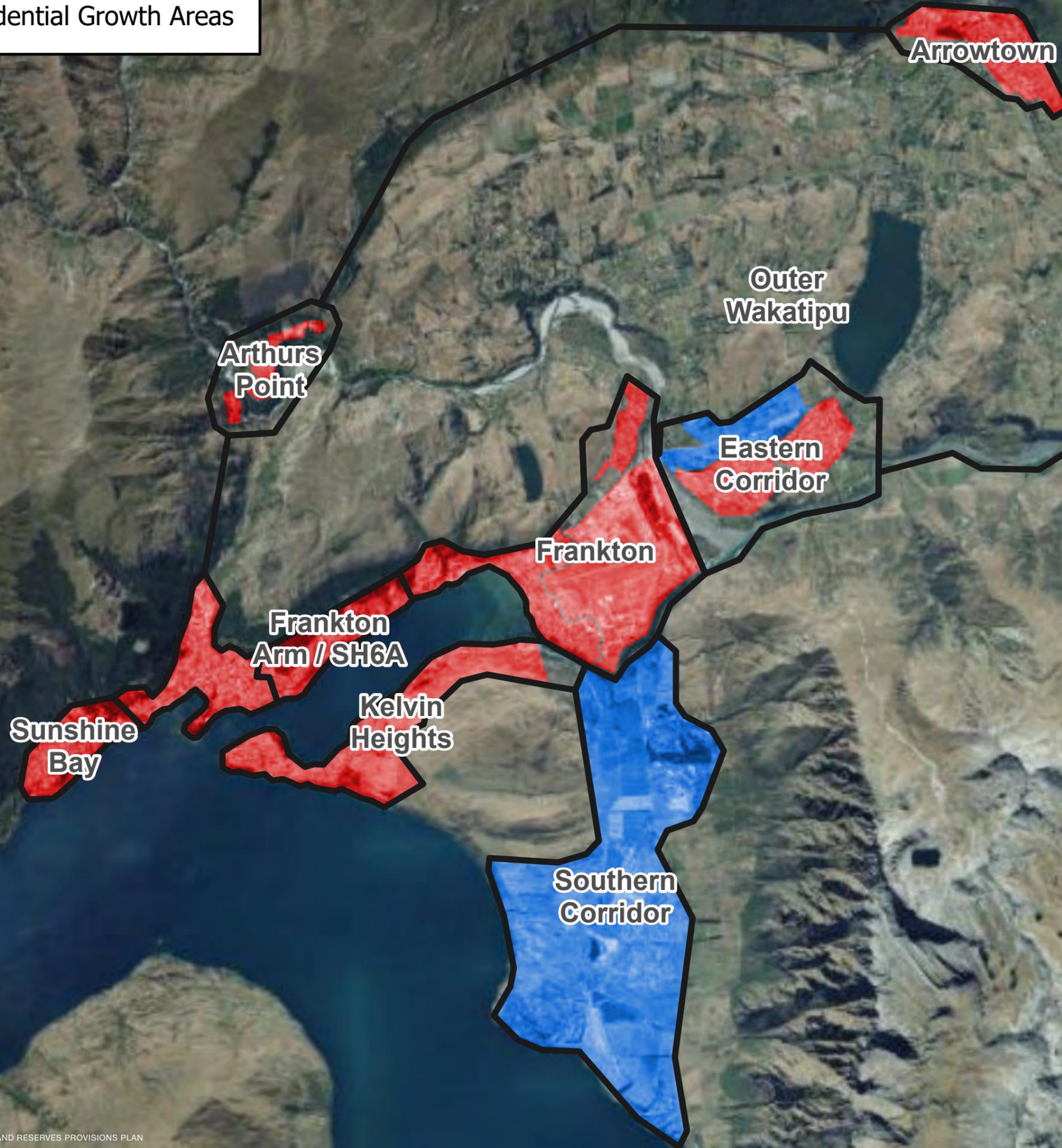
Appendix 1

Park Type Analysis Maps.

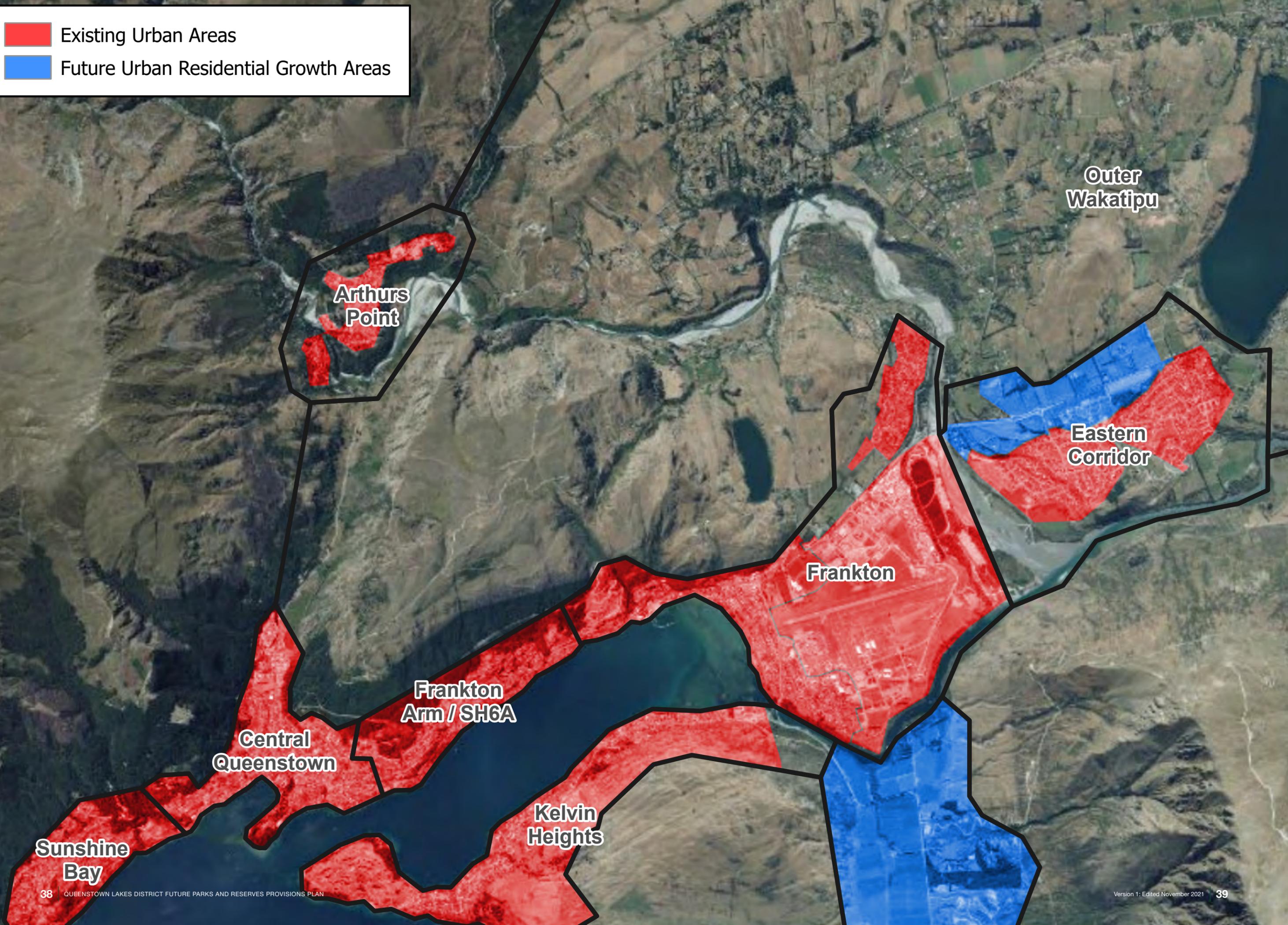


Queenstown Gardens

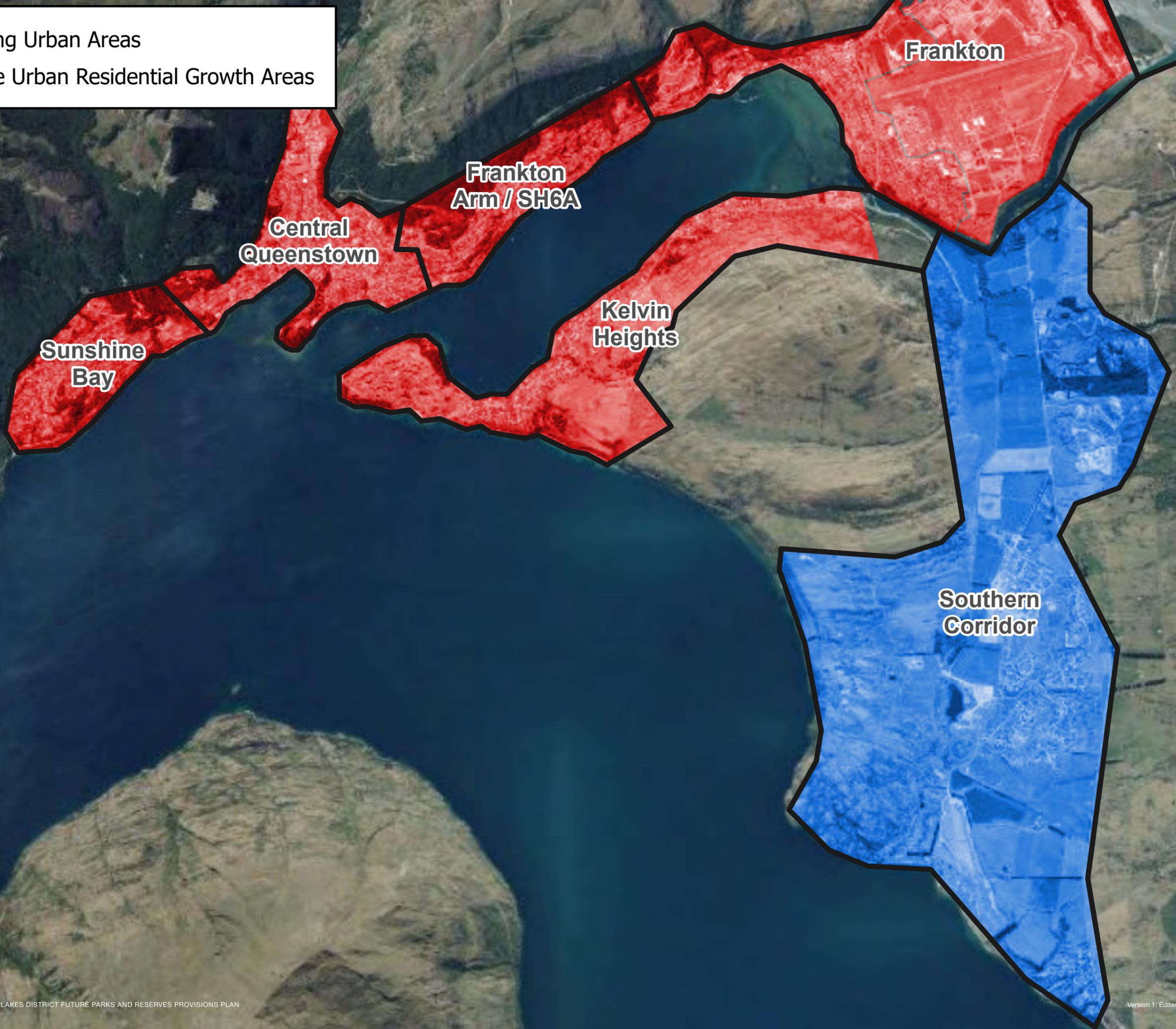
- Existing Urban Areas
- Future Urban Residential Growth Areas



