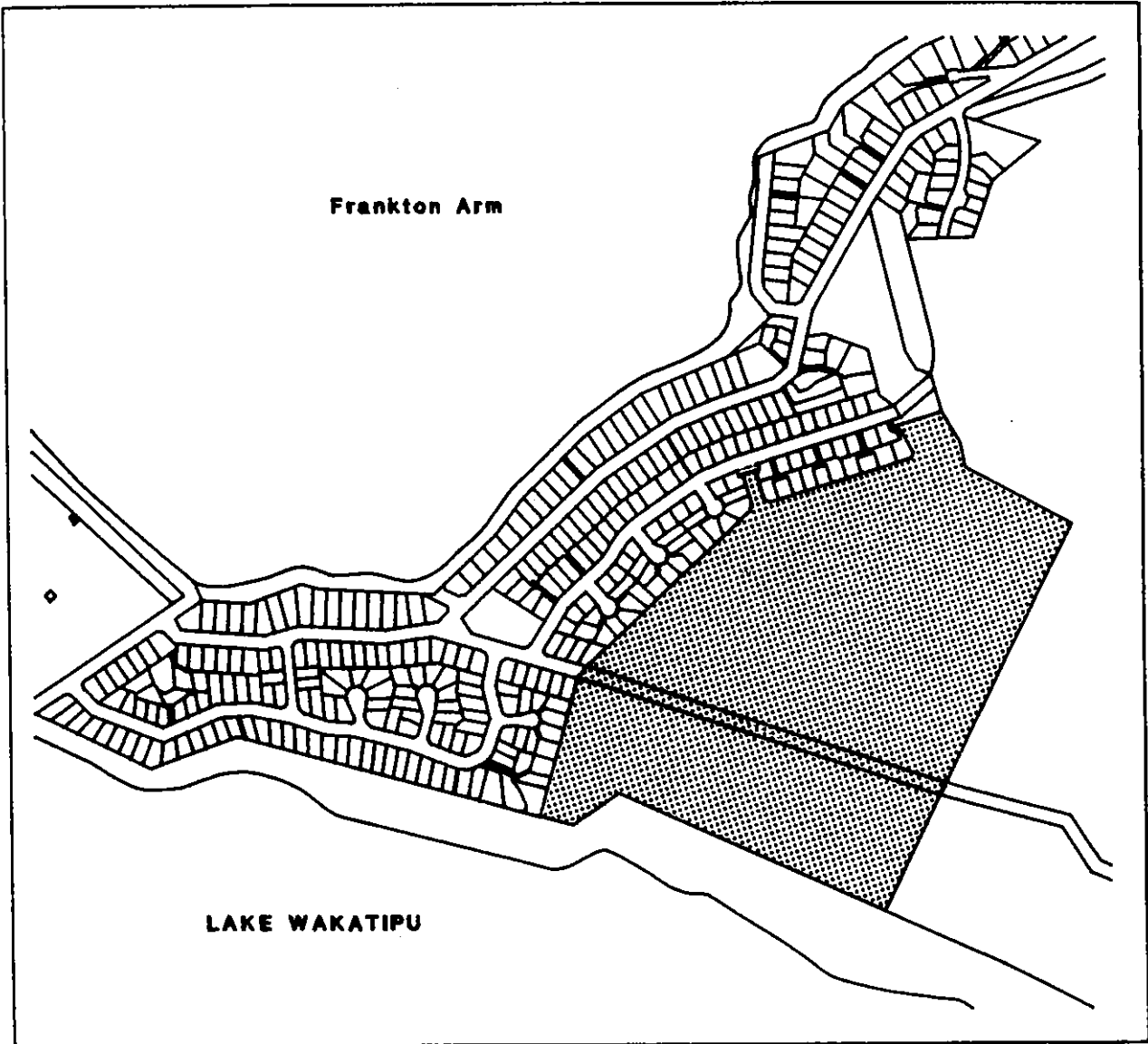


# KELVIN HEIGHTS RESERVE



**A MANAGEMENT PLAN PREPARED UNDER  
THE RESERVES ACT 1977  
BY  
QUEENSTOWN LAKES DISTRICT COUNCIL**

## **KELVIN HEIGHTS RESERVE**

### **MANAGEMENT PLAN**

#### Notes for assembly of document

1. Colour laserprints of photographs available from Dave Johnston, Johnston Whitney, Mosgiel
2. Covers are pale blue, preceded by clear plastic sheet
3. Preface on Council letterhead
4. Double side pages wherever possible
5. Beware of maps that are on A3 size paper

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## **PREFACE**

This Management Plan represents one in a series of reports which the Queenstown Lakes District Council is required to prepare as part of its responsibilities under the Reserves Act 1977.

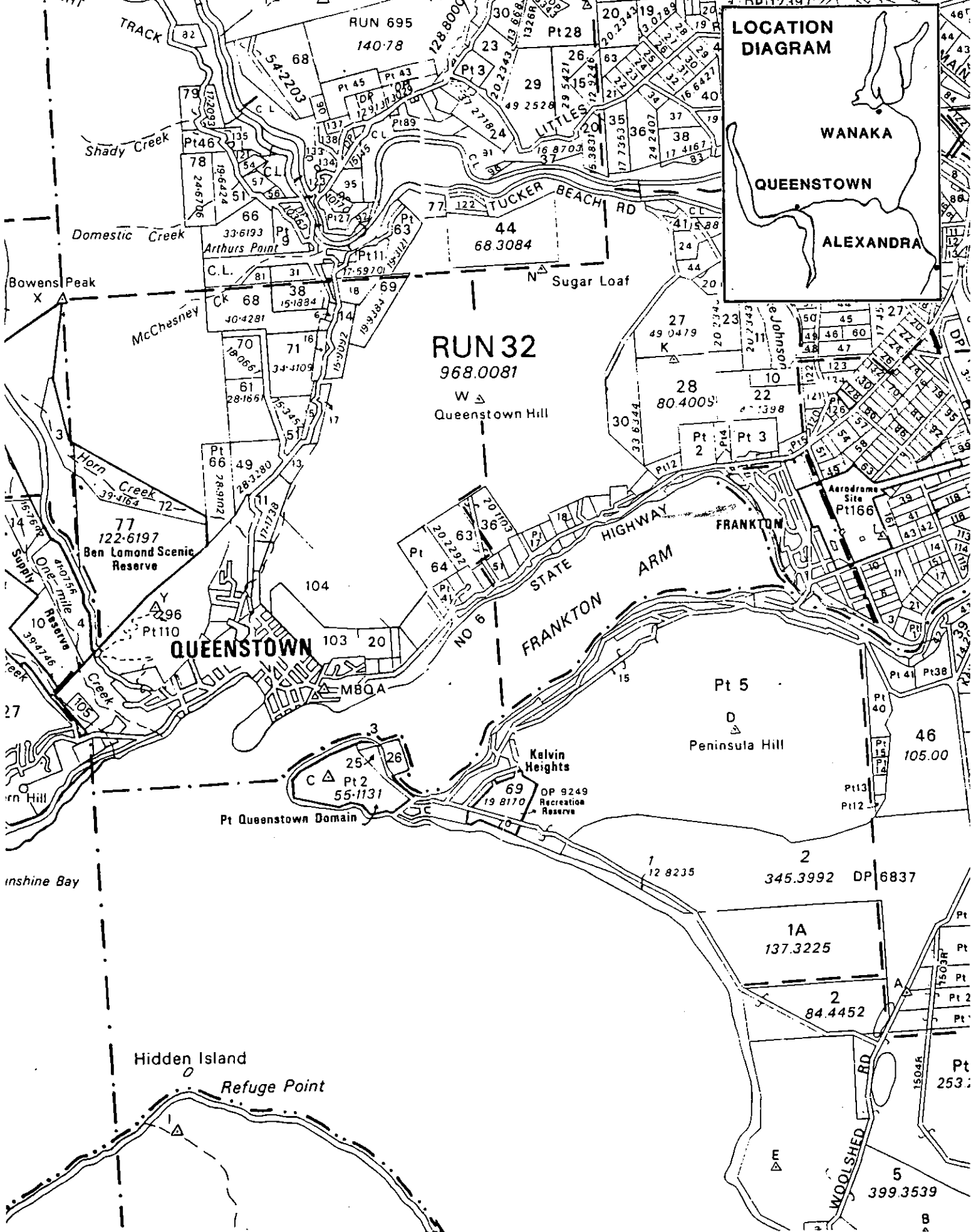
The Kelvin Heights Reserve comprises a large area of open space (approximately 29 hectares) which became reserve land in 1958 when the first major residential subdivision of Kelvin Heights took place. Since 1958 Kelvin Heights has grown steadily into a sizeable residential area dominated by holiday and retirement homes. This growth is expected to continue.

Council sees the preparation of this Management Plan as an important step in pursuing its responsibilities regarding the Kelvin Heights Reserve as it is a significant reserve in the context of the Wakatipu Basin and the proposals for its future development highlight its recreational importance.

The procedures implemented under the Reserves Act 1977 in the preparation of this Management Plan have provided for a significant amount of public input from interested individuals and organisations and Council sees the proposals in this report as a reasonable balance in the development of the Park.

The Management Plan is deemed to be effective from 25 September 1990.

# INTRODUCTION



**PLAN OF KELVIN HEIGHTS RESERVE  
AND THE ADJOINING AREA**



## 1.0 INTRODUCTION

This Management Plan deals with the Kelvin Heights Reserve near Queenstown (see Map 1 opposite) and has been prepared in accordance with the provisions of Section 41 of the Reserves Act 1977.

The Reserve is managed by the Queenstown Lakes District Council.

Research and Technical advice in the Plans preparation was provided by:

Johnston Whitney - Planning Consultants, Mosgiel

Department of Conservation, Queenstown

## 1.1 PURPOSE OF THE MANAGEMENT PLAN

The Kelvin Heights Reserve clearly has a varied recreational role to play representing a resource to be used for both formal (active) and informal (passive) recreation and serving the needs of the surrounding neighbourhood, along with the Frankton and Queenstown communities. The importance of tourism to the area as a whole also has an effect on planning and management decisions although it is considered the recreational needs of the resident population are foremost.

In addition the Management Plan must also address whether the total area of the Reserve is necessary for the recreational needs of the area.

The Management Planning process is used to give a reference for decision making with respect to the varying forms and levels of the Reserves recreational use.

Section 17 of the Reserves Act 1977 sets out a general goal for the process of Management Planning for Recreation Reserve. The description section of this Management Plan where specific details on the Kelvin Heights Reserve are set out, complements this. The interpretation of the goal having regard to the Domains particular physical context has enabled four objectives to be formulated.

These objectives set out the direction for the Reserve's future recreational roles.

These are:

1. To provide the Kelvin Heights Reserve as an area for passive and active recreational community pursuits and in a manner which will optimise the community and public benefit from the area.
2. To protect and enhance the lakeside, rural character and appearance of the Kelvin Heights Reserve.
3. To promote the retention of open space at the Kelvin Heights Reserve.

4. To provide suitable access in a manner which does not detract from the Reserve and the character of the surrounding area.

There are various issues which will arise as a natural consequence of pursuing the chosen objectives, and so appropriate responses to those issues are given in the form of policies.

Overall, the Management Plan translates a statutory intention in terms of the particular features of the Reserve, via objectives and policies, as a basis for specific development decisions. The advantage of the Management Plan is that it gives a working framework for both detailed short-term proposals and long-term general intentions for this public resource. A particular advantage of the management planning process is that it maintains sufficient flexibility to cope with evolving or changed circumstances.

These include - physical changes and the new constraints they create  
- changes in the types and extent of recreational use  
- changes in public attitudes to recreation.

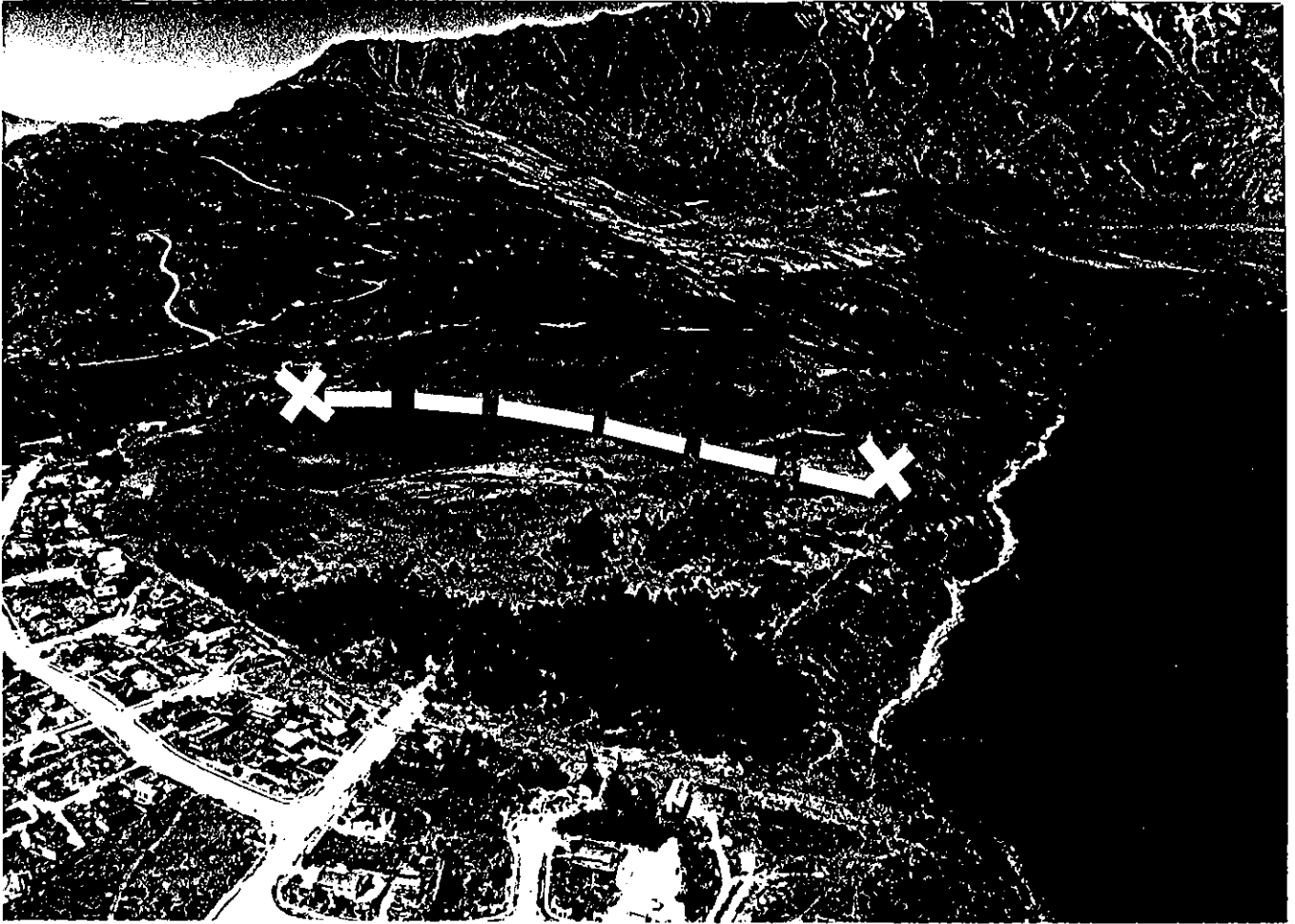
## 1.2 MANAGEMENT PLANNING PROCESS

The procedure for preparing a management plan is set out in the Reserves Act 1977. Outlined below are the steps as they apply to the Kelvin Heights Reserve.

1. The administering body of the reserve, which in this particular case is the Queenstown Lakes District Council, gave public notice of its intention to prepare a management plan and invited the public and interested organisations to send to the Council written submissions on the proposed plan.  
  
Council advertised the relevant public notice on 15 August, 1987. Nine submissions were received almost exclusively from residents and organisations in the Kelvin Heights area.
2. In preparing the Plan full consideration has been given to the comments received.
3. Once the draft Plan was prepared a public notice was placed in the local newspaper and notice was given in writing to all persons and organisations who sent in submissions stating that the draft Plan was available for inspection by the public at a place and at times specified in the notice. The public and interested organisations were again invited to send to the Council written objections or suggestions on the draft before a specified date.
4. The draft Plan was available for inspection free of charge to all interested persons at the Council offices.

5. On 27 April 1989 the Council heard and considered submissions received from 19 individuals and interested organisations and at that hearing these individuals presented further submissions relating to various aspects of the Management Plan.
6. These submissions have now been considered and appropriate changes made to the Management Plan which is deemed to be in effect from

# BACKGROUND INFORMATION



Photograph 1: Shows overview of reserve, Oregon Drive boundary, Southern lakeshore boundary and rear boundary.

## 2.0 BACKGROUND INFORMATION

### 2.1 HISTORY

There is no known evidence of Maori occupation of the particular reserve but the general area was inhabited by the Ngati Mamoe for some period prior to the arrival of the first European, Donald Hay, in 1859.

The reserve formed part of Run 345 licenced in 1861 and continued to be used for pastoral activities until 1958 when the then current occupier G T Jardine subdivided the area, now known as Kelvin Heights, for residential sections. The file associated with this subdivision establishes that the original vesting of the reserve was undertaken for two reasons:

- (a) As a direct exchange of land between the Crown and the then lessee, Mr G T Jardine; to enable the acquisition by Mr Jardine of 10a-2-12p (4.2794 ha) of Crown land not forming part of the Reserve and which the Crown considered was not suitable for Reserve purposes.
- (b) As normal reserve contribution on the residential subdivision which took place.

Agreement to exchange land was reached on 25 September 1957; and the final vesting of 28.9420 hectares being Lots 69 & 70 DP9249 was advised by the District Land Registrar on 6 March 1959. At that time the ownership transferred to Her Majesty the Queen under the requirements of the then Land Subdivision in Counties Act 1946.

The Reserve was leased for grazing purposes from 1960 until 1971, then on 8 October 1971 the site was transferred to the Lake County as a Recreation Reserve pursuant to Section 44 of the Counties Amendment Act 1961. Although grazing has continued the reserve is also used for recreational pursuits mainly by the population of the surrounding residential areas.

### 2.2 LOCATION AND ACCESS

The Kelvin Heights Reserve is situated close to Lake Wakatipu shoreline, near Queenstown, at the southern end of the Kelvin Heights residential area. The location is shown more particularly on Map 1, whilst Map 2 places the Reserve in its context to the immediate area of Kelvin Heights. The Reserve is easily found by following road signs to Kelvin Heights, from State Highway 6, Lumsden or Queenstown.

The Reserve is bounded by:

- |                         |                               |
|-------------------------|-------------------------------|
| - to the west and north | - Residential Kelvin Heights; |
| - to the east           | - Farmland;                   |
| - and to the south      | - Lake Wakatipu.              |

Access to the Reserve can be gained from the end of Poplar Drive and from a point midway along Oregon Drive. A rough access track for vehicles is formed in the southern part of the Reserve.

2.3 LEGAL DESCRIPTION

The site subject to this Management Plan comprises Lots 69 and 70, DP 9249 being part Section 5, Block I, Coneburn Survey District (CT 4D/651).

2.4 AREA

The total area of the Reserve is 28.9426 ha (71 acres).

2.5 CLASSIFICATION AND NAMING

The reserve has not been formally reclassified under Section 16(1) of the Reserves Act 1977. However, because the Reserve had been vested in March 1959 for the purpose of recreation under initially the Land Subdivision and Counties Act 1946 the provision of Section 16(7)(b)(i) of the Reserves Act 1977 applies.

Under that Section the Reserve is automatically to be held and administered as a "Recreation Reserve" under the Reserves Act 1977.

The ownership of the reserve is in the name of Her Majesty the Queen with administration of the reserve transferring to the Lake County Council under Section 44 of the Counties Amendment Act 1961. The administration now vests with the Queenstown Lakes District Council.

The reserve has not been named and Council's recommendation is Jardine Park.

2.6 POPULATION

The most critical area of population in terms of proximity to the Reserves is that of Kelvin Heights. The 1986 Census figures (the latest available) for the "Kelvin Heights Locality" is given as 513 persons which represents an increase of almost 100% on the 1981 figure of 207 persons. The Kelvin Peninsula Community Association estimates the present permanent population is 400, comprising 300 adults and 100 children of up to school leaving age.

In terms of the wider population the 1986 census figures indicates the permanent population of the Queenstown area continues to show substantial growth from 1981 as the Table below demonstrates.

TABLE 1

USUALLY RESIDENT IN AREA

|                    | 1981        | 1986        | % increase    |
|--------------------|-------------|-------------|---------------|
| Queenstown Borough | 1455        | 1647        | 13            |
| Frankton           | 390         | 390         | 0             |
| Lake County        | 3660        | 4779        | 30.5          |
| Arrowtown Borough  | 414         | 639         | 54            |
|                    | <u>5919</u> | <u>7455</u> | <u>25.95%</u> |

Also of importance is the increase in population created by visitors to the District. For example in 1986 the total population for the area in Table 1 was 12,387 which is a 40% increase over the usually resident population.

The figures indicate that both the permanent and visitor population of the District will increase and given the area of deferred residential at Kelvin Heights and the number of vacant sections the population is likely to continue to grow.

In addition a sewerage reticulation scheme has been implemented at Kelvin Heights which will permit closer development and a consequent increase of population. The development of Kelvin Heights Reserve is therefore seen as important to the requirements of an expanding local and district population.





Photograph 2: Introduced and native planting is evident from this photograph. Protection of the trees from pests and animals is very important.

## 2.7 PHYSICAL

### 2.7.1 Site Analysis

The site analysis plan (Map 2) summarises the sites opportunities and constraints and forms the basis for the layout of the Development Plan. Existing uses, important views, vegetation types and distribution, topographical features and landscape character zones are identified on this plan.

### 2.7.2 Landscape Character Zones

There are three distinct areas of landscape character that appear on the Reserve and which are identified on the Analysis Plan.

Tussock grassland and mountain scrub comprised the original growth cover but the remaining areas left following burning off and cultivation are found towards the south-west corner and the bluffs along the lake shore on the southern boundary.

In summary these include the open exotic pasture grass area to the north, the semi enclosed midsection with remnant native shrubland and fescue tussock and the enclosed exotic tree area to the south.

All these areas contribute to the character and diversity of the reserve and may be described as follows.

Zone 1: Located on the western boundary of the site and occupied by predominantly exotic conifers and Douglas Fir.

This zone provides important shelter from the prevailing southerly and westerly winds. The extent of growth is illustrated on Photographs 3 & 4 and is extending by way of wind blown seed which grows quickly and effectively shades the ground and restrains other plant growth. However some remnant native shrubland of flax, pittosporum, comprosa and bracken survive beneath the pine.

Zone 2: An intermediate zone which is predominantly indigenous in character and contains modified tussock grassland - fescue and short tussock, matagouri, exotic grasses, briar and scattered areas of regenerating scrub.

A varied association of sub-alpine native plants, mostly woody shrubs, clothe the cliff face on the lake shoreline to the south (part of which is on the Lakeside Reserve (Crown land)) and extends over the brow to the flat top. It can be quite dense; averaging about head height but may be twice this in some area. Near the beach the more common species are Kowhai, Tutu and Korimite.

The severe sustained grazing and browsing by sheep over the last two or three years has severely denuded most members of this scrub association and where pines have spread by seeding into the cliffside vegetation they have rapidly grown and in one area shaded and killed off the native vegetation leaving the soil dry and bare.

TABLE 2

| Station                           | Rainfall<br>(1.0mm<br>(mm) or more) | Rain<br>Days<br>(1.0mm<br>or more) | Bright<br>Sunshine<br>(hours) | Screen<br>Frost<br>Days* | Mean<br>Temp. | Air Temperatures (Degrees Celsius) |      |                          |      |              |              |
|-----------------------------------|-------------------------------------|------------------------------------|-------------------------------|--------------------------|---------------|------------------------------------|------|--------------------------|------|--------------|--------------|
|                                   |                                     |                                    |                               |                          |               | Mean<br>Daily<br>Maximum           |      | Mean<br>Daily<br>Minimum |      | Extremes     |              |
|                                   |                                     |                                    |                               |                          |               | Jan                                | Jul  | Jan                      | Jul  | Maxi-<br>mum | Mini-<br>mum |
| Dargaville .. .. .                | 994                                 | 121                                | 1780                          | 06                       | 14.8          | 22.3                               | 14.3 | 13.4                     | 4.5  | 33.5         | -3.0         |
| Whangarei .. .. .                 | 1231                                | 128                                | 1802                          | 03                       | 15.0          | 24.4                               | 14.6 | 11.8                     | 4.3  | 31.3         | -1.5         |
| Auckland (Albert Park)            | 1053                                | 119                                | 1901                          | 00                       | 15.3          | 22.6                               | 13.9 | 14.6                     | 6.5  | 28.1         | 3.3          |
| Tauranga Airport ..               | 1057                                | 96                                 | 2061                          | 02                       | 14.2          | 23.8                               | 13.9 | 12.6                     | 3.6  | 33.7         | -1.5         |
| Rotorua Airport ..                | 1268                                | 104                                | 2075                          | 21                       | 12.5          | 21.9                               | 11.6 | 10.5                     | 1.5  | 31.5         | -2.8         |
| Taupo .. .. .                     | 916                                 | 110                                | 1894                          | 33                       | 11.8          | 21.4                               | 10.7 | 9.3                      | 0.2  | 31.2         | -4.0         |
| Hamilton (Ruakura) ..             | 985                                 | 119                                | 1868                          | 23                       | 13.2          | 21.7                               | 12.9 | 10.3                     | 0.6  | 28.6         | -4.6         |
| Taumarunui .. .. .                | 1233                                | 139                                | 1478                          | 38                       | 12.5          | 21.9                               | 11.8 | 9.2                      | 0.2  | 29.3         | -4.3         |
| New Plymouth Airport              | 1230                                | 132                                | 2045                          | 06                       | 13.1          | 19.4                               | 12.7 | 12.1                     | 4.5  | 24.3         | -1.3         |
| Masterton (Waingawa)              | 903                                 | 123                                | -                             | 24                       | 12.3          | 22.6                               | 11.3 | 10.2                     | 2.9  | 30.3         | -3.2         |
| Gisborne Airport ..               | 778                                 | 93                                 | 2103                          | 09                       | 14.1          | 24.9                               | 12.8 | 10.6                     | 3.8  | 35.1         | -1.2         |
| Waikaremoana<br>(Onepoto) .. .. . | 1589                                | 165                                | -                             | 08                       | -             | 21.4                               | -    | 9.2                      | 2.5  | 33.6         | -2.5         |
| Napier .. .. .                    | 549                                 | 76                                 | 2075                          | 13                       | 14.3          | 24.2                               | 12.9 | 12.7                     | 4.0  | 31.8         | -3.5         |
| Palmerston North DSIR             | 792                                 | 132                                | 1432                          | 10                       | 12.8          | 19.4                               | 11.4 | 11.7                     | 3.9  | 25.6         | -1.7         |
| Wellington (Kelburn) ..           | 1300                                | 130                                | 1960                          | 00                       | 12.4          | 18.9                               | 10.3 | 12.2                     | 5.8  | 24.5         | 0.2          |
| Wanganui .. .. .                  | 692                                 | 115                                | 1766                          | 01                       | 13.4          | 19.6                               | 12.1 | 12.6                     | 4.4  | 29.6         | -0.5         |
| Westport Airport ..               | 2285                                | 175                                | 1616                          | 03                       | 11.8          | 17.1                               | 11.8 | 10.5                     | 3.7  | 22.7         | -0.3         |
| Hokitika Airport ..               | 3357                                | 191                                | 1679                          | 17                       | 11.0          | 16.9                               | 11.0 | 10.0                     | 1.9  | 24.0         | -3.0         |
| Millford Sound .. ..              | 7712                                | 208                                | -                             | 49                       | 9.5           | 15.8                               | 8.5  | 8.3                      | 0.9  | 21.6         | -2.7         |
| Nelson Airport .. ..              | 1004                                | 96                                 | 2322                          | 41                       | 12.0          | 21.2                               | 11.7 | 11.1                     | 0.2  | 28.5         | -3.8         |
| Blenheim .. .. .                  | 666                                 | 73                                 | 2301                          | 34                       | 12.7          | 23.9                               | 12.5 | 11.2                     | 0.6  | 32.0         | -4.4         |
| Hanmer Forest .. ..               | 1217                                | 133                                | 1711                          | 85                       | 10.2          | 21.2                               | 9.0  | 8.6                      | -1.1 | 32.9         | -8.0         |
| Lake Coleridge .. ..              | 1038                                | 119                                | -                             | 67                       | 10.0          | 19.8                               | 8.7  | 8.2                      | -1.4 | 31.5         | -5.9         |
| Christchurch .. .. .              | 737                                 | 93                                 | 2044                          | 31                       | 11.8          | 22.4                               | 10.1 | 10.3                     | 1.5  | 33.8         | -3.4         |
| Lake Tekapo .. .. .               | 769                                 | 91                                 | -                             | 96                       | 8.2           | 18.5                               | 4.1  | 7.4                      | -3.7 | 30.0         | -10.0        |
| Timaru .. .. .                    | 689                                 | 88                                 | 1728                          | 26                       | 10.7          | 20.4                               | 9.0  | 10.1                     | 1.0  | 30.3         | -2.5         |
| Dunedin (Musselburgh)             | 968                                 | 117                                | 1376                          | 00                       | 10.5          | 18.0                               | 9.5  | 10.2                     | 3.0  | 29.7         | 0.0          |
| Queenstown .. .. .                | 1060                                | 120                                | 1718                          | 53                       | 9.9           | 19.2                               | 6.6  | 8.7                      | -0.8 | 31.0         | -4.5         |
| Cromwell .. .. .                  | 520                                 | 81                                 | 1958                          | 86                       | 10.7          | 21.4                               | 6.8  | 8.8                      | -1.5 | 32.8         | -7.3         |
| Gore .. .. .                      | 1068                                | 159                                | 1349                          | 33                       | 9.3           | 17.4                               | 8.1  | 8.6                      | 1.1  | 30.6         | -2.6         |
| Invercargill Airport ..           | 1198                                | 181                                | 1334                          | 36                       | 9.4           | 17.1                               | 9.3  | 8.4                      | 1.3  | 29.8         | -3.9         |