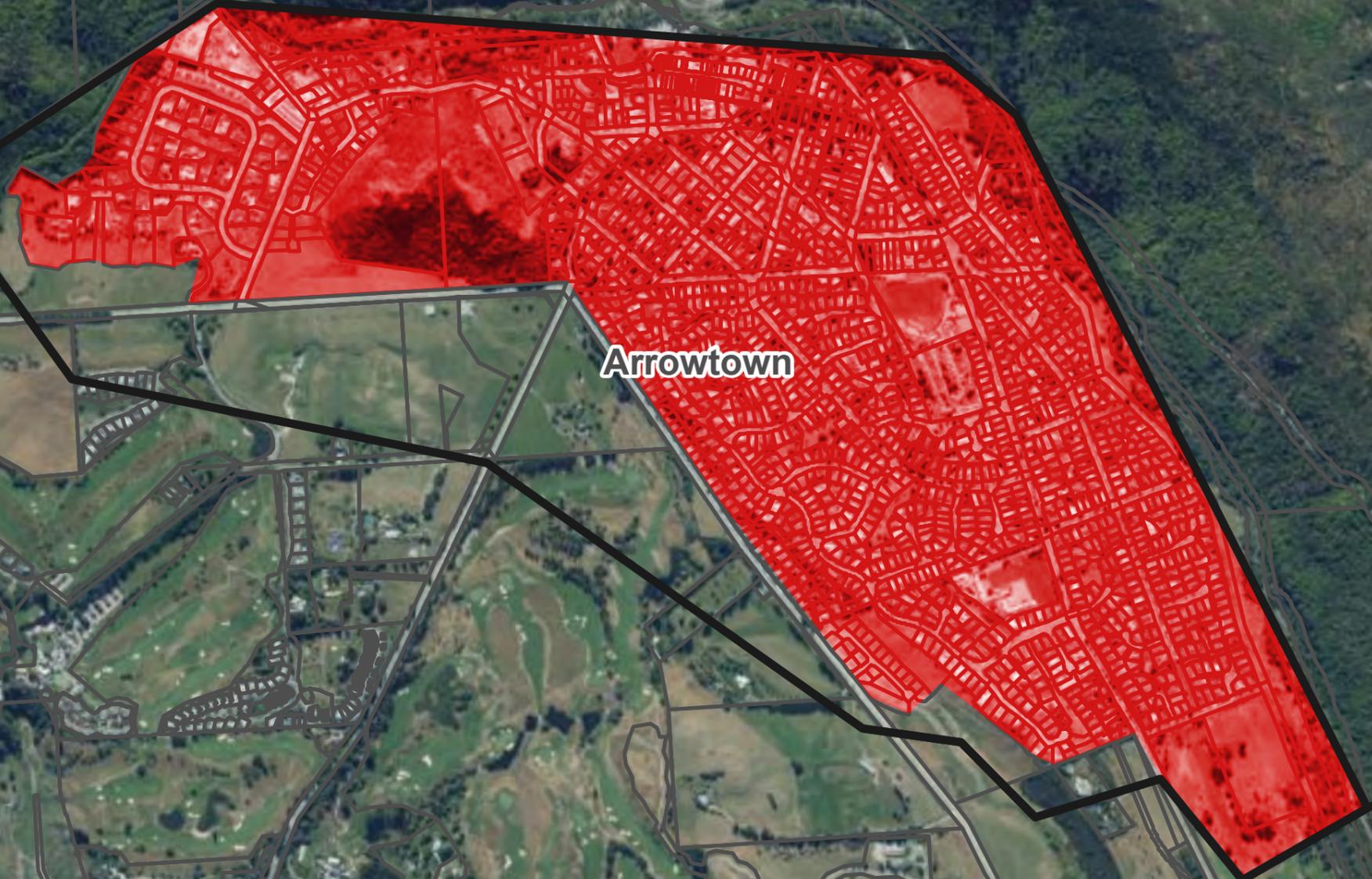
- Existing Urban Areas
- Future Urban Residential Growth Areas



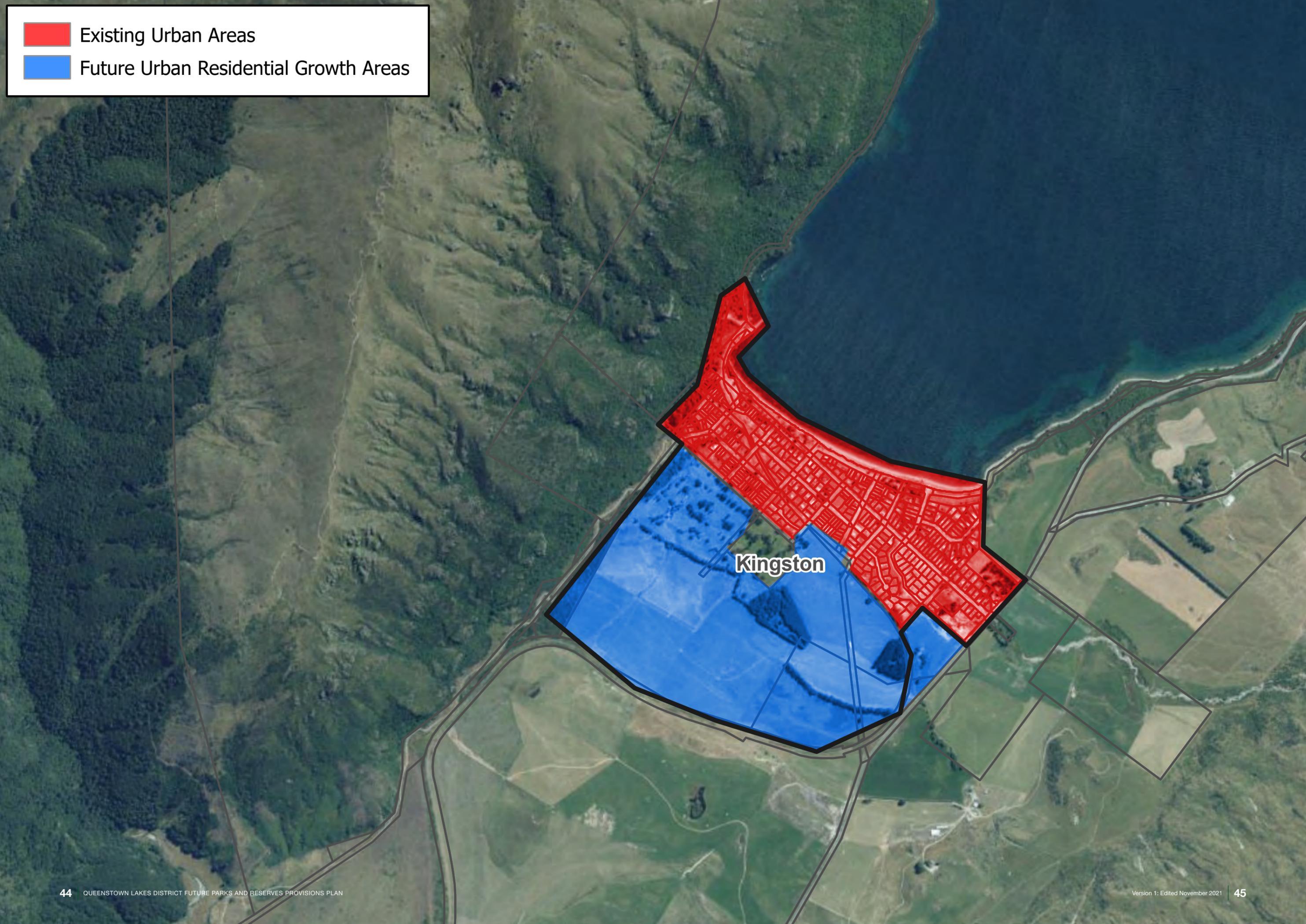
- Existing Urban Areas
- Future Urban Residential Growth Areas



- Existing Urban Areas
- Future Urban Residential Growth Areas



- Existing Urban Areas
- Future Urban Residential Growth Areas

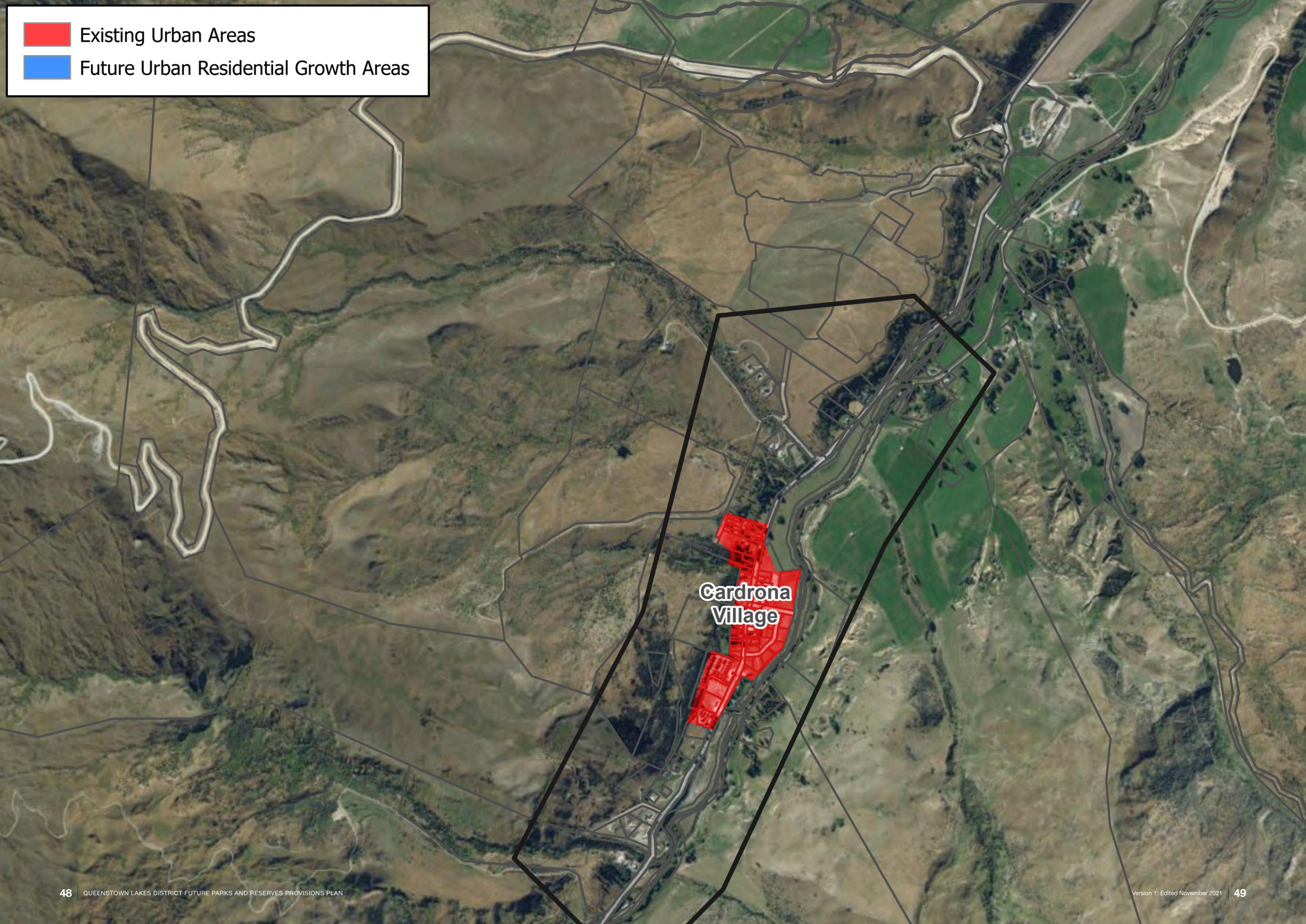


Kingston

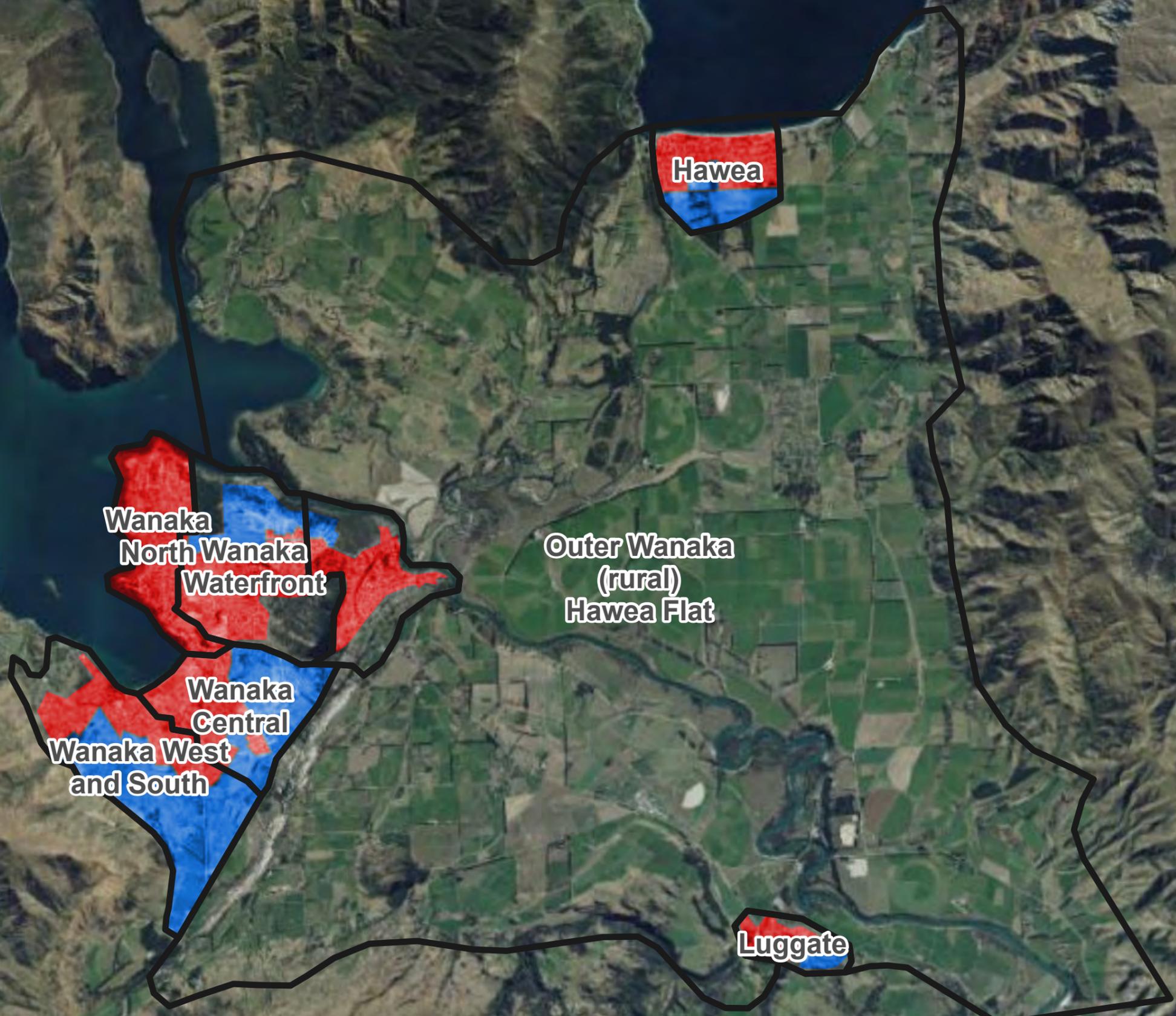
- Existing Urban Areas
- Future Urban Residential Growth Areas



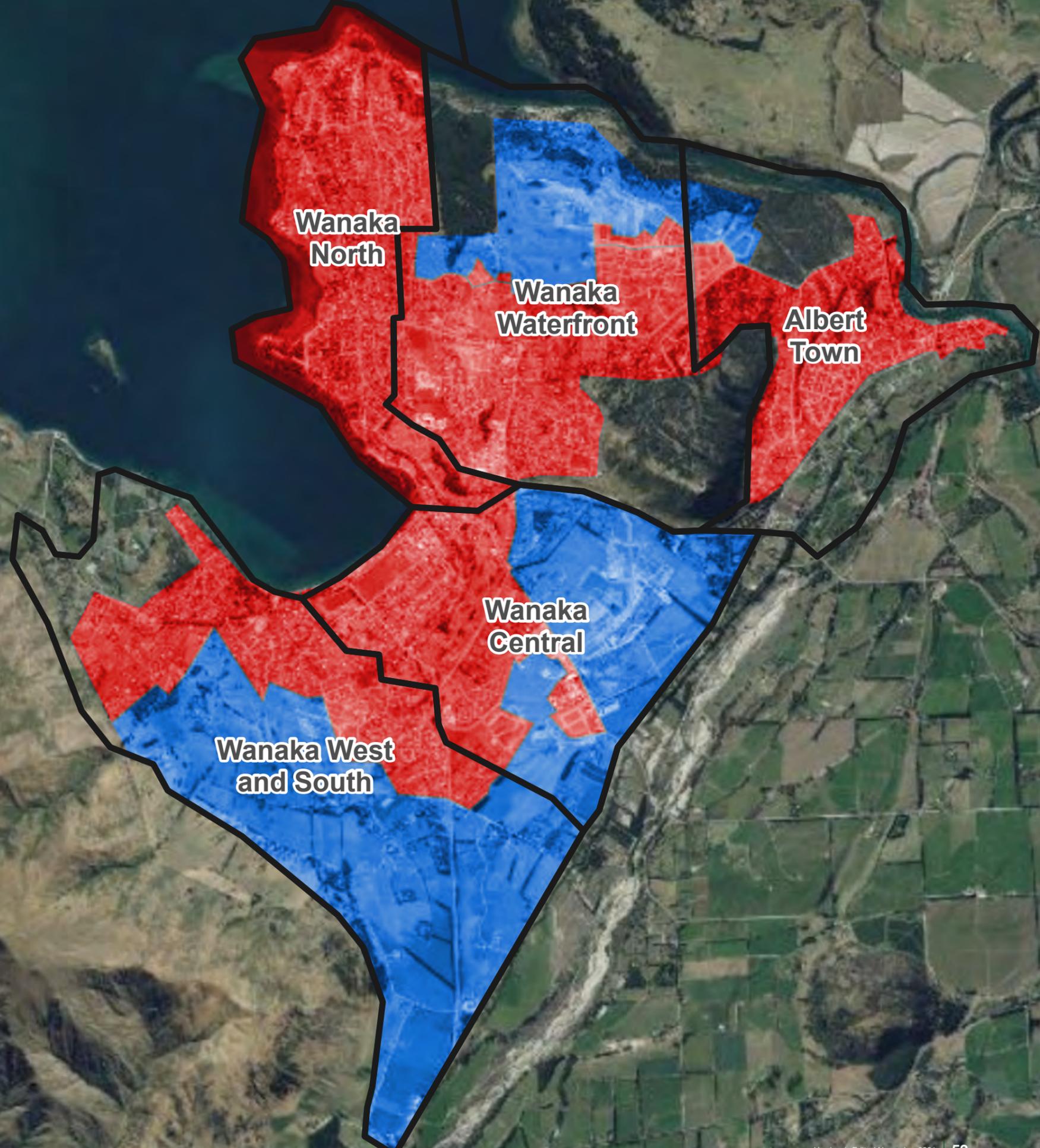
- Existing Urban Areas
- Future Urban Residential Growth Areas