\*Minimum air temperatures less than 0.0°C.

Extract from the New Zealand Official Yearbook 1984

The occurrence of shrubland and tussock in the reserve is the ecological response to a regime of low rainfall (75mm or so) - a higher rainfall of 100-150mm would induce beech forest. As it is, the predominance of forms with highly developed drought-resisting features ensures their survival thus offering a permanent protective cover to the soil against erosion.

Zone 3: The remaining area of the Reserve to the north and west is open grassland which has been cleared and grassed although it has now deteriorated to third rate pasture with low rainfall and drying winds browning the area off over summer.

It is an area of expansive open space with impressive views in most directions. The existing topographical features are important in this zone.

The Queenstown Lakes District Council has undertaken a programme of fencing and management of existing trees while the Kelvin Peninsula Community Association have planted a shelterbelt in the centre of the Reserve. These details can be seen on Map 2.

### 2.7.3 Climate

The dominant climatic feature of the Reserve is the prevailing southerly winds from Lake Wakatipu. The accompanying extract from the New Zealand Official Yearbook of 1984 (Table 2) indicates that the Queenstown area enjoys a moderate inland climate with a high sunshine hour count, and with about 1000mm of rain per year.

### 2.7.4 Soils

The Reserve's soils are typical of upland and high country yellow-brown earths, and the terrace lands and fans associated with the Queenstown area are dry-hygrous soils. The soils are typically shallow and stony and consequently have low moisture storage ability and dry out in summer, a factor which is typified by the need to bring water into the area for stock watering purposes. The nutrient status of the soils is low to very low.

## 2.8 PRESENT USE

Currently the major recreational uses of the Reserve are informal uses including walking, horse riding, cycling and barbequing. A rugby field has recently been set out adjacent to the entrance of Oregon Drive.

There is a small area of childrens play equipment located at the entrance off Oregon Drive and there are also a number of horse jumps used on a casual basis.

The 4X0 Radio mast is located in the north eastern corner of the Reserve.

There are presently no leases registered against the property.

### 2.8.1 Extent of Existing Facilities

There is little in the way of existing recreational facilities and no visual signposting to indicate the area is a reserve for public use. In fact, passers-by could be excused for imagining that the area is a farm.

### 2.8.2 Adjoining Land Uses

The adjacent land to the north and west is largely occupied by residential properties fronting Oregon Drive, Beech Place, Kelvin Place, Redwood Court, Cypress Crescent and Cedar Drive.

To the south is Lake Wakatipu, separated from the Reserve by the Lakeside Reserve (Crown land). To the east is farmland encompassing all of Peninsula Hill.

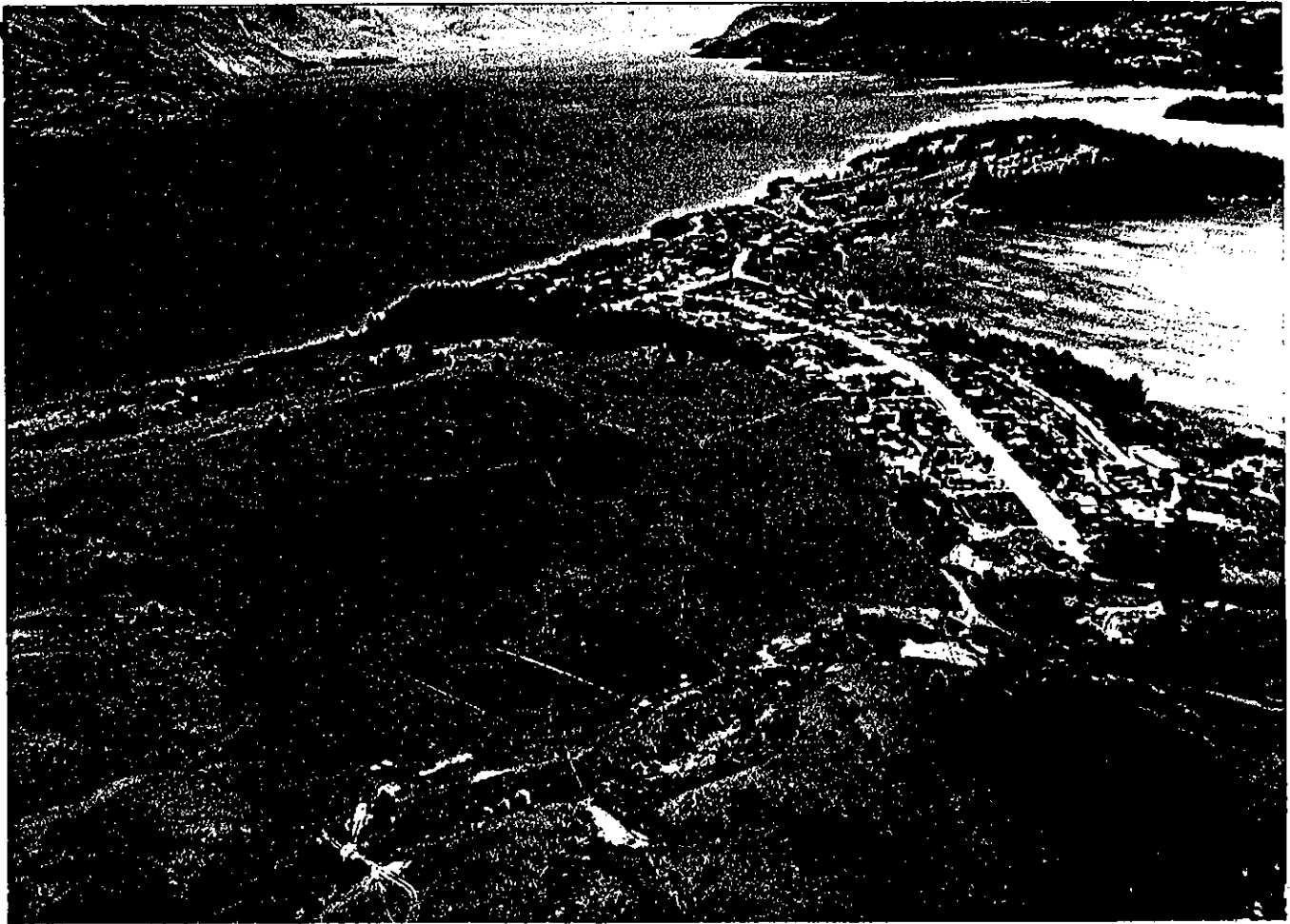
Outside of the more immediate area, at the tip of the Kelvin Heights Peninsula is the Kelvin Heights Golfcourse which is a major sporting facility for the Queenstown area.

The Frankton Arm adjoining the Kelvin Heights area attracts a multitude of water activities and is used as the area for access to the water, rather than that part of the Kelvin Heights Reserve adjoining the Lake.

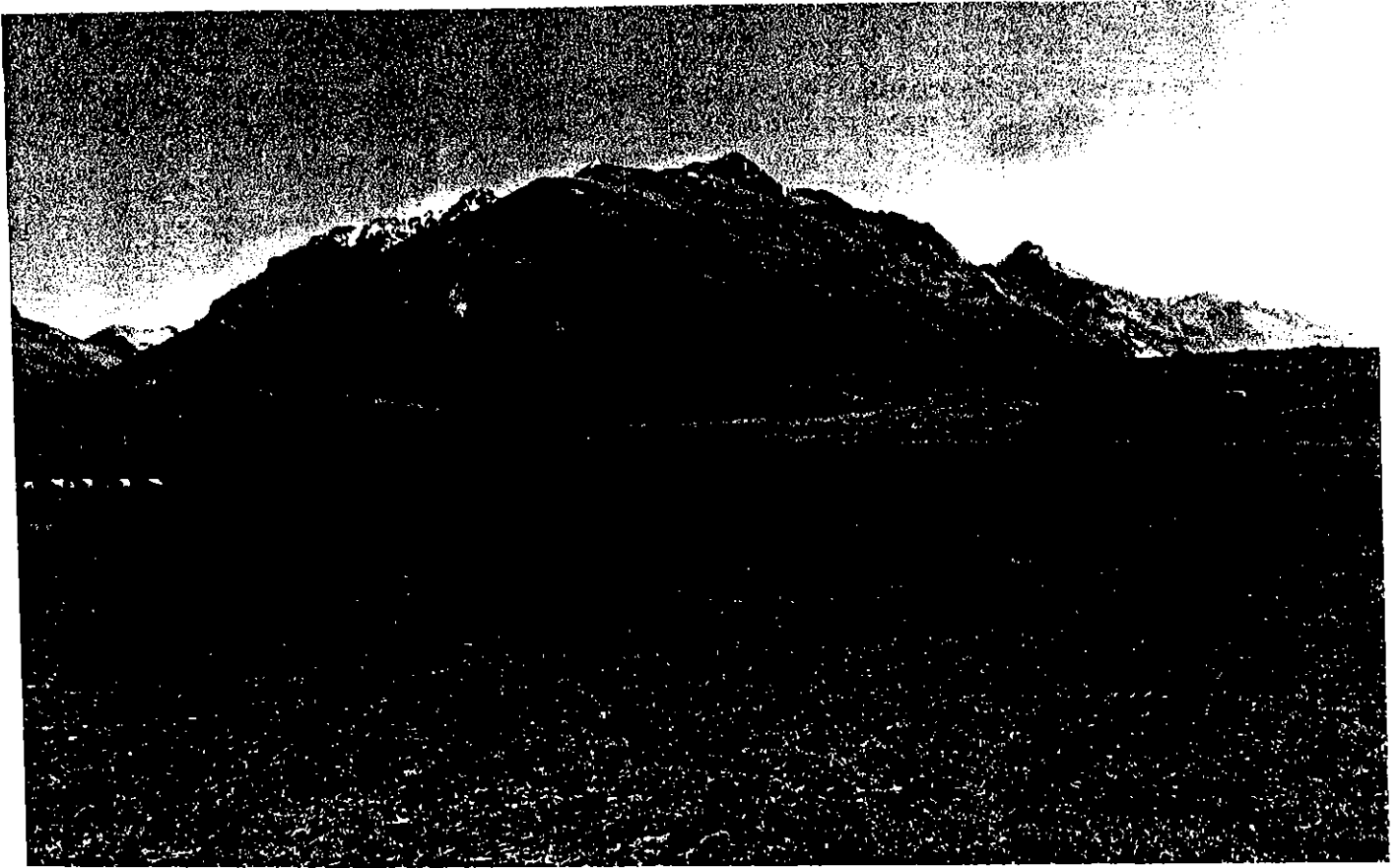
To the north east of the Reserve on the opposite side of Oregon Drive is the Recreation Reserve occupied by the Lakeland Park Camp, an important link in a network of green area running from the Kelvin Heights Reserve to Frankton Arm.



Photographs 3 & 4: The existence of a substantial growth of pine trees and shrubs in the western border of the Reserve is in evidence here.



Photograph 5 : Kelvin Heights Golf Course and access to Lake Wakatipu can clearly be seen from this photograph taken from Peninsula Hill



Photograph 6 : Shows long vista as marked on map 2.



### 3.0 THE DISTRICT SCHEME

#### 3.1 General

The Lakes Queenstown-Wakatipu Combined District Scheme makes several references to the Kelvin Heights Reserve and gives a general indication of Council's policy towards the site.

#### 3.2 DESIGNATION

The Reserve is designated partly "Recreation Reserve" and partly "Unclassified Reserve" on Planning Map 9 of the District Scheme and attached on the opposite page is a copy of that map.

The purpose of the designation is, firstly, to define the land required for recreation reserve purposes and other purposes as indicated by the unclassified notation; and secondly to place limitations on the further development of the designated land in any manner which will be inconsistent with that designation. An underlying zoning of Residential 4 is given for the Reserve area and this makes provision for interim uses prior to the recreation reserve development being undertaken and gives a basis for land use decisions should the designation be uplifted.

As a result of the discussion arising from this Management Plan and the Development Proposals now adopted for this reserve the District Scheme is now misleading as it relates to that part which is shown as "Unclassified".

It is Council's intention to amend the District Scheme to designate the total reserve as Recreation Reserve.

This aspect is addressed under Section 6.1.1 of the General Policies of this plan.

#### 3.3 CLASSIFICATION

It should be emphasised that classifications referred to in Section 3.2 are Council's recommendations only.

Under para 1.4.13 on page 45 of the District Scheme Council has stated -

*"The Reserves Act 1977 requires that all reserves be classified in accordance with the provisions of the Act. Reserves in the District have not been formally classified under the Act, but the Committee considers that its preferred classifications should be included in the District Scheme as a matter of public information.*

Objective:- To ensure that all Reserves within the District are appropriately classified in terms of the Reserves Act 1977.

Policies:-

- (i) To use the District Scheme as the vehicle for publicly stating the Committee's recommended classifications for all Reserves in the District.

**LEGEND**

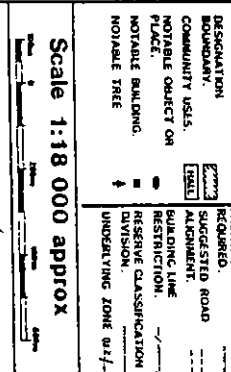
| ZONES                     | LEGEND | LEGEND                   |     |
|---------------------------|--------|--------------------------|-----|
| RURAL A                   | RE     | RURAL T (Tourist)        | RT  |
| RURAL B                   | RB     | RURAL R (Residential)    | RR  |
| RURAL C                   | RC     | RURAL P (Professional)   | RP  |
| RURAL L (Landscape)       | RL     | RURAL SP (Special)       | RS  |
| RURAL H (Historical)      | RH     | RURAL SR (Special Rural) | RSR |
| RURAL MA (Māori)          | RAMA   | RECREATION S (Leisure)   | RS  |
| RURAL MB (Māori Business) | RAMB   |                          |     |
| RESIDENTIAL 1             | R1     | RESIDENTIAL 5            | R5  |
| RESIDENTIAL 2             | R2     | RESIDENTIAL 6            | R6  |
| RESIDENTIAL 3             | R3     | RESIDENTIAL 7            | R7  |
| RESIDENTIAL 4             | R4     | RESIDENTIAL 8            | R8  |
| COMMERCIAL 1              | C1     | COMMERCIAL 4             | C4  |
| COMMERCIAL 2              | C2     | COMMERCIAL 5             | C5  |
| COMMERCIAL 3              | C3     | COMMERCIAL 6             | C6  |
| INDUSTRIAL 1              | I1     | TOURIST DEVELOPMENT 1    | T1  |
| INDUSTRIAL 2              | I2     | TOURIST DEVELOPMENT 2    | T2  |

| DESIGNATIONS         | LEGEND | LEGEND   |   |
|----------------------|--------|----------|---|
| RESERVES             | RES    | Proposed | ○ |
| NATIONAL PARKS       | NPN    | Proposed | ○ |
| PUBLIC WORKS         | PW     | Proposed | ○ |
| STATE HIGHWAYS       | SH     | Proposed | ○ |
| LIMITED ACCESS ROADS | LAR    | Proposed | ○ |
| ROAD TO BE STOPPED   | RS     | Proposed | ○ |
| ROAD TO BE WIDENED   | RW     | Proposed | ○ |

| NOTATIONS                  | LEGEND | LEGEND  |     |
|----------------------------|--------|---|-----|
| DISTRICT (County) BOUNDARY | DB     | AREAS KNOWN SUITABLE FOR DEVELOPMENT IN R4 ZONE | DR4 |
| BOROUGH BOUNDARY           | BB     | VERANDAHE REQUIRED                              | VR  |
| ZONE BOUNDARY              | ZB     | SUGGESTED ROAD ALIGNMENT                        | SR  |
| BOUNDARY                   | B      | RESTRICTIVE LINE                                | RL  |
| COMMUNITY USES             | CU     | RESERVE CLASSIFICATION DIVISION                 | RD  |
| NOTABLE OBJECT OR PLANT    | NO     | UNDERLYING ZONE (R1-7)                          | UZ  |
| NOTABLE BUILDING           | NB     |   |     |
| NOTABLE TREE               | NT     |   |     |

**Scale 1:18 000 approx**

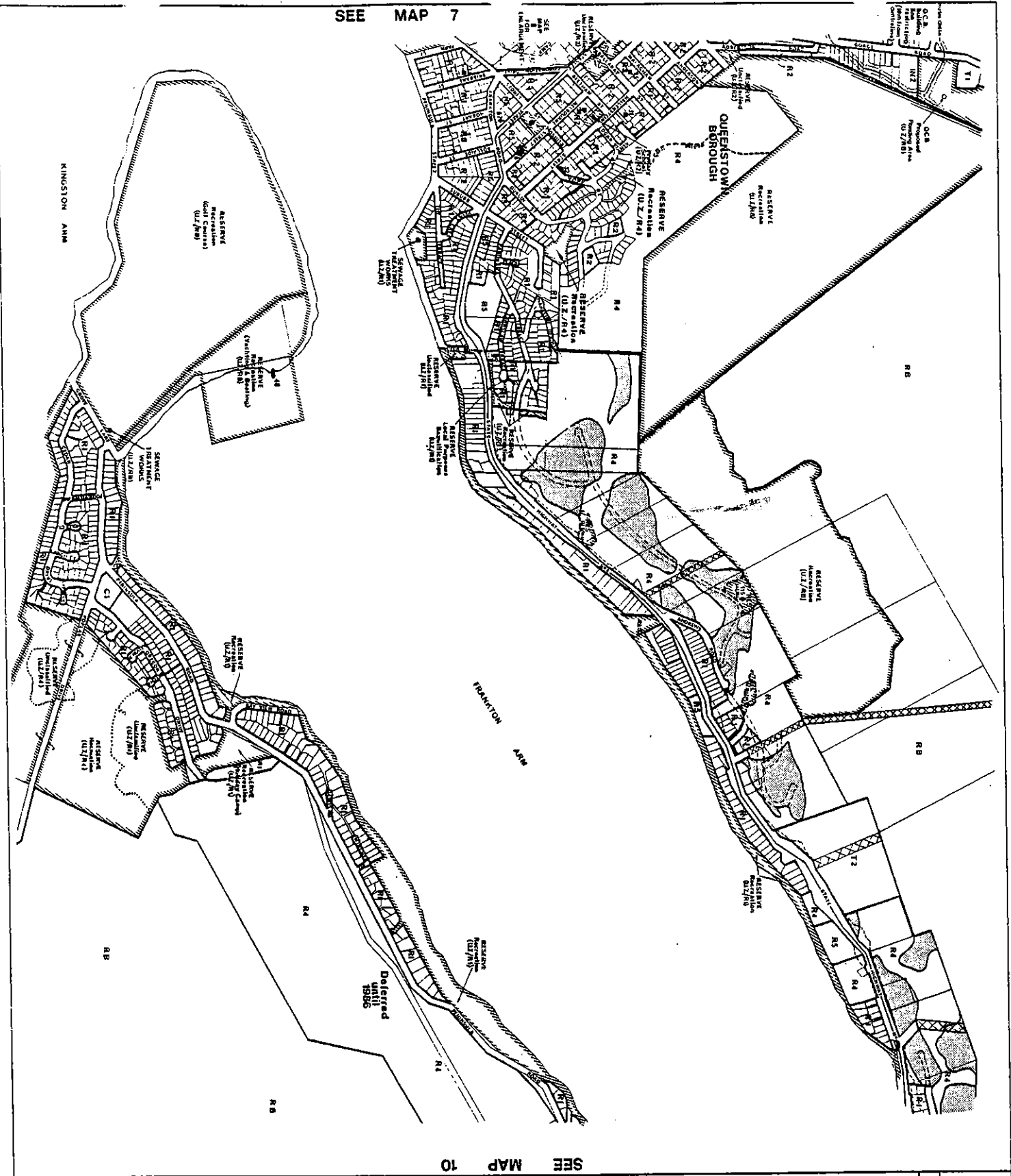
Map 9



**FRANKTON ARM**

Map 9

Map 9



- (ii) *To indicate development proposals for Reserves which are to be developed during the planning period."*

Accordingly the following reference to the Kelvin Heights Reserve is found on page 55 under Schedule A -

| <u>"No.</u> | <u>General description</u>  | <u>Legal description</u>       | <u>Area (Ha)</u> | <u>Recommended Classification</u>         | <u>Proposal</u>   |
|-------------|---|--------------------------------|------------------|---|---|
| 8.          | <i>Land adjacent to Poplar Drive and Oregon Drive, Kelvin Heights</i> | <i>Lots 69 and 70, DP 9249</i> | <i>28.9427</i>   | <i>Part Recreation, part unclassified</i> | <i>Seek partial revocation and zone part for residential use"</i> |

N.B. Although Schedule A indicates that reserves in this Category are subject to development but a full Management Plan separate from the provisions of the District Scheme is not warranted, circumstances have changed since the Review in 1980 and the scope of development now proposed for the Reserve, in Council's view, warrants the preparation of the Management Plan.

Council then goes on to say on page 45 of the District Scheme -

*"It is acknowledged that it is the Minister of Lands' responsibility to classify reserves as he thinks fit, following consultation with the administering body. It should be emphasised therefore that the final classification which the Minister applies may not necessarily coincide with the recommended classifications contained in these schedules."*

Therefore in terms of the Reserves Act 1977 the current classification of the reserve as Recreation is a result of Section 16(11)(b) which requires Reserves created under the Counties Amendment Act 1961 to be held and administered as Recreation Reserve if their purpose was recreation prior to the commencement of the Reserves Act 1977. This is done without further notice or gazetting.

If Council therefore wishes to revoke the recreation classification purposes it will be obliged to publicly notify the proposal pursuant to Section 24 of the Reserves Act 1977.

### 3.4 IMPLICATIONS FOR THE MANAGEMENT PLAN

The District Scheme indicates that the Kelvin Heights Reserve is considered for the development of recreational and also residential purposes. With the policy change set out in Section 3.2 above the District Scheme requires amendment.

#### 4.0 THE RESERVES ACT 1977

#### 4.1 GENERAL

The Reserves Act 1977 provides for Council to prepare a Management Plan under Section 41 as the administering body for the Reserve.

#### 4.2 RECREATION RESERVES

##### 4.2.1 The Goal of Recreation Reserves

Section 17(1) of the Reserves Act 1977 states that recreation reserves are for the purpose of:

*"Providing areas for the recreation and sporting activities and the physical welfare and enjoyment of the public, and for the protection of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and on open outdoor recreational activities, including recreational tracks in the countryside."*

##### 4.2.2 Implementation of goal for Recreation Reserves

Section 17(2) sets out various guidelines for implementing and pursuing the goals. It states that:

*"Every Recreation Reserve shall be so administered that -*

*(a) The public shall have freedom of entry and access to the reserve: ..."* except

- *where subject to the discretion of the administering body under Section 53 and 54 where the powers to lease and powers other than leasing apply;*
- *where subject to any by-laws under the Reserves Act apply to the reserve;*
- *where subject to such conditions and restrictions deemed necessary for the protection and general wellbeing of the reserve and for the protection and control of the public using it.*

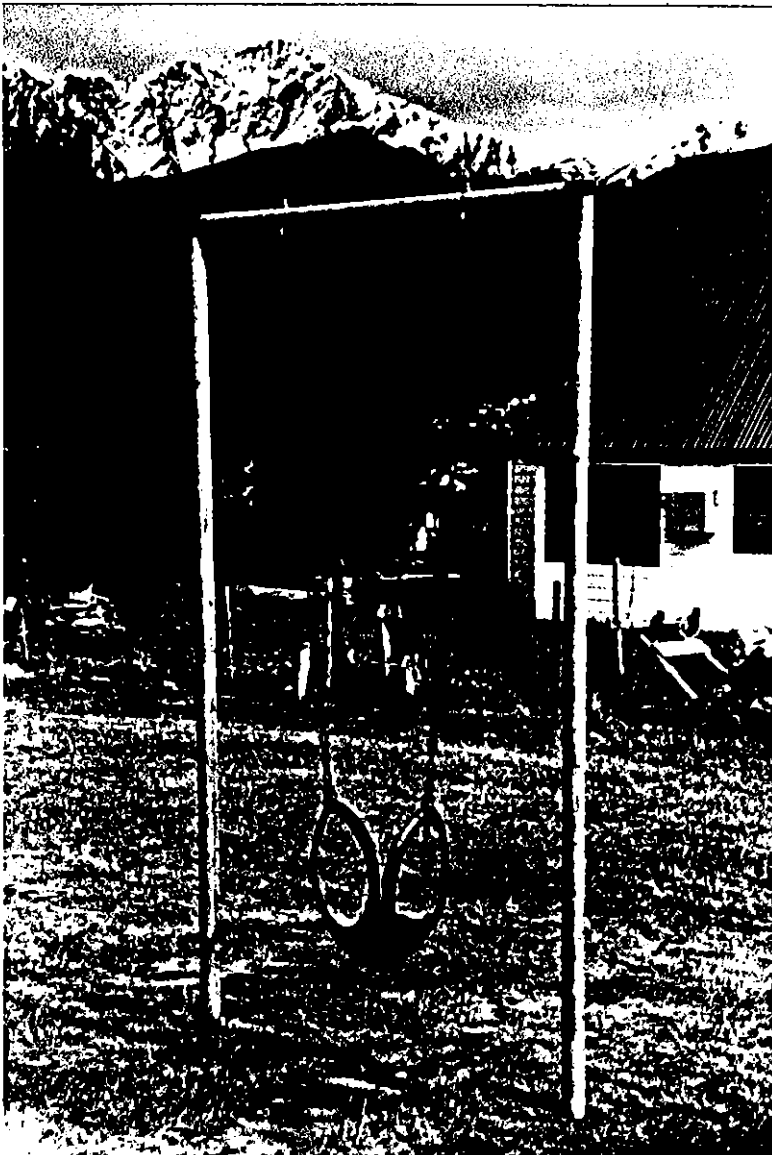
*and (b) Any scenic, historic and natural (including wildlife) features will be managed and protected in a manner compatible with the primary purpose of the reserve.*

*and (c) Any qualities contributing to the pleasantness, harmony and cohesion of the natural environment, and the better use and enjoyment of the reserve, shall be conserved.*

*and (d) Any value of the reserve as a soil water or forest conservation area shall be maintained to an extent compatible with the primary purpose of the reserve."*

##### 4.2.3 Power of Administering Body under Reserves Act

Section 53 allows Council to exercise a wide range of miscellaneous powers in respect to the Reserve. An accurate and comprehensive description of these powers requires reference to Section 53 itself, included as Appendix 1 to this plan. The summary also provided in Appendix 1 may be useful as a quick reference.