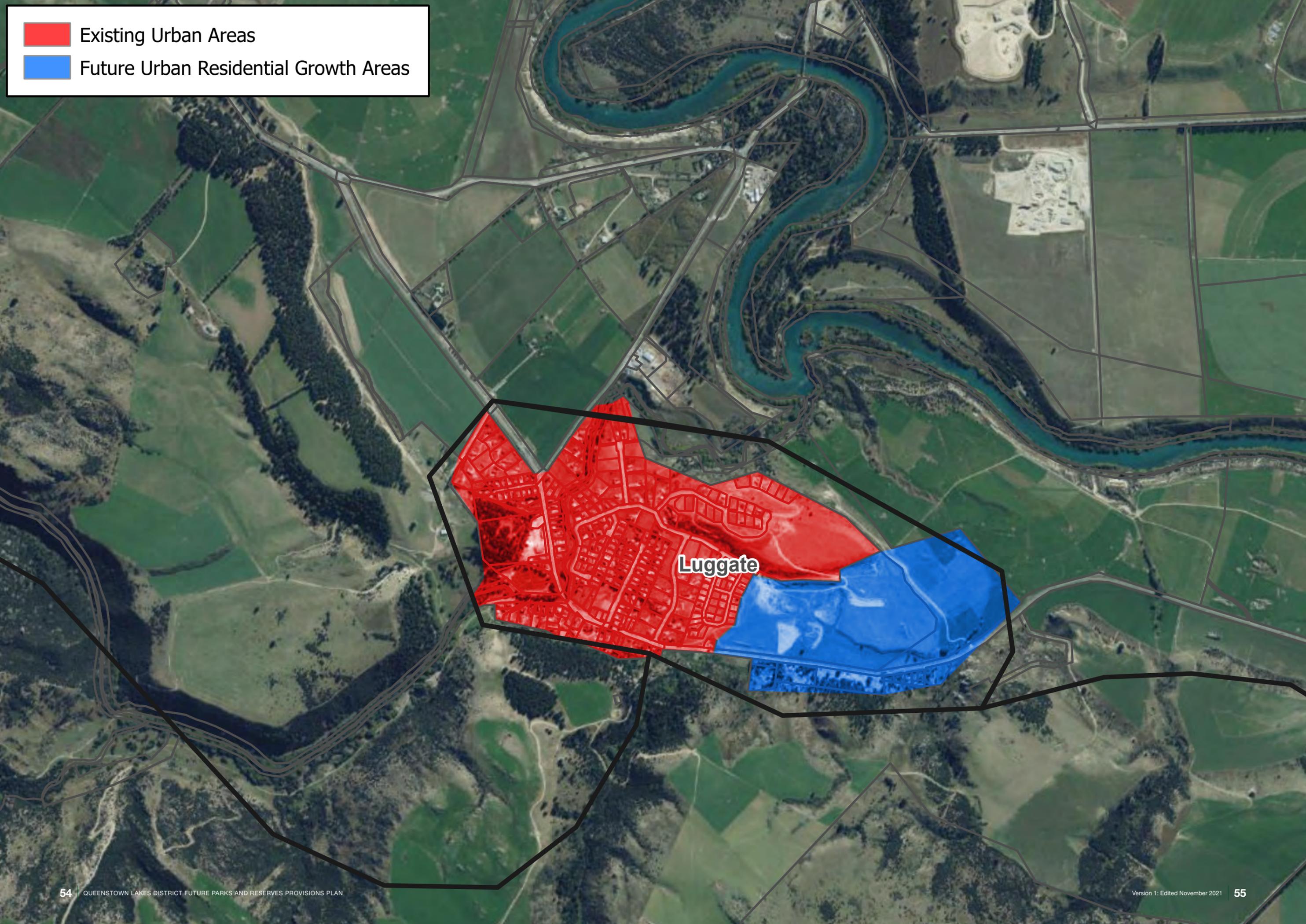
- Existing Urban Areas
- Future Urban Residential Growth Areas



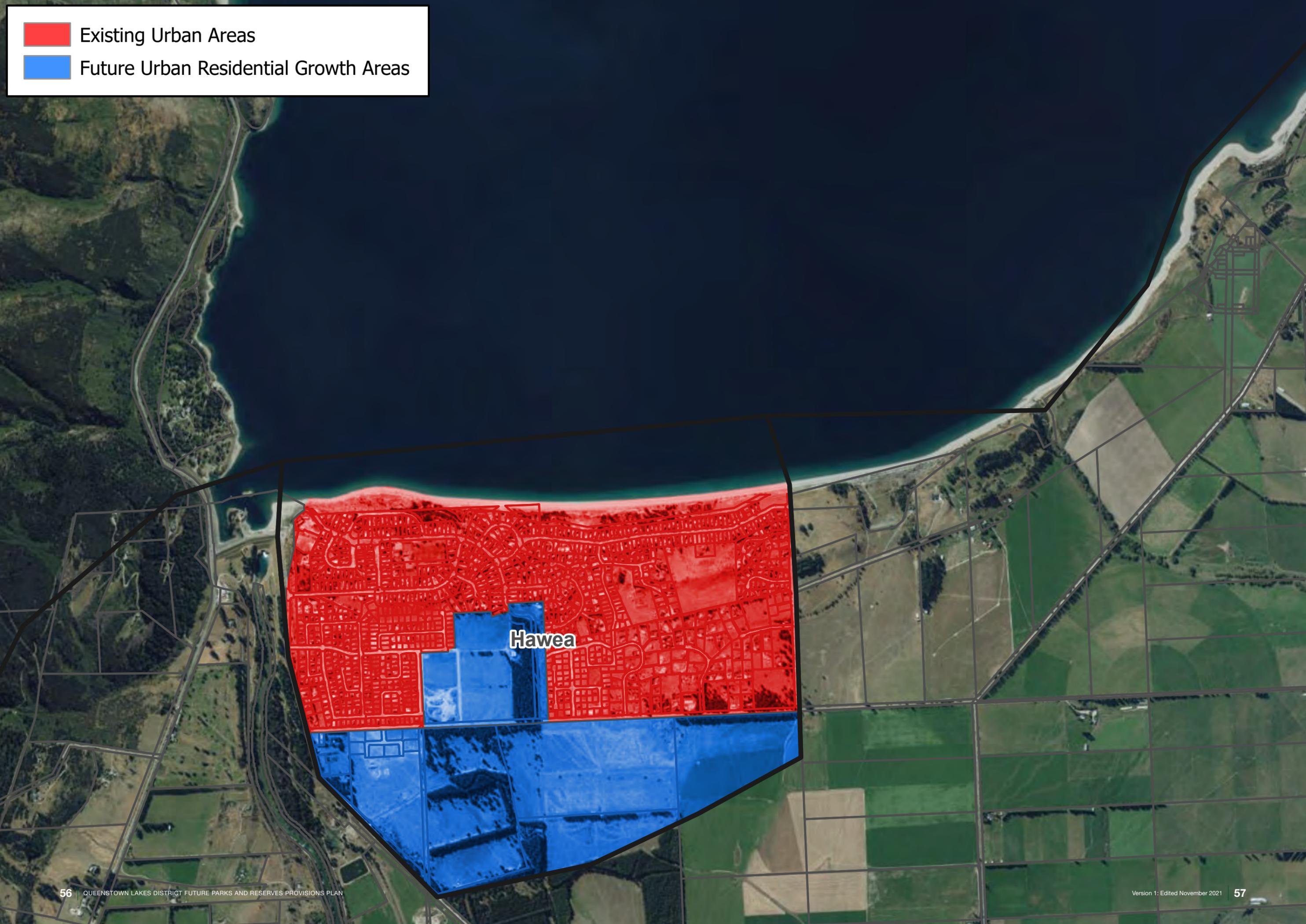
- Existing Urban Areas
- Future Urban Residential Growth Areas



- Existing Urban Areas
- Future Urban Residential Growth Areas



- Existing Urban Areas
- Future Urban Residential Growth Areas



- Existing Urban Areas
- Future Urban Residential Growth Areas



- Existing Urban Areas
- Future Urban Residential Growth Areas

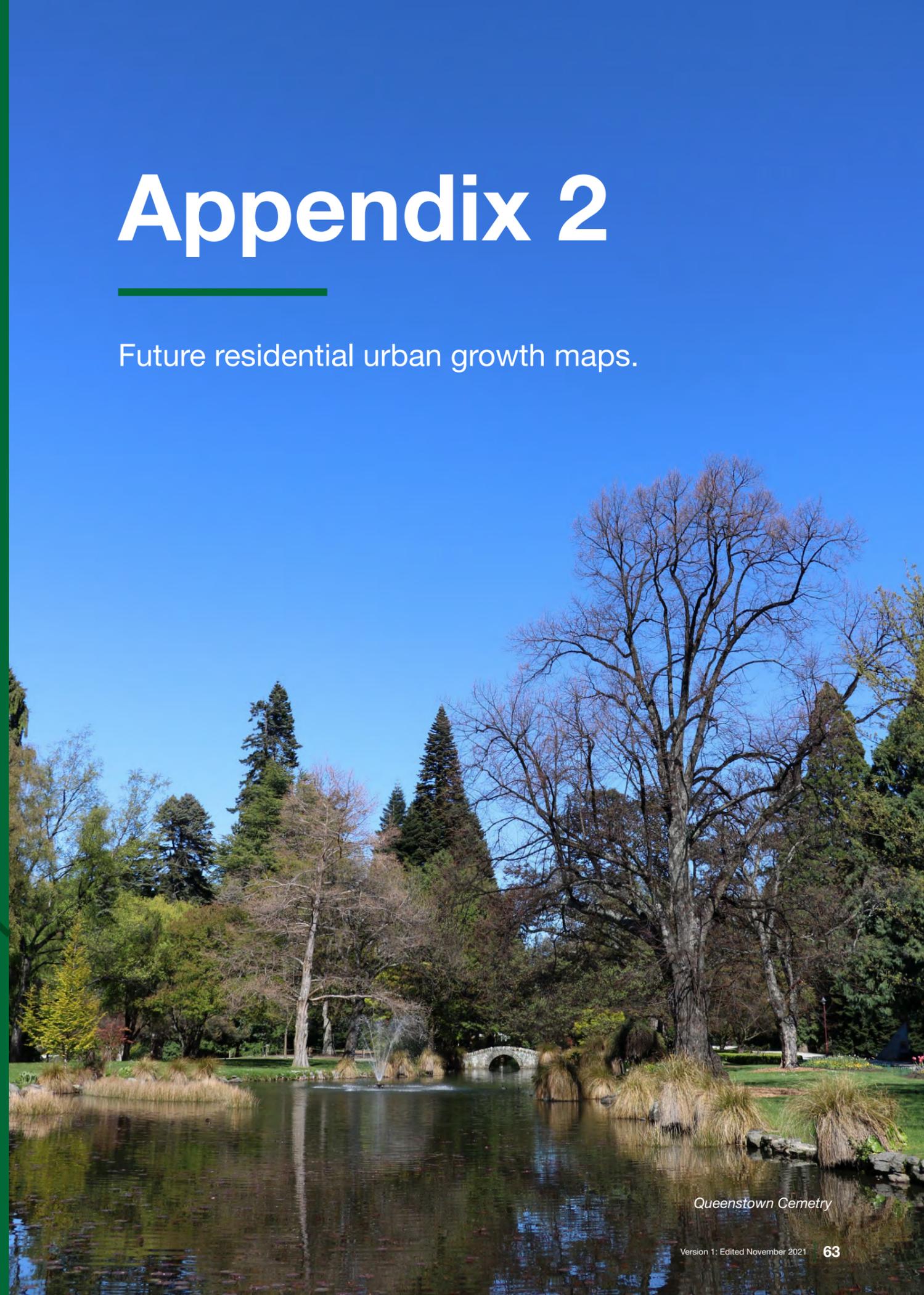


04

Section 8
Appendix 2.

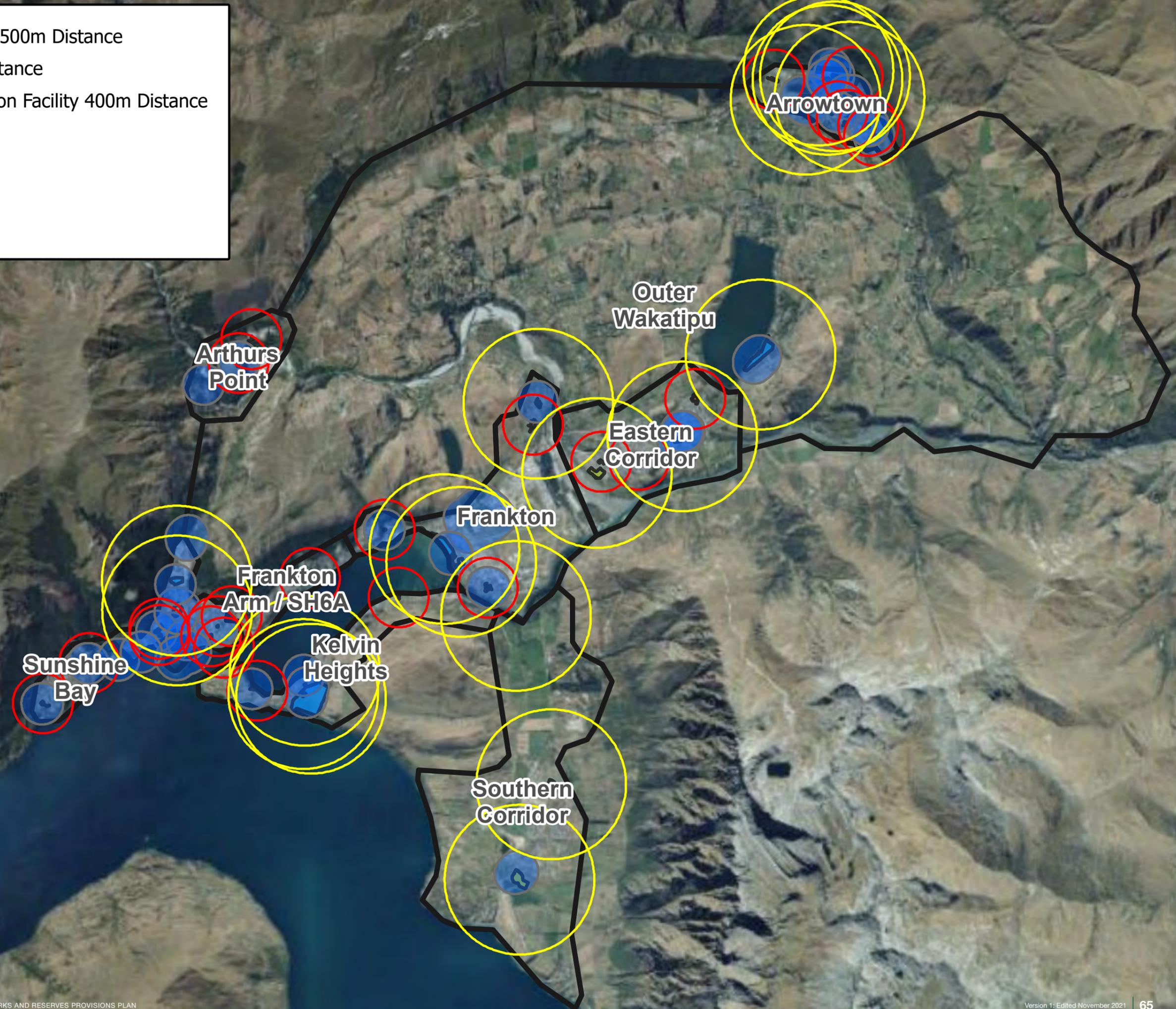
Appendix 2

Future residential urban growth maps.

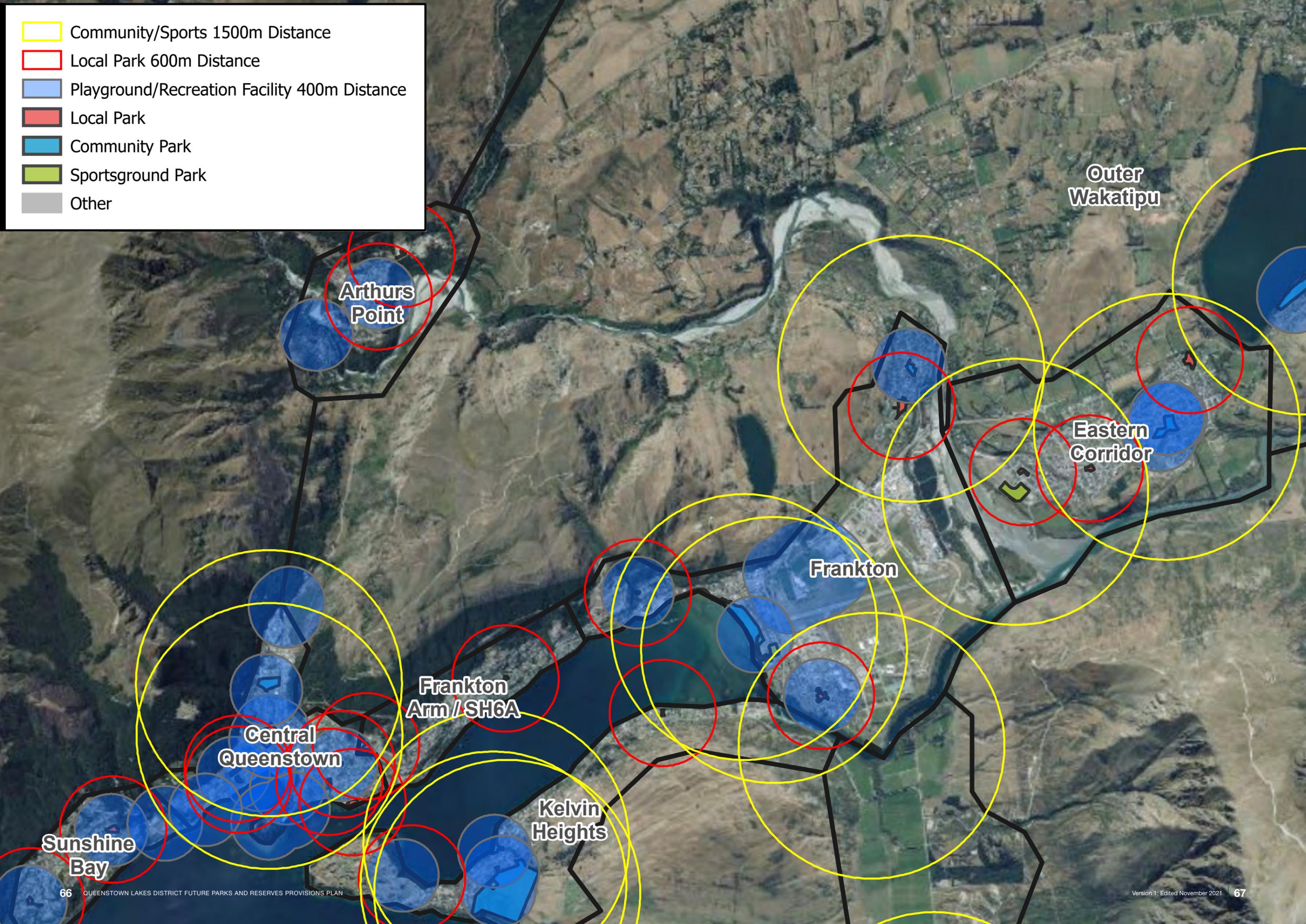


Queenstown Cemetry

-  Community/Sports 1500m Distance
-  Local Park 600m Distance
-  Playground/Recreation Facility 400m Distance
-  Local Park
-  Community Park
-  Sportsground Park
-  Other



- Community/Sports 1500m Distance
- Local Park 600m Distance
- Playground/Recreation Facility 400m Distance
- Local Park
- Community Park
- Sportsground Park
- Other