Photographs 7 & 8: The existing childrens play-ground facilities are obviously inadequate. The top photo shows cricket stumps in use. The lower photo also shows access over the fence into the area.



Photograph 9: Substantial pine trees along the western boundary provide shelter for the adjoining subdivision from the prevailing southerly winds from Lake Wakatipu.



Photograph 10: A gully separates the northern boundary from the adjoining rural land.

# OBJECTIVES

5.0 OBJECTIVES

The objectives given below for the Kelvin Heights Reserve are based on the goals outlined in Section 17 of the Reserves Act 1977 for recreation reserves; Council's statements in the District Scheme; and the individual characteristics and qualities of the Reserve.

5.1 OBJECTIVE 1

TO PROVIDE KELVIN HEIGHTS RESERVE AS AN AREA FOR PASSIVE AND ACTIVE RECREATIONAL PURSUITS AND IN A MANNER WHICH WILL OPTIMISE THE COMMUNITY AND PUBLIC BENEFIT FROM THE AREA.

5.2 OBJECTIVE 2

TO PROTECT AND ENHANCE THE LAKESIDE AND RURAL CHARACTER AND APPEARANCE OF THE KELVIN HEIGHTS RESERVE.

5.3 OBJECTIVE 3

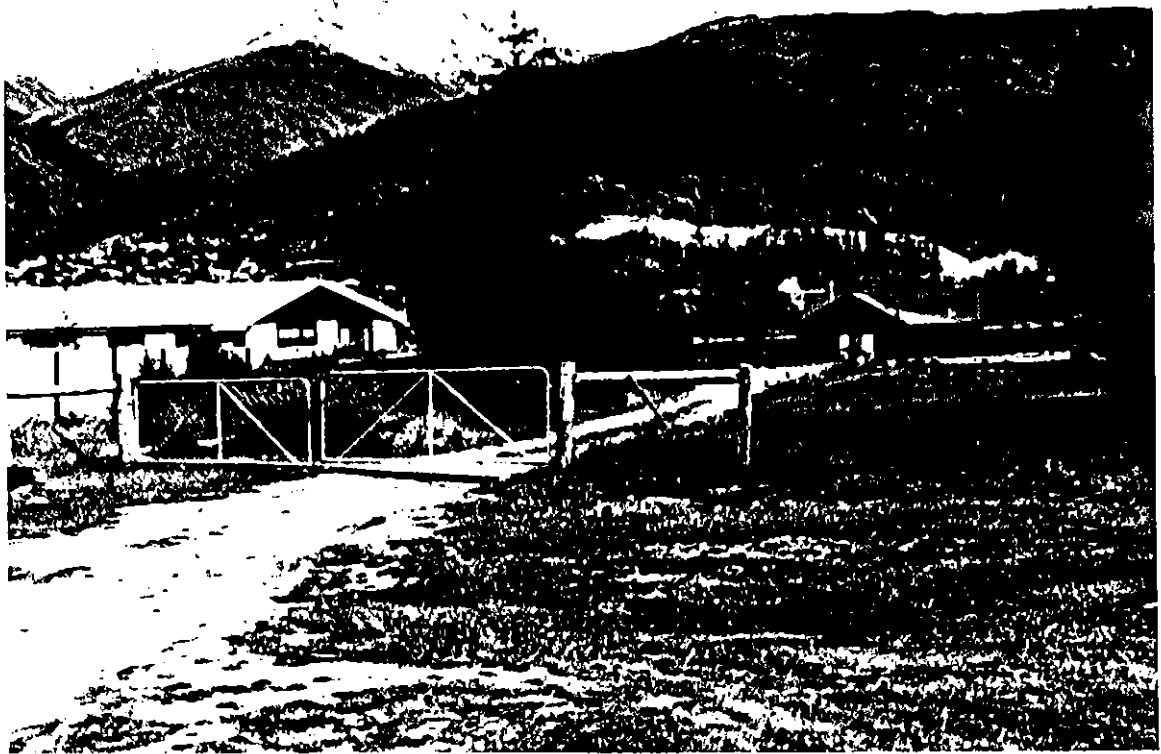
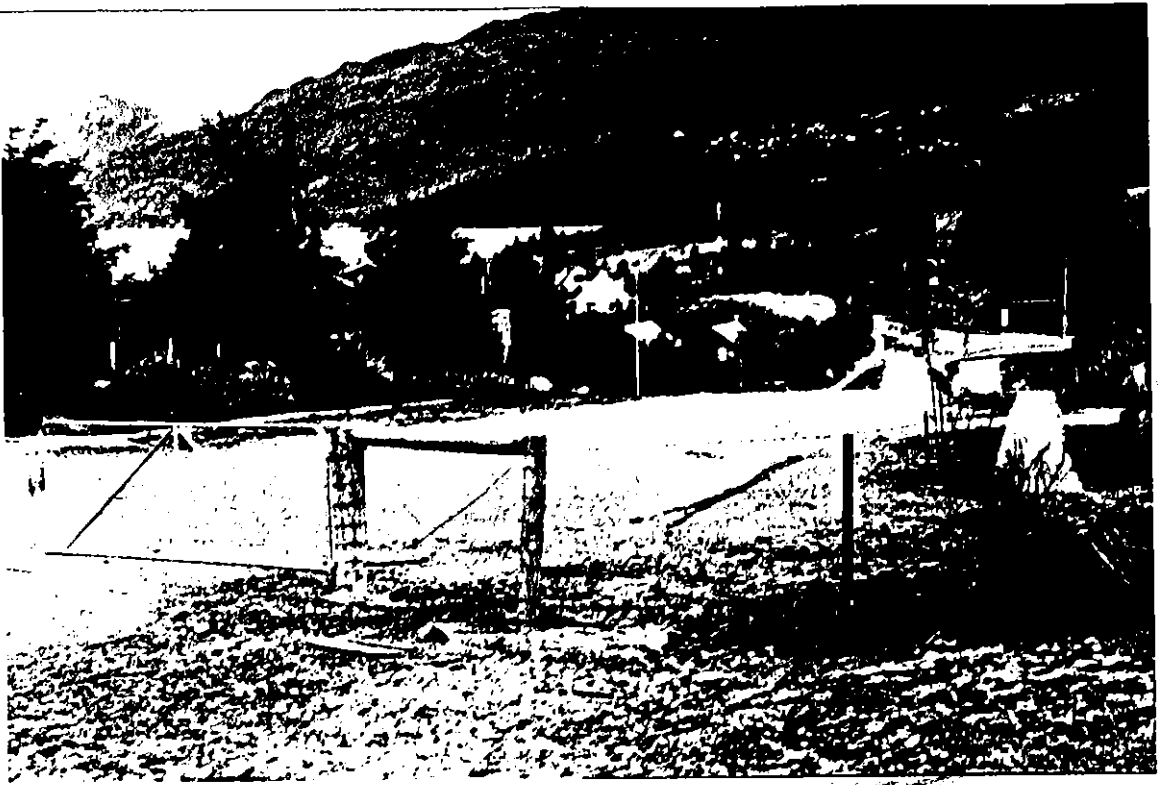
TO PROMOTE THE RETENTION OF OPEN SPACE AT KELVIN HEIGHTS RESERVE.

5.4 OBJECTIVE 4

TO PROVIDE SUITABLE ACCESS IN A MANNER WHICH DOES NOT DETRACT FROM THE RESERVE AND THE CHARACTER OF THE SURROUNDING AREAS.



# POLICIES



Photographs 11 & 12: Access from Poplar Drive (top) and Oregon Drive (lower photo) indicate that the area has been fenced for grazing.

## 6.0 POLICIES

The Policies ensure the pursuit of the management objectives.

### 6.1 GENERAL POLICIES

#### 6.1.1 Administration

- \* Policy 1 - To administer the Reserve area as a recreation reserve under the control of the Queenstown Lakes District Council.
- \* Policy 2 - To closely liaise with the Kelvin Peninsula Community Association in relation to voluntary assistance and the ongoing development of the Park.
- \* Policy 3 - To initiate appropriate changes to the Lakes Queenstown Wakatipu Combined District Scheme to remove reference to "Unclassified Reserve".

#### 6.1.2 Vehicular Access and Parking

- \* Policy 1 - To promote vehicle access to the various functional areas of the reserve, but to enforce vehicle separation (other than for Council's service vehicles) from areas other than roads and car parks by the use of low level barriers.
- \* Policy 2 - To allow vehicles to park on the grassed area adjacent to the Riding School.
- \* Policy 3 - To increase the provision of car parking with an emphasis on joint and multi-purpose parking areas.
- \* Policy 4 - To realign Poplar Drive closer to the Lake to allow for its future extension to State Highway No. 6 at the Lumberbox Creek.
- \* Policy 5 - To avoid formal shapes, eg rectangles and sharp visual definition of the edges of car parks, by integrating planting with barriers.

#### 6.1.3 Pedestrians

- \* Policy 1 - To encourage freedom of pedestrian access throughout the reserve.
- \* Policy 2 - To establish a formed walkway through the Reserve highlighting its features and integrated with the walkway network on the Peninsula.
- \* Policy 3 - To provide Pedestrian access to the Reserve from the northern part of Oregon Drive by forming access over Lot 278 DP 12093 Block I Coneburn Survey District.

#### 6.1.4 Litter

- \* Policy 4 - To maintain and provide rubbish drums in car parks, spectator areas and public areas on the reserve.

#### 6.1.5 Signs

- \* Policy 1 - To permit only signs depicting place names, directions, parking and recreational facilities, or items of historic, botanical or scenic interest on the reserve.
- \* Policy 2 - To permit only signs constructed of natural and compatible materials on the Reserve.
- \* Policy 3 - To ensure there are signs for roads, parking areas, walking tracks and other facilities requiring identification on the Reserve.
- \* Policy 4 - To provide signs conveying information about permitted and non-permitted uses of the reserve as is appropriate.

#### 6.1.6 Commercial Activities

- \* Policy 1 - To make commercial activities oriented to recreation activity subject to approval by Council.

#### 6.1.7 Firearms

- \* Policy 1 - To prohibit the carrying or use of firearms, bows and cross-bows on the Reserve. The only possible exception to this will be the control of noxious animals.

#### 6.1.8 Domestic Animals

- \* Policy 1 - To exclude domestic animals from the marked sportsfields on the Reserve.
- \* Policy 2 - To allow dogs in remaining areas of the Reserve only if they are kept on a leash.

#### 6.1.9 Leases and Arrangements

- \* Policy 1 - To arrange leases or agreements for all clubs and organisations using particular areas of the Reserve on a regular basis.
- \* Policy 2 - To enter into grazing leases only where the development of a particular area of the Reserve is not required, but to allow grazing associated with the use of the Equestrian areas.

#### 6.1.10 Fences

- \* Policy 1 - To include in the terms of all leases responsibility by the Lessee for any fencing required.
- \* Policy 2 - For Council to assume responsibility for fencing in all areas not subject to lease.

#### 6.1.11 Buildings

- \* Policy 1 - To construct a pavilion for the use of people involved in formal and informal sport activities.
- \* Policy 2 - To promote community use of the pavilion in addition to use by sporting clubs.
- \* Policy 3 - To require all buildings on the reserve to be designed by an architect and to follow consistent design theme.

#### 6.1.12 Vegetation Management

- \* Policy 1 - To develop natural groupings of New Zealand Native Species on the southern foreshore margins.
- \* Policy 2 - To preserve and maintain existing vegetation except in areas required for new roads, carparks or sports fields and required thinning.
- \* Policy 3 - To undertake low screen planting and landscaping around all parking areas.
- \* Policy 4 - To thin out vegetation where its present density precludes ready access and use of areas of the Reserve and where there is a detrimental effect on existing species.
- \* Policy 5 - To use native species wherever appropriate in the planting programme.
- \* Policy 6 - To plant specimen trees in selected locations.

#### 6.1.13 Funding

- \* Policy 1 - To fund development in accordance with the recognised regional, community and neighbourhood recreational demands being met by the Reserve.
- \* Policy 2 - Responsibility for maintenance will be taken by the Queenstown Lakes District Council except to the extent that any leases entered into provide for alternative responsibility.

6.1.14 Plan Review and Amendment

- \* Policy 1 - To review this plan at five yearly intervals unless changed circumstances make more frequent reviews necessary.
- \* Policy 2 - To ensure there is public advertising of all Reviews and Amendments and to allow the public an opportunity to follow and participate in changes of Management Plans for the Reserve.
- \* Policy 3 - To liaise with the Kelvin Peninsula Community Association on any review of the Plan.

6.1.15 Land Use

- \* Policy 1 - To identify and set aside particular areas of the Reserve for formal and informal sporting activities or other appropriate uses.

## 6.2 FORMAL RECREATION POLICIES

### 6.2.1 Football/Cricket Oval

- \* Policy 1 - That the large flat area between the hill and the existing residential area be developed for organised team sports.
- \* Policy 2 - That grounds be shared by compatible summer and winter sports codes in their respective seasons (cricket and football).