Outer
Wakatipu

Arthurs
Point

Eastern
Corridor

Frankton

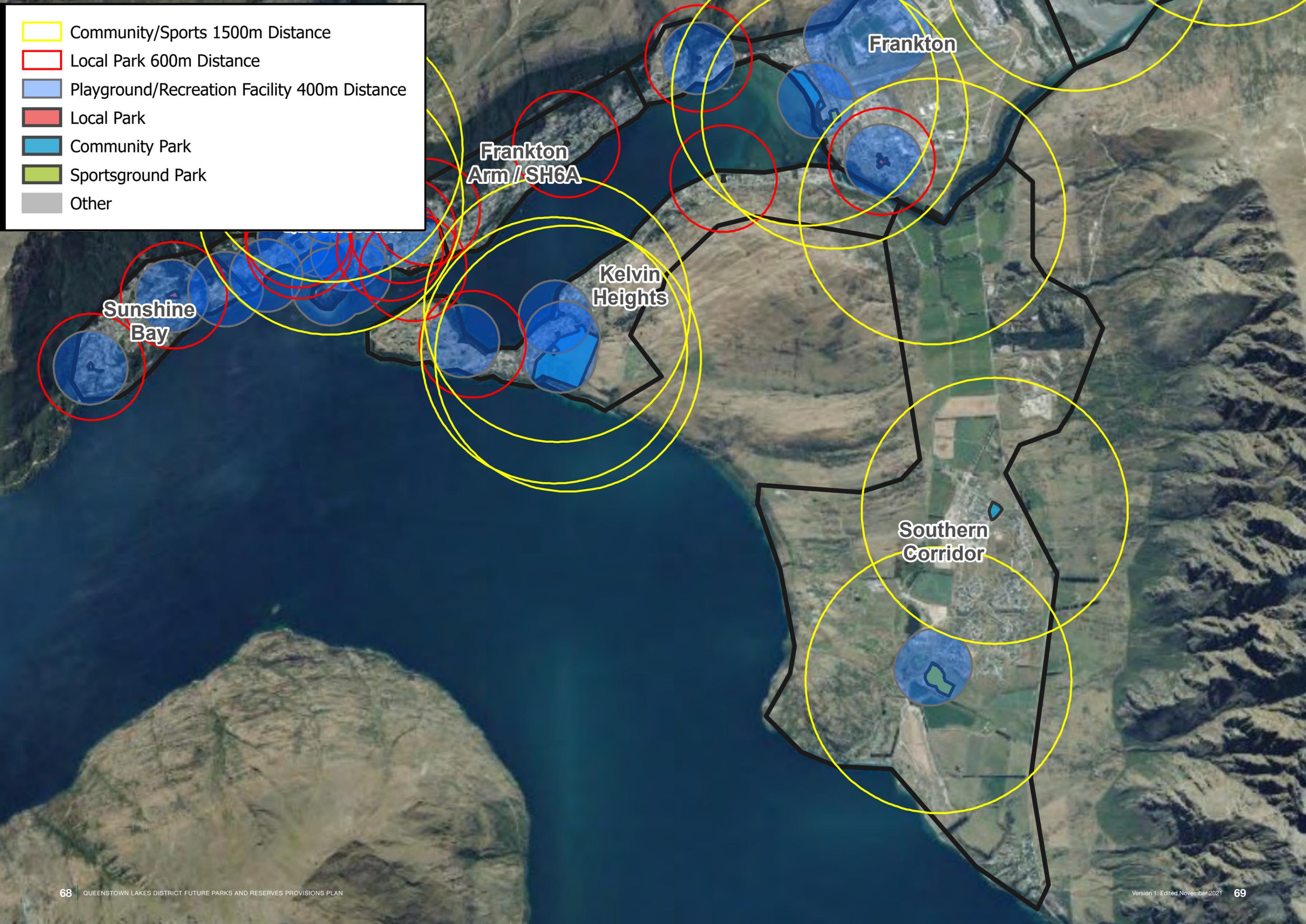
Frankton
Arm / SH6A

Central
Queenstown

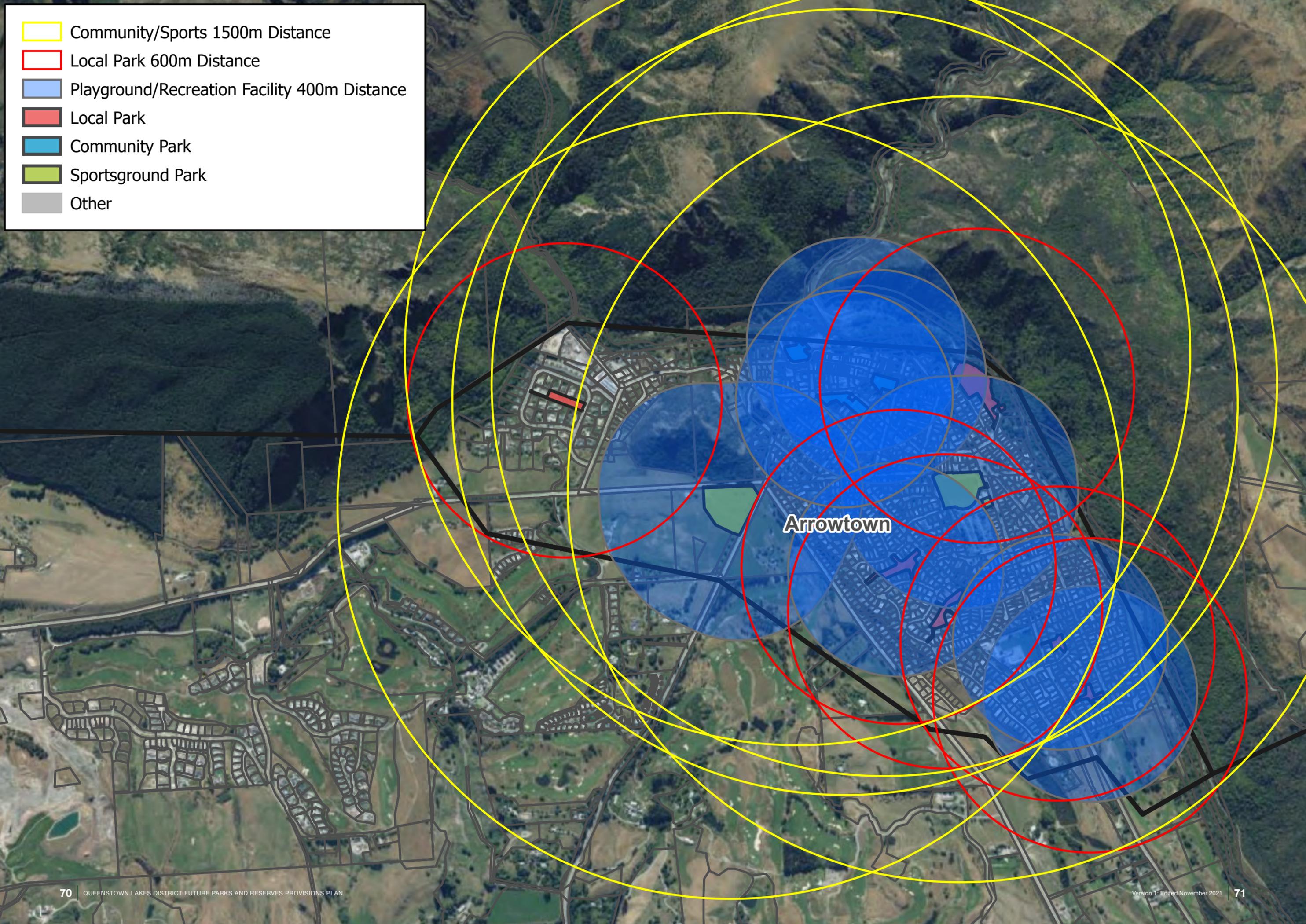
Kelvin
Heights

Sunshine
Bay

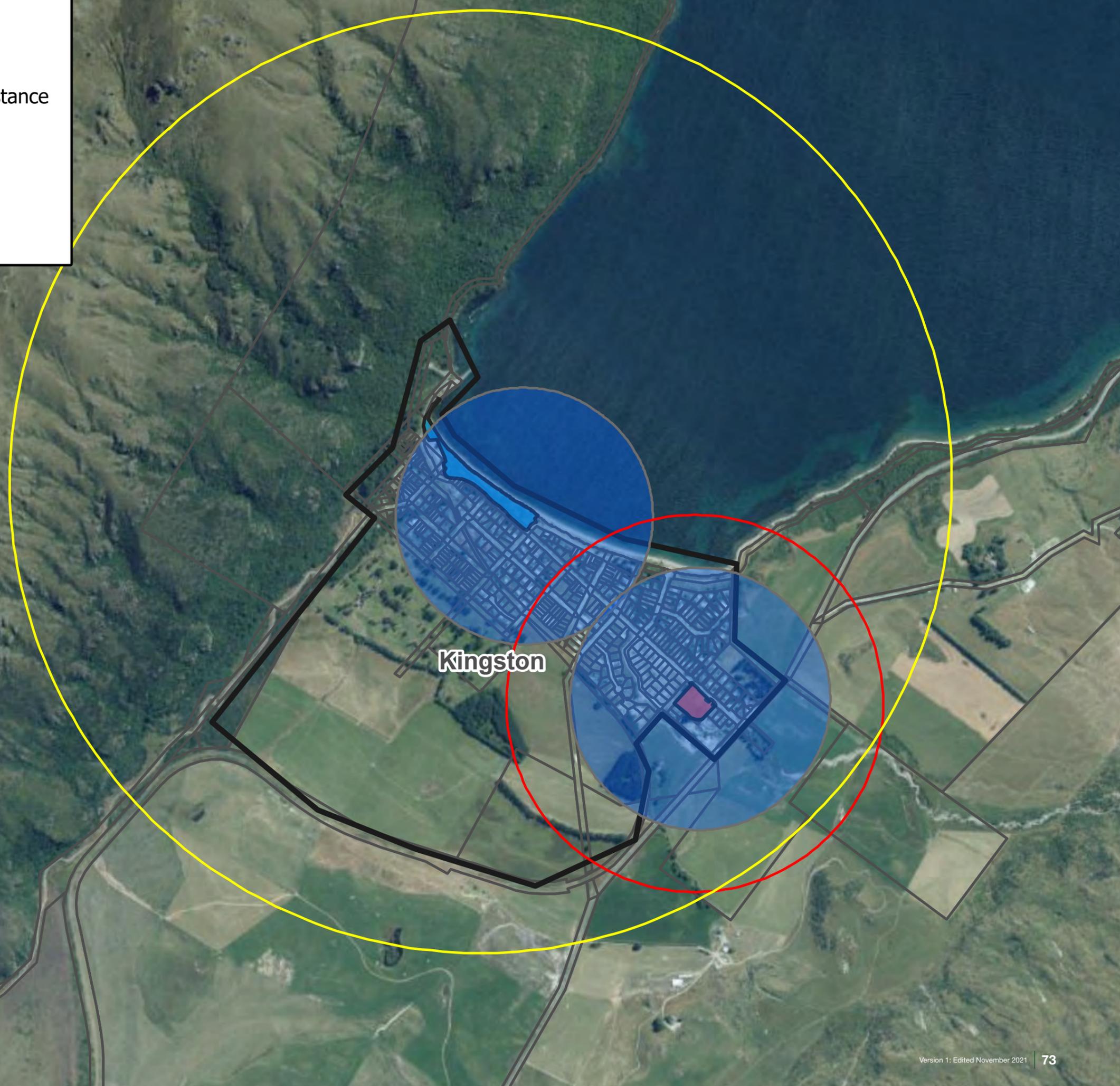
-  Community/Sports 1500m Distance
-  Local Park 600m Distance
-  Playground/Recreation Facility 400m Distance
-  Local Park
-  Community Park
-  Sportsground Park
-  Other



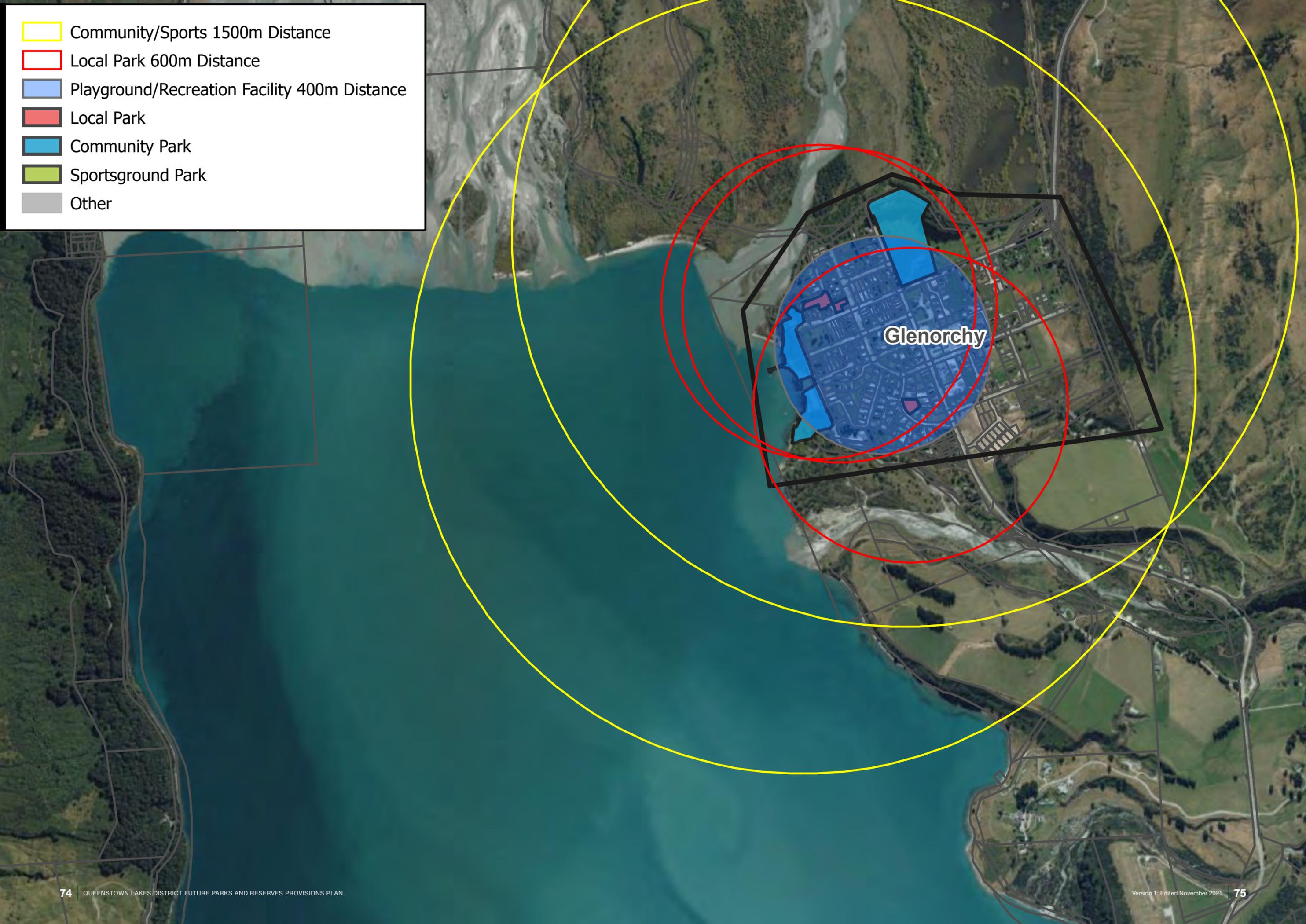
-  Community/Sports 1500m Distance
-  Local Park 600m Distance
-  Playground/Recreation Facility 400m Distance
-  Local Park
-  Community Park
-  Sportsground Park
-  Other



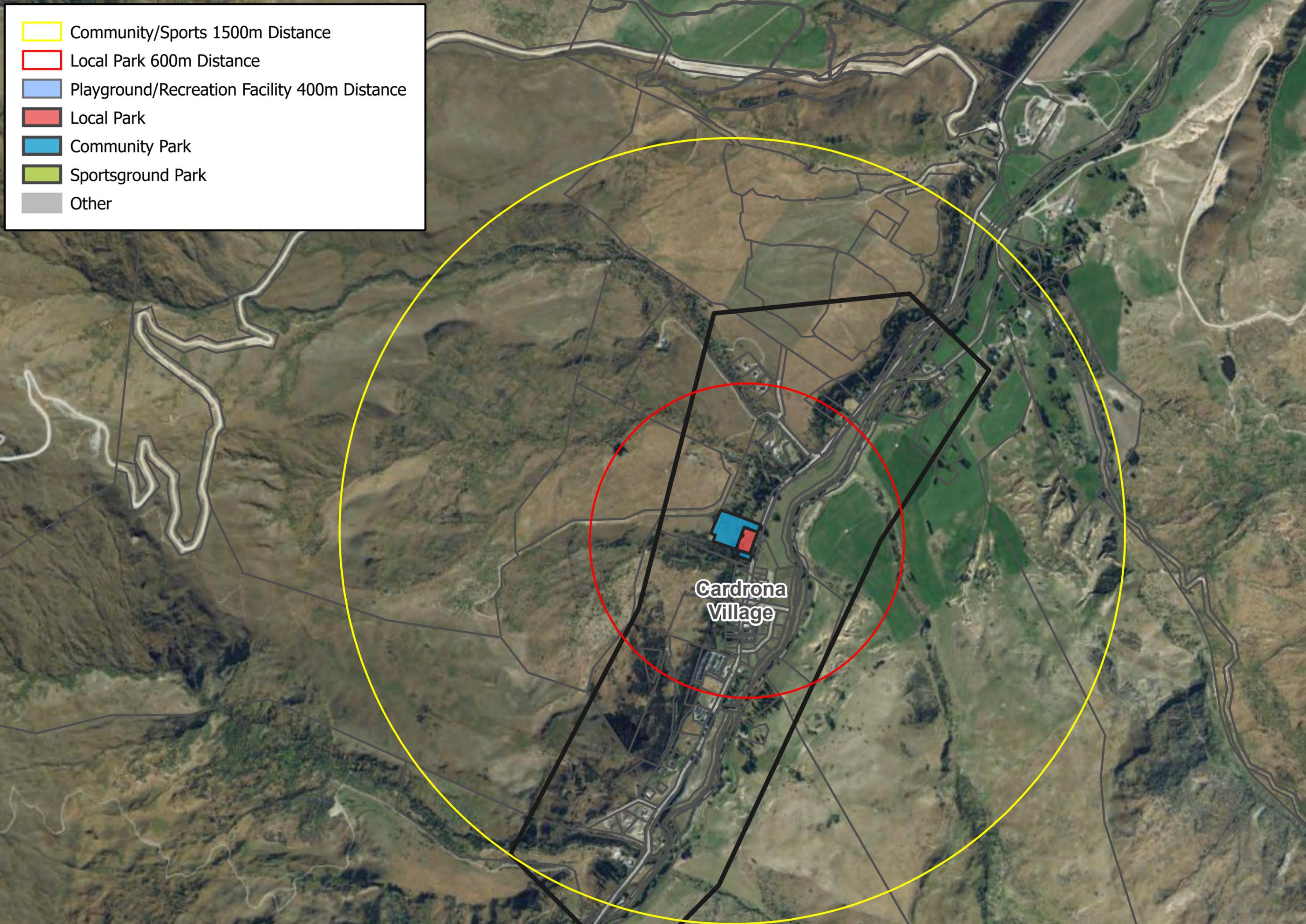
-  Community/Sports 1500m Distance
-  Local Park 600m Distance
-  Playground/Recreation Facility 400m Distance
-  Local Park
-  Community Park
-  Sportsground Park
-  Other



-  Community/Sports 1500m Distance
-  Local Park 600m Distance
-  Playground/Recreation Facility 400m Distance
-  Local Park
-  Community Park
-  Sportsground Park
-  Other