### 6.2.2 Equestrian

- \* Policy 1 - That the area south of the hill be set aside for pony club activities.
- \* Policy 2 - That the limits of equestrian activities be strictly defined so that inexperienced riders cannot affect other formal or informal activities.
- \* Policy 3 - To make provision for a bridle path in the position shown on the Development Plan.

### 6.2.3 Leases

- \* Policy 1 - That leases or agreements be entered into by all sports clubs making regular use of particular areas of the Reserve.

### 6.2.4 Pavilion

- \* Policy 1 - That a joint pavilion facility be established and shared by all sports clubs associated with the Reserve.

### 6.2.5 Seating

- \* Policy 1 - To establish seating on the top of the hill for the mutual benefit of those spectators of formal (active) recreation, and those interested in the vistas available from that point.

### 6.2.6 Shelter Belts

- \* Policy 1 - To maintain existing shelter belts for playing fields and spectator areas where appropriate.

## 6.3 INFORMAL RECREATIONAL POLICIES

### 6.3.1 Open Space

- \* Policy 1 - To retain open space areas available for informal recreation.
- \* Policy 2 - To permit grazing of these areas where appropriate.
- \* Policy 3 - To retain open space areas between the equestrian area and playing fields.

### 6.3.2 Playground

- \* Policy 1 - To retain the location of the playground and upgrade its facilities.

### 6.3.3 Walking Tracks

- \* Policy 1 - To construct and maintain a walking track which highlights the features of the Reserve.
- \* Policy 2 - To provide seating along the walkway for persons utilising the track.
- \* Policy 3 - To prohibit horses from all walking tracks because of the damage done to tracks and the incompatibility with the pedestrian public enjoyment of them.

### 6.3.4 Picnicking Areas

- \* Policy 1 - To develop picnicking bays amongst the available shelter.

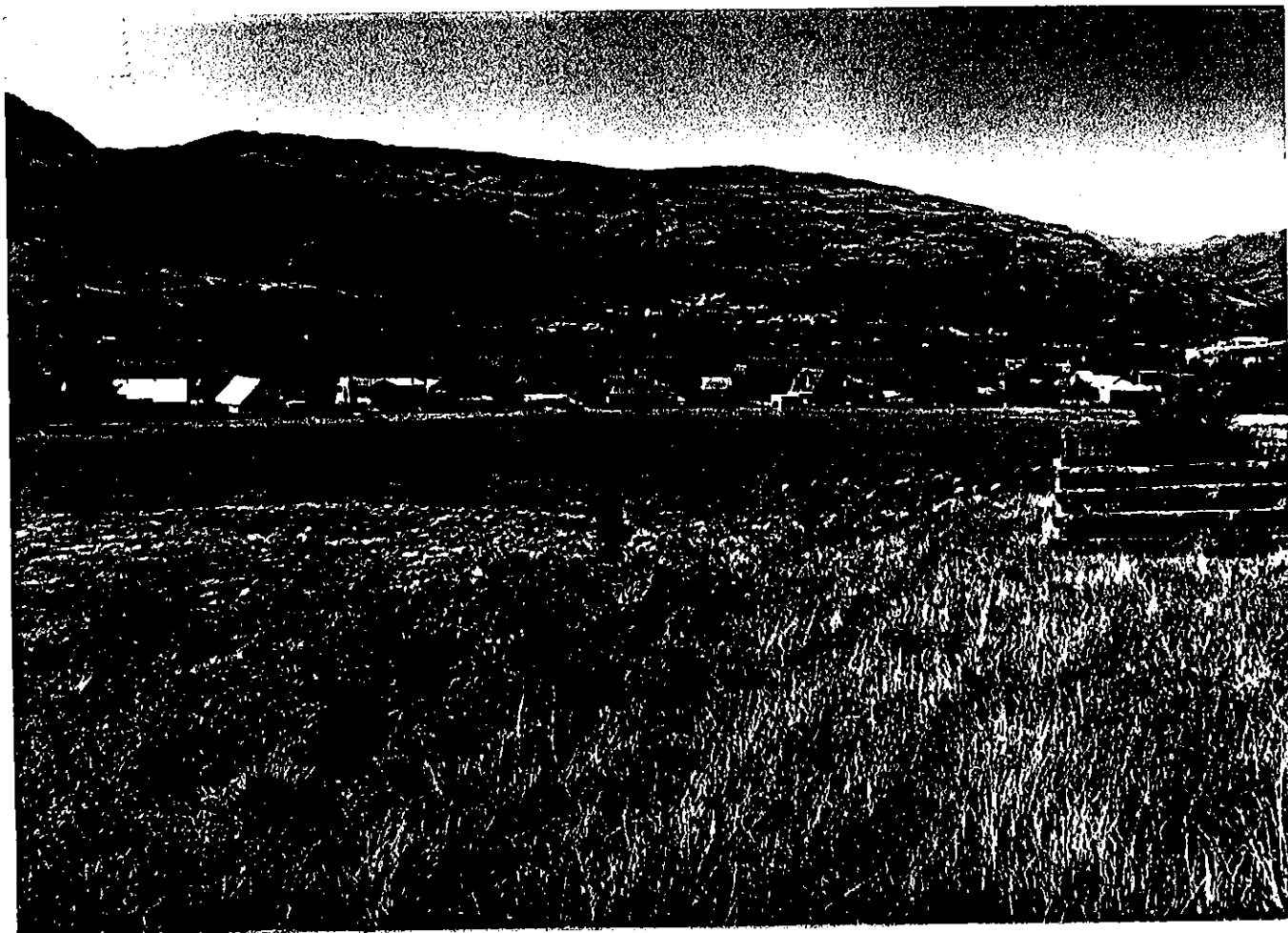
### 6.3.5 Barbeques

- \* Policy 1 - To provide barbeques in areas where fire risk is minimal and nearby vehicle access is available.
- \* Policy 2 - To prohibit open fires within the Reserve without special consent of Council, with signs to be erected to that effect.

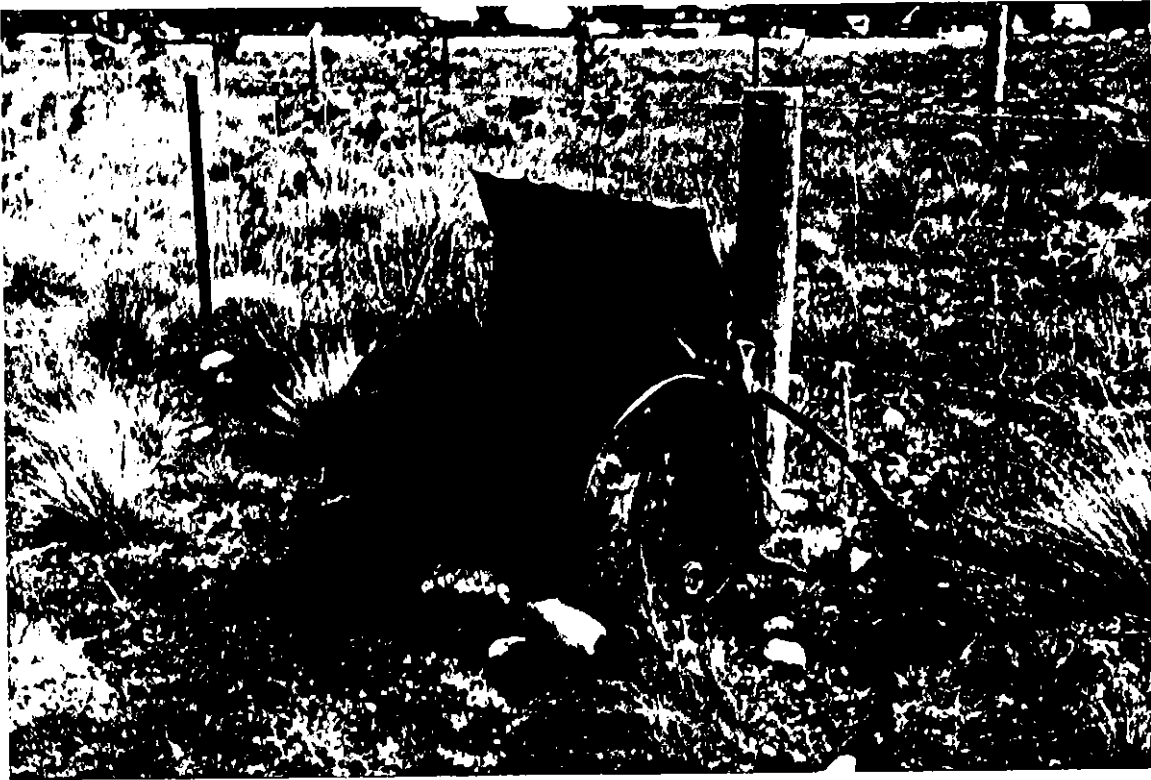
### 6.3.6 Shelter Planting

- \* Policy 1 - To maintain cluster planting of native species at dispersed intervals around informal recreation areas for shelter.

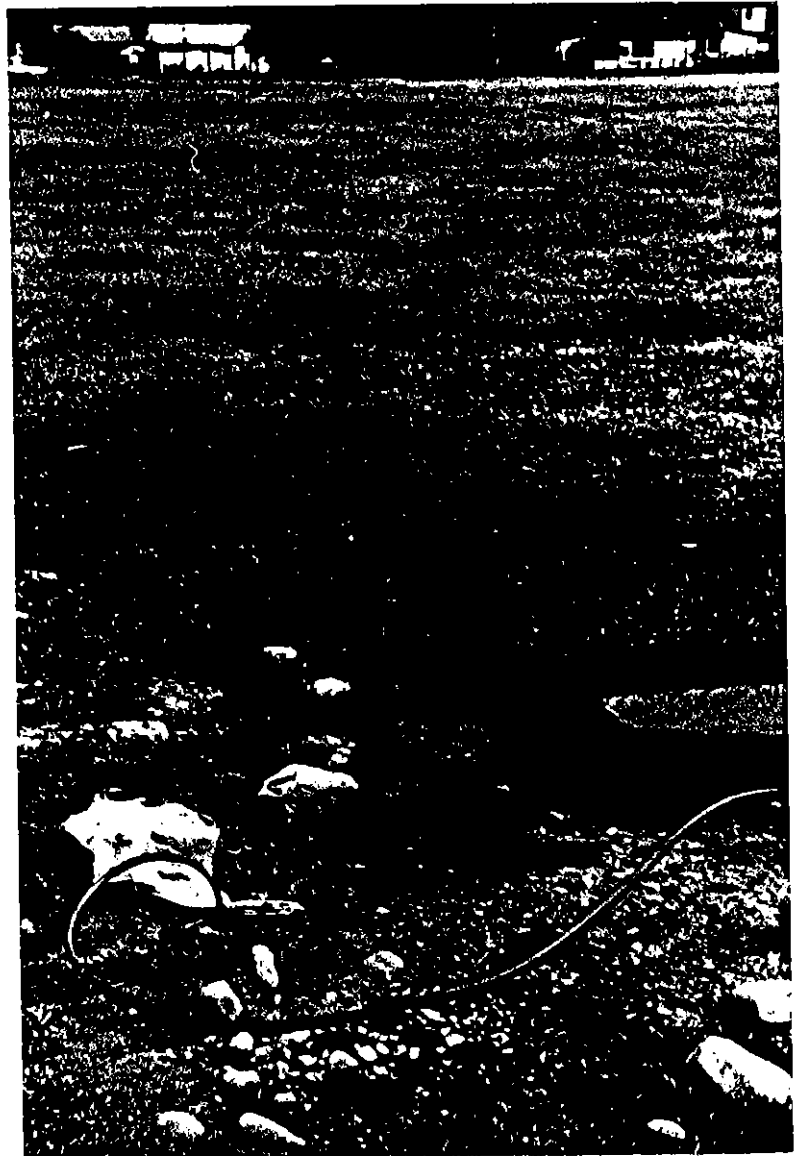


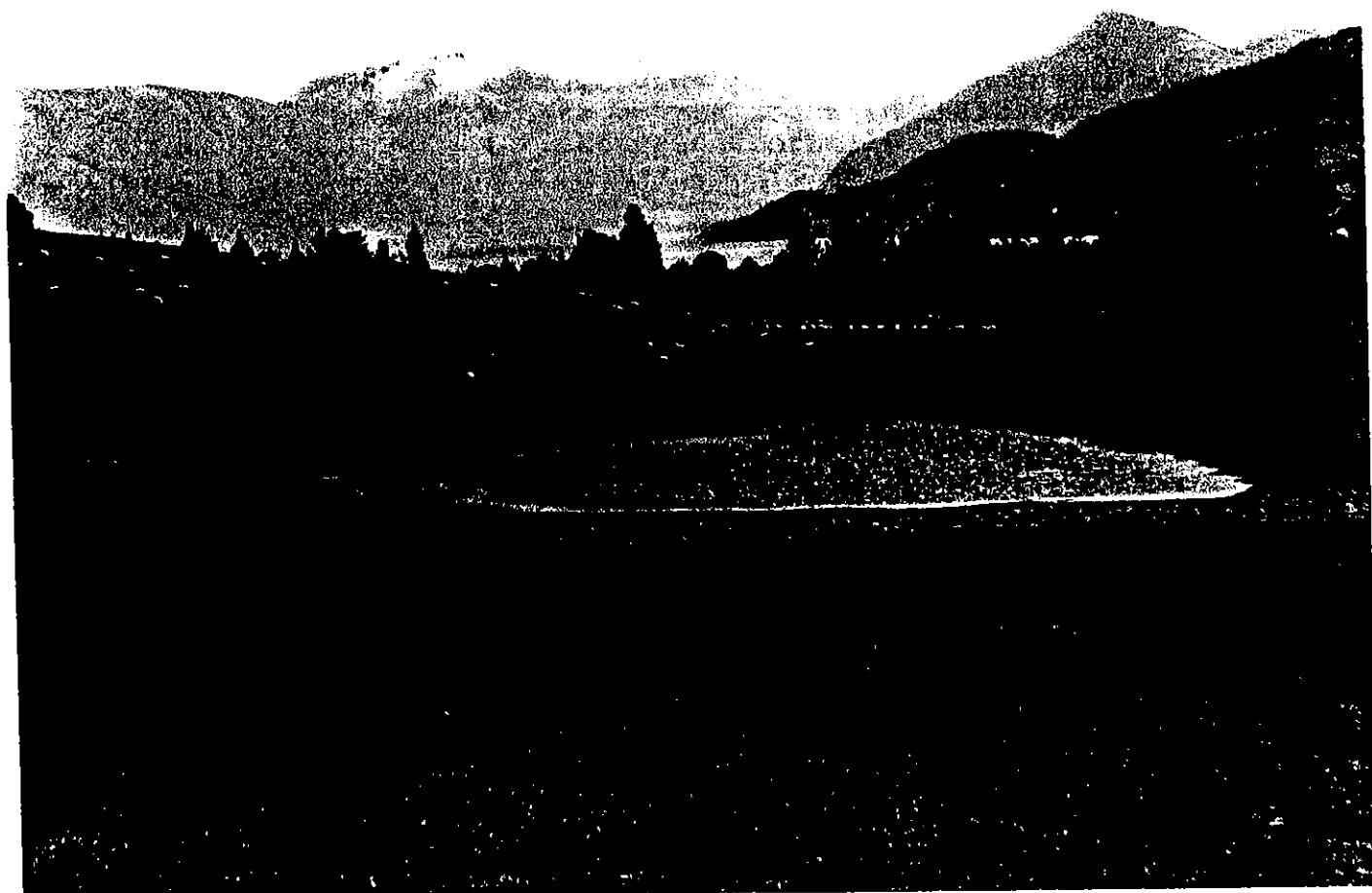


Photograph 13: The vista available from the top of the large central hill. The photograph shows also the large flat area to the northwest with favourable access from the adjoining subdivision.



Photographs 14 & 15: The provision of water for stock is shown. The effect of water on the soil is easily seen by the grass cover in the lower photo.





Photograph 16. It is proposed to develop the existing pond as wetland with planting to encourage wildlife. In the longterm it is intended to develop permanent ponding to create year round water feature.

# DEVELOPMENT PROPOSALS

7.0 DEVELOPMENT PROPOSALS

For any benefits to accrue from the preparation of a Management Plan, the general intentions expressed in its contents regarding use and development of the Reserve Area must be interpreted and implemented. The development plan indicates the possible consequences on the ground of making decisions based on the goals, objectives and policies in the Management Plan.

Map 3 is the Development Plan for the Kelvin Heights Reserve. Clearly, the development plan is open to variation, either to correspond with any change made to the contents of the Management Plan as a result of public submissions or objections; or alternatively, if an objection or submission is accepted relating to the particular form of interpretation or implementation represented in the Development Plan.

This Section provides the explanation for the development proposals and refers to the policies they are based upon.

EXPLANATION OF DEVELOPMENT PROPOSALS

| <u>PROPOSAL</u>                 | <u>EXPLANATION</u>  | <u>POLICY BASIS</u> |
|---------------------------------|---|---------------------|
| 7.1 <u>Roading</u>              | <p>Main vehicular access is to be provided off Poplar Drive and it is proposed that stone entrance gates will mark the entrance to the Park.</p> <p>A tree lined avenue is proposed to extend from the main entrance gate to a formed car park area adjacent to the playing field and sports facilities.</p> <p>A secondary entrance is located off Oregon Drive to provide additional access to sports events and other major events.</p>                            | 6.1.2               |
| 7.2 <u>Car Parking</u>          | <p>The intention is to provide <del>seated</del> parking areas in association with the major activities (ie football, cricket and equestrian) capable of accommodating associated vehicles. It is also anticipated informal parking on grass will occur adjacent to the secondary entrance.</p>   | 6.1.2<br>6.1.4      |
| 7.3 <u>Playing Fields</u>       | <p>The large flat area between the hill and existing residential area is to be developed for organised team sport.</p> <p>To the south provision is made for a possible Bowling Green and Tennis Courts. This will require the removal of exotic conifers to accommodate these facilities.</p> <p>Provision for additional playing fields (as needed) is located on the north west of the reserve.</p>  | 6.2.1<br>6.2.3      |
| 7.4 <u>Vegetation Clearance</u> | <p>In the south of the Reserve in particular the low vegetation has become dense and invaded by species such as pine trees which have a detrimental effect on the original vegetation. To permit the survival of the species and improve access it is proposed to thin out appropriate vegetation.</p> <p>To allow development of roading and other facilities associated with recreational use of the Reserve some removal of trees and vegetation is necessary.</p> | 6.1.12<br>6.1.12    |

| <u>PROPOSAL</u>           | <u>EXPLANATION</u>   | <u>POLICY BASIS</u>      |
|---------------------------|--|--------------------------|
| 7.5 <u>Equestrian Use</u> | <p>A show jumping and Dressage arena is located south of the 'Hillock'. A possible international cross country bridle trail is also indicated.</p> <p>It is anticipated that a Pony Club/Riding School could be leased space in this vicinity to accommodate present needs.</p>  | 6.2.2                    |
| 7.6 <u>Walkways</u>       | Walkways will extend through the reserve providing access and views of the surrounding landscape.  | 6.1.3<br>6.3.3           |
| 7.7 <u>Multipurpose</u>   | It is intended that a multifunctional building be located in proximity to the formal sporting activities (for use as changing rooms and social functions) and which may also be used by the community.   | 6.1.11<br>6.2.3<br>6.2.4 |
| 7.8 <u>Seating</u>        | Seating will be erected on the hill above the Soccer/Cricket pitch as it forms a natural vantage point not only for spectators but also for those who wish to obtain views utilising the walking track.  | 6.2.5<br>6.3.3           |
| 7.9 <u>Pond</u>           | <p>It is proposed to develop the existing pond as wetland with planting to encourage wildlife.</p> <p>In the longterm it is intended to develop permanent ponding to create year round water feature.</p>  |                          |
| 7.10 <u>Hillock</u>       | <p>The Plans intention is to retain the existing uncluttered character and develop only for walking and view appreciation. No vehicles are to be permitted.</p> <p>The recently planted Wellingtonian trees on the summit are to be retained but the shelterbelt plantings on the hilltop and slope are to be removed.</p> |                          |
| 7.11 <u>Poplar Drive</u>  | The proposed development does alter the alignment of Poplar Drive but nevertheless the principle of allowing for through traffic is not altered in recognition of the situation that this road may link with State Highway No. 6 at Lumberbox Creek in the long term.  | 6.1.2                    |

| <u>PROPOSAL</u>                                       | <u>EXPLANATION</u>  | <u>POLICY BASIS</u> |
|---|---|---------------------|
| 7.12 <u>Upgrading of<br/>Childrens<br/>Playground</u> | The current location of the childrens playground is a convenient one whose use will increase by the proposed vehicular access. It is proposed that in the long term the facilities of the playground will be upgraded.  | 6.3.2               |
| 7.13 <u>Grazing</u>                                   | It is proposed to retain those areas not required for immediate development in grazing as this use will not compromise the future development of the reserve. It is also proposed to graze the equestrian area when not in use for formal sports activities.  | 6.1.9               |
| 7.14 <u>Funding</u>                                   | <p>Development within the reserve is intended to be funded from any of the following options or in any combination of them which Council may consider appropriate:</p> <ul style="list-style-type: none"><li>- The proposal being totally funded by the Club or organisation promoting the development, utilising funds created by their own initiatives and resources.</li><li>- A contribution from the Queenstown Lakes District Council Reserves Account, for the District benefit that arises in developing the Reserve for the recreational use of non-resident visitors.</li><li>- A contribution from the Kelvin Peninsula Community Association on the basis of user pays. This is intended to cover the extent to which the development provides for the use by Kelvin Heights' residents.</li><li>- A payment from Reserves Contribution associated with subdivisions made in the vicinity, and for which this reserve will contribute open space.</li><li>- A contribution from the Otago Regional Council towards the development of the Kelvin Heights Reserve as a reserve of regional significance.</li></ul> | 6.1.13              |



PROPOSAL

EXPLANATION

POLICY BASIS

7.15 Planting & Vegetation

A detailed planting and vegetation management plan will be prepared based on this development plan concept before any planting is undertaken.

(a) Northern end - Planting in this section is intended to provide for the retention of open character and views. Plantings of deciduous trees with Autumn colour in gullies and low lying areas. Some native shrub planting associated with pond and damper sites.

(b) Native shrubland area - Retain and enhance existing native shrubland. Remove wilding pine and fir. Fence to exclude grazing and encourage regeneration. Enrichment plantings of indigenous species. Establish native shrubland on west boundary.

(c) Tussock/Matagouri Association - Retain and manage the remnant tussock matagouri vegetation south west of the hillock. Remove weeds.

(d) Exotic conifers - The exotic conifer plantation provides important shelter from the south and west and screens residential sections to the north-west. Restrict further advance of conifers into Reserve. Allow for thinning and clearing to provide road access, informal picnicking areas and sports facilities.

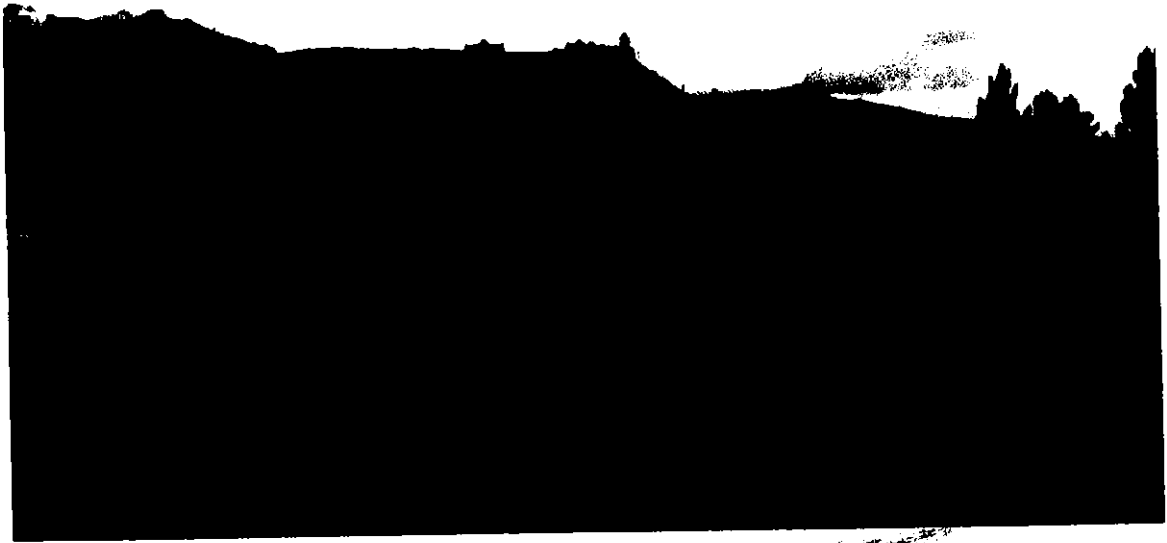
7.16 Staging

Stage 1

1. Form main vehicle access off Poplar Drive.
2. Upgrade Poplar Drive entrance
  - clean up area
  - erect entrance gate
  - establish avenue planting
3. Erect toilets and develop picnic area.
4. Fence out native shrubland and remove and control wilding pine and firs.
5. Begin planting programme in gullies and wet areas.

Stage 2

6. Construct sports pavilion and formed carpark area.
7. Develop playing fields and associated plantings.
8. Establish native shrubland on southern boundary (between residential area and conifers).



Photograph 17: The dominance of the large hill is seen here. It provides a natural grandstand for both sports in the foreground and the views available around the reserve.



Photograph 18: The area to the south of the Reserve which it is proposed to thin where necessary, form a walkway track and use for informal recreation, for example show-jumping and dressage as shown on Map 3

PROPOSAL

EXPLANATION

POLICY BASIS

9. Equestrian facilities development?
10. Develop permanent pond/lake in central depression.
11. Exclude stock west of central fenceline.



Photograph 19: Shows boundaries of reserve, proposed Airport and realignment of unformed, legal road.

# APPENDICES

APPENDIX 1:-

A SUMMARY OF THE ADMINISTERING POWERS OF COUNCIL  
OVER THE RESERVE IN TERMS OF SECTION 53 OF THE RESERVES  
ACT 1977

COUNCIL MAY:

- (a) Enclose the reserve, or any part of it, for:
  - (i) renewing or planting grass and other vegetation.
  - (ii) farming or grazing as part of a development, improvement or management programme.
- (b) Prohibit entry to areas under (a) above.
- (c) Prescribe, regulate and prohibit the particular games, sports or activities for public recreation or enjoyment which may take place in the reserve.
- (d) Charge admission to part or all of the Reserve for up to 40 days of the year.
- (e) Grant exclusive use of the Reserve, or part of it where admission can be charged under (d) above, by a body or person approved by Council, for up to 6 consecutive days.
- (f) Agree to a body or person using all or part of the reserve for up to 10 years, subject only to the limitations of (d) and (e) above.
- (g) Erect stands, pavilions and other facilities associated with the use of the reserve for recreation and fix reasonable charges for their use.
- (h) Set apart all or part of the reserve for gardens, open spaces, picnic grounds, baths, camping grounds or parking spaces (or even animal compounds) etc., and fix reasonable charges for their use.
- (i) Make, stop, divert, widen or alter bridges, ways or watercourses on the reserve if compliance with the Soil Conservation and Rivers Control Act 1941 and the Water & Soil Conservation Act 1967, and subject to paying compensation for any damage to adjacent land.
- (j) Do such things as are appropriate and necessary to enable maximum recreational use and enjoyment of any sea, lake, river or stream adjoining the reserve by the public.
- (k) Site residences for officers of the administering body, or other buildings associated with proper and beneficial management and maintenance of the reserve.
- (l) Appoint paid or unpaid officers for the reserve.

- (m) Erect or authorise the erection of huts associated with an authorised pest destruction operation.
- (n) Prohibit or regulate the carrying on of any trade, business or occupation within the reserve.
- (o) Do such other things as may be considered desirable or necessary for the proper and beneficial management of the reserve.

APPENDIX 1 (cont...)