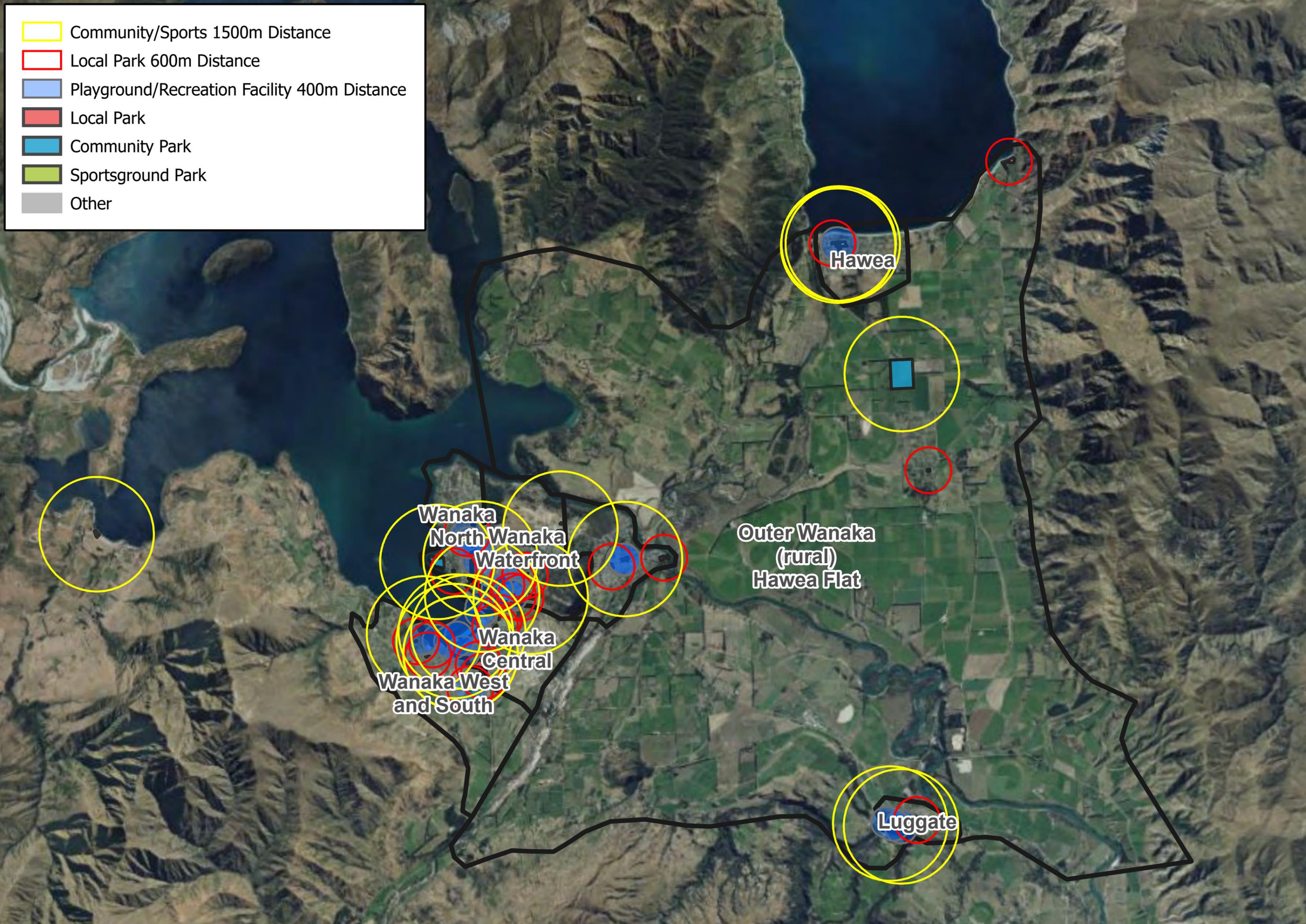


- Community/Sports 1500m Distance
- Local Park 600m Distance
- Playground/Recreation Facility 400m Distance
- Local Park
- Community Park
- Sportsground Park
- Other



Cardrona
Village

-  Community/Sports 1500m Distance
-  Local Park 600m Distance
-  Playground/Recreation Facility 400m Distance
-  Local Park
-  Community Park
-  Sportsground Park
-  Other



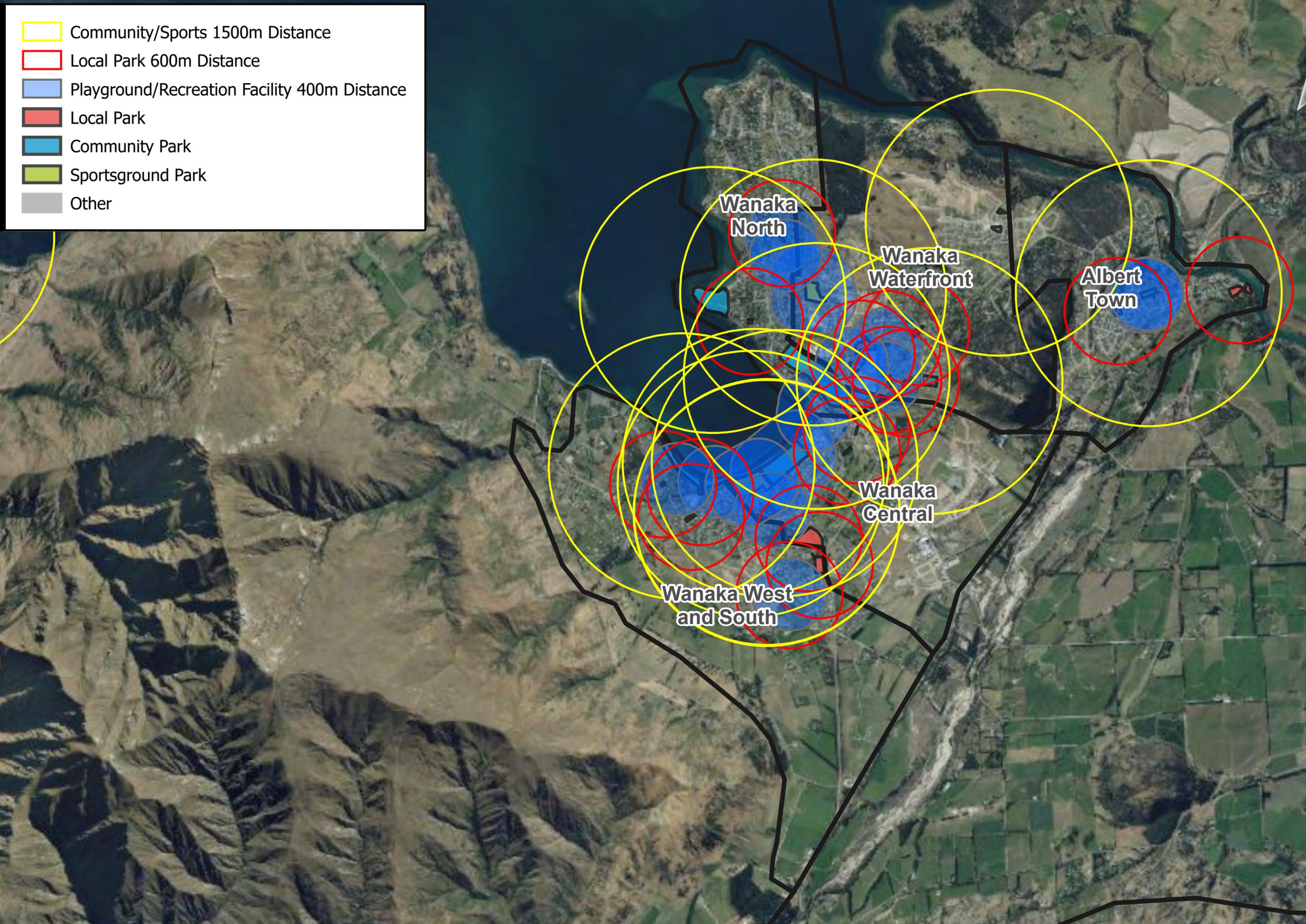
Wanaka
 North Wanaka
 Waterfront
 Wanaka
 Central
 Wanaka West
 and South

Outer Wanaka
 (rural)
 Hawea Flat

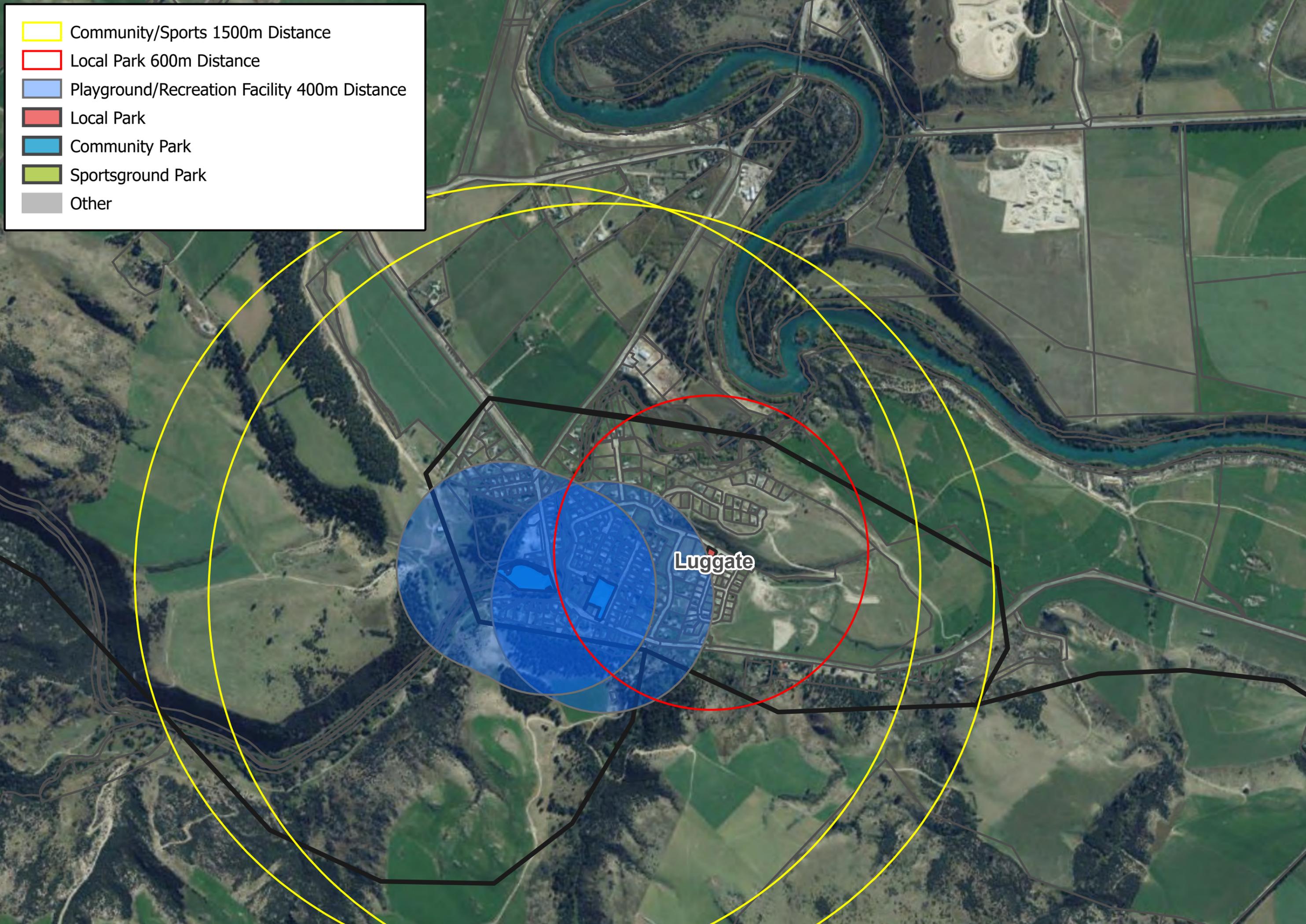
Hawea

Luggate

- Community/Sports 1500m Distance
- Local Park 600m Distance
- Playground/Recreation Facility 400m Distance
- Local Park
- Community Park
- Sportsground Park
- Other



- Community/Sports 1500m Distance
- Local Park 600m Distance
- Playground/Recreation Facility 400m Distance
- Local Park
- Community Park
- Sportsground Park
- Other



- Community/Sports 1500m Distance
- Local Park 600m Distance
- Playground/Recreation Facility 400m Distance
- Local Park
- Community Park
- Sportsground Park
- Other



Hawea

- Community/Sports 1500m Distance
- Local Park 600m Distance
- Playground/Recreation Facility 400m Distance
- Local Park
- Community Park
- Sportsground Park
- Other



Makarora

- Community/Sports 1500m Distance
- Local Park 600m Distance
- Playground/Recreation Facility 400m Distance
- Local Park
- Community Park
- Sportsground Park
- Other