COMPLETE EXTRACT OF SECTION 53 OF THE RESERVES ACT 1977

53. Powers (other than leasing) in respect of recreation reserves  
- (1) The administering body of a recreation reserve may from time to time, in the exercise of its functions under section 40 of this Act and to the extent necessary to give effect to the principals set out in section 17 of this Act, -
- (a) Enclose the reserve, or any part thereof, which it may at any time decide is necessary or desirable -
    - (i) To lay down or renew in grass or to plant or improve; or
    - (ii) To farm or graze or afforest as a part of a development, improvement, or management programme, -  
and may lay down or renew in grass, or plant or improve, or, as the case may be, farm or graze or afforest, the reserve or that part:

Provided that the administering body shall not afforest the reserve or any part thereof except in accordance with section 75 of this Act:

- (b) Prohibit from time to time the public from entering or encroaching on any part of the reserve so laid down, renewed in grass, planted, improved, grazed, farmed, or afforested:
- (c) Prescribe the games, sports, or other activities for public recreation or enjoyment which may take place in the reserve or in any specified part thereof, and regulate the use of the reserve for those games, sports, and other activities, and prohibit altogether the playing of any particular game, sport, or other activity therein:
- (d) Prescribe, as to not more than 40 days in any year as it thinks fit, that the public shall not be entitled to have admission to the reserve or to any part or parts therefor set apart for a particular purpose or purposes unless on payment of a charge or charges as hereinafter mentioned:

Provided that with the prior consent of the Minister the number of days that the public shall not be entitled to have admission as aforesaid may be increased:

Provided also that this paragraph shall not apply to any part of the reserve to which paragraph (h) of this subsection applies or to any lease granted under the authority of section 54(1)(a) of this Act or a lease or licence granted under the authority of section 54(1)(d) of this Act:

- (e) Grant the exclusive use of the reserve or any part thereof on any one or more of the days provided for in paragraph (d) of this subsection, but not for more than 6 days consecutively at any time, to any person, body, voluntary organisation, or society (whether incorporated or not) for the purpose of particular games, sports, or other activities or for public recreation or enjoyment, with authority for that person, body, organisation, or



society to demand a fee or charge for admission on that day or those days to the reserve or part thereof so granted and also to any stand or enclosure, not exceeding the amount or amounts from time to time specified by the Minister:

Provided that the Minister may from time to time approve with respect to any specified reserve the fixing of such other charges as he thinks fit, either generally or with respect to specified occasions:

Provided also that the Minister may consent to an increase in the number of consecutive days specified in this paragraph for the purposes of any specified occasion or event:

- (f) Enter into an agreement with any such person, body, society, or voluntary organisation for the use by him or it of the reserve or any specified part thereof on a specified number of days in each year during the term of the agreement, which (save as otherwise authorised by the Minister in any particular case) shall not be for a longer period than 10 years at any one time, subject to -
  - (i) The limitations imposed by paragraphs (d) and (e) of this subsection; and
  - (ii) No buildings being permitted under the terms of the agreement other than buildings of a temporary nature required during the period of use in any particular year:
- (g) Erect on some portion of the reserve stands, pavilions gymnasiums, or other buildings and structures associated with and necessary for the use of the reserve for outdoor recreation, and (subject to paragraphs (d) and (e) of this subsection as to the number of days on which a charge may be made for admission to any such building or structure) may fix reasonable charges for the use of and generally regulate the use and custody of and admission to any such buildings or structures:

Provided that where the Minister considers it to be in the public interest, the administering body may with the prior consent of the Minister, erect buildings and structures for public recreation and enjoyment not directly associated with outdoor recreation:

- (h) At any time and from time to time set apart any part or parts of the reserve -
  - (i) For gardens, open spaces, footpaths, driveways, or picnic grounds, or for the provision of any other like facilities for public recreation or enjoyment or for facilities and amenities necessary for the public using the reserve; and construct or develop those gardens, open spaces, footpaths, driveways, picnic grounds, or other facilities for public recreation or enjoyment or facilities and amenities necessary for the public using the reserve; and fix reasonable charges for the use of those picnic grounds, facilities, and amenities:

- (ii) With the prior consent of the Minister, for baths, camping grounds, parking places for vehicle, or mooring places for boats, necessary for the convenience of persons using the reserve, and construct and develop such baths, camping grounds, and parking or mooring places, and fix reasonable charges for the use of such baths, camping grounds, and parking or mooring places:
- (iii) With the prior consent of the Minister, for compounds for animals for display to persons using the reserve, and construct and develop such compounds, and fix reasonable charges for viewing the animals therein:

- (i) Make, stop, divert, widen, or alter any bridges, ways, or watercourses in, upon, through, across, or over any part of the reserve, subject to the payment of compensation for damage thereby to adjacent land:

Provided that any such power in relation to watercourses shall be exercised subject to the Soil Conservation and Rivers Control Act 1941 and the Water and Soil Conservation Act 1967:

- (j) With the prior consent of the Minister and subject to the Harbours Act 1950, and having regard to the need to conserve the natural beauty of any sea, lake, river or stream within the reserve, do all such things on the reserve as it considers necessary, including the erection of buildings and structures on the reserve, to enable the public to obtain the maximum recreational use and enjoyment of that sea, lake, river or stream.
- (k) With the prior consent of the Minister, set apart and use any part of the reserve as sites for residences for officers or servants of the administering body or of rangers or for other buildings considered desirable or necessary for the proper and beneficial management, administration, control, protection, and maintenance of the reserve:
- (l) Appoint officers and servants, whether paid or unpaid:
- (m) With the prior consent of the Minister, erect or authorise the erection of huts for the use of officers of any department of State or other persons engaged under lawful authority in the destruction or eradication of introduced flora and fauna:
- (n) Subject to any lease or licence granted pursuant to section 54(1) (d) of this Act, prohibit or regulate the carrying on of any trade, business, or occupation within the reserve:
- (o) Do such other things as may be considered desirable or necessary for the proper and beneficial management, administration, and control of the reserve.

(2) Notwithstanding anything in subsection (1) of this section, but subject to the first proviso to paragraph (d) of that subsection and to the second proviso to paragraph (e) of that subsection, where the administering body is a local authority it shall not be necessary for that administering body to obtain the consent, authority, or approval of the Minister, and it may exercise any power or discretion vested in the Minister by virtue of that subsection:

Provided that the administering body shall not afforest the reserve or any part thereof except in accordance with section 75 of this Act.

Cf. 1953, No. 69, ss. 32, 49; 1964, No. 108 s. 2 (1), (3)

Submissions pertaining to the Kelvin Heights Reserve Management Plan Draft were received from the following persons/organisations

J Anderson  
F A Binney  
C S & R E M Carr  
Department of Conservation (DOC)  
R A Greig  
A G Jardine  
J S Jardine  
P B Jones  
Kelvin Peninsula Community Association (KPCA)  
M King  
Queenstown Christian Camp (QCC)  
K W Richie  
R E Salter  
S Skinner  
Southland Education Board (SEB)  
W H Wadworth  
Wakatipu Riding Club (WRC) and Wakatipu Pony Club (WPC)  
B A S Wilson  
J M Woods

Viewpoints expressed in submissions

1. That the reserve be titled "Jardine Park Reserve" and that Council take the necessary steps to have the name approved and gazetted.

KPCA, P B Jones, QCC, F A Binney, C S & R E M Carr, B A S Wilson, W V Wadworth, J Anderson, R E Salter, R A Greig

Council recommends that this be adopted (see Page 5)

2. That the reserve be named after Nathaniel Chalmers.

K W Richie, J M Woods

Council recommends that this be rejected (see Page 5)

3. Support Education Department's plan to establish a school within or in close proximity to the reserve.

KPCA, QCC, C S & R E M Carr

Rejected

4. That the whole 29 ha of the reserve be designated and utilised as Recreation Reserve.

KPCA, F A Binney, J J Jardine, A G Jardine, C S & R E M Carr, W N Wadworth, R E Salter, R A Greig, S Skinner

Adopted (see Page 10)

5. That the paper road extension of Poplar Drive be realigned nearer to the lakeshore.

KPCA, DOC, F A Binney, J J Jardine, WRC & WPC, B A S Wilson, W N Wadworth, R E Salter

Adopted (see Page 14)

6. That the goals and objectives of the Management Plan would be more truly reflected by the reserve having an underlying zone of Rural 3.

Rejected

7. That KPCA be involved on a continuing basis during the final establishment of the Management Plan and accept part responsibility for day to day watch and management of the reserve.

Adopted (see Page 14)

8. That a three stage long term planting programme be instigated on the reserve.

(see Page 24)

9. That Map 3 is inappropriate, unimaginative and insufficient in detail.

Adopted (see Map 3)

10. Photos contained within the draft Plan are not appropriate.

Adopted

11. Special landscape features of the reserve should be carefully defined prior to any developments being implemented.

Adopted

12. Formed access roads should be kept to a minimum.

Adopted (see Page 14)

13. Reserve should be an important part of the Peninsula Walkway network.

Adopted (see Page 14)

**Submissions 6-13 KPCA**

14. Buildings on the reserve should be designed in an architectural style in keeping with the surrounding area.

KPCA, J J Jardine, C S & R E M Carr

Adopted (see Page 16)

15. Construction of any roading should be as informal as possible compatible with contours.

KPCA, F A Binney

Adopted (see Page 14)

16. The reserve should be considered in terms of the urban recreation needs of the total Queenstown community and therefore should not be considered as in excess of requirements for the surrounding population.

Accepted

17. The unclassified reserve designation does not have the implications for residential development as claimed in Section 3.4.

Amended

18. The analysis section does not comprehensively identify and analyse the advantages and constraints of the reserve.

Adopted (see Page 7)

19. No description of landscape character is given in the plan.

Adopted (see Page 7)

20. The Reserve has tremendous value and potential for open space but this has not been fully recognised in the plan.  
Adopted (see Page 13)
21. The siting of football/cricket fields appears logical but a further ground for hockey or soccer may be necessary while the area south of the playing field is suitable for tennis courts and bowling green use.  
Adopted (see Map 3)
22. The children's playground may be better located further south.  
Rejected
23. While provision for horse riding is appropriate further details of what it entails is needed in the plan.  
Rejected
24. Policy 6.1.12 Vegetation Management needs expanding to include policies regarding the control of wilding pines and firs and to further open areas and protection of native tussock/matagouri association.  
Adopted (see Page 24)
25. Policy 6.36 Shelter planting should include exotic and native species.  
Rejected
26. The "Explanation of development proposals" should be amended as follows.  
(a) Substitute 'supplement' in place of 'complement'.  
(b) Amend to include native and exotic species for planting into informal recreational areas.  
(c) Establishment of planting is more likely to succeed on low spots rather than high spots. Planting high spots may also interfere with views.  
Adopted (see Page 24)
27. Formal seating on the hill above the playing fields is considered inappropriate and unnecessary.  
Rejected
28. The existing vegetation paragraph, rainfall figures and symbols on Map 2 all need minor amendments.  
Adopted  
Submissions 16-28 : Department of Conservation
29. The existing shelter belt is not appropriate in a parkland setting and should be gradually removed or merged with future planting programmes.  
DOC, M King  
Rejected (see Page 18)
30. That provision be made for a primary school on the reserve.  
SEB  
Rejected
31. That the main entrance of Poplar Drives sweep around the south side of Trigg Hill and up the natural gradient of the east side to the top of Trigg Hill with an offshoot to the left to connect with Oregon Drive.  
F A Binney  
Rejected

32. That the playground be relocated to a safer site.

F A Binney, J J Jardine, N King

Rejected

33. That a tea kiosk be constructed on the top of Trigg Hill.

F A Binney, J J Jardine, C S & R E M Carr

Rejected (see Page 22)

34. Make provision for an alternative extension of the Frankton Arm Walkway.

Adopted

35. Suggestion that development take place in five stages with Stage 1 Initial Development Stage, Stage 2 Construction of Sportsfield Developing Landscaping, Stage 3 Further Development of Sportsfields/ Construction of Swimming Pool/Indoor Sports Stadium, Stage 4 Construction of community facilities and Stage 5 Construction of allweather athletics tracks/amphitheatre.

Rejected (see Page 24)

Submission 34 & 35 : J J Jardine

36. The proposed area for pony club use is of limited value and should be located south of the Poplar Drive road alignment with a bridle trial and cross country track being developed around the park.

WRC & WPC

Adopted in part (see Map 3)

37. That the school be located on the north side of the reserve with playing fields, olympic size swimming pool, tennis courts, gymnasium and playground all incorporated into the overall plan.

Rejected

38. The area south of the paper road be kept in its natural state.

Adopted

39. That the natural contour of the hill and pond areas be retained with minimum earthworks.

Adopted

40. That a triathlon or BMX track be included south-east of the hill.

Rejected

41. Allow for provisional sheep grazing only.

Adopted (see Page 23)

42. Walking paths as opposed to vehicular access to all parts of the reserve.

Rejected

43. Provide equestrian area to south-west of the hill among existing pine trees with cleared area for showgrounds.

Rejected

44. Provide softball grounds to the west side of the hill incorporating hill as grandstand.

Adopted

45. Underground servicing to all areas.  
Accepted

Submissions 37-45 : C S & R E M Carr

46. Any future school be sited in the vicinity of Lakeland Camp.  
Rejected

47. Area of reserve fronting Lake Wakatipu to be retained in natural state.  
Adopted

Submissions 46-47 : B A S Wilson

48. A walkway network with associated fitness course and nature trail be developed.

J Anderson

Adopted in Part (see Page 22)

49. Realign access road and Poplar Drive extension to improve aesthetics.  
Adopted

50. Provision should be made for public toilets.  
Adopted (see Map 3)

51. The scenic views to the south should be made more accessible by provision of seats, car parks, picnic areas and so forth.  
Adopted (see Map 3)

52. That the area of unclassified reserve be reduced and exchanged for the area in the north-east corner.  
Rejected

53. Development plans ignore the major attributes of the site.  
Rejected

Submissions 49-53 : M King



# LANDSCAPE CHARACTER ZONES

1  
2  
3

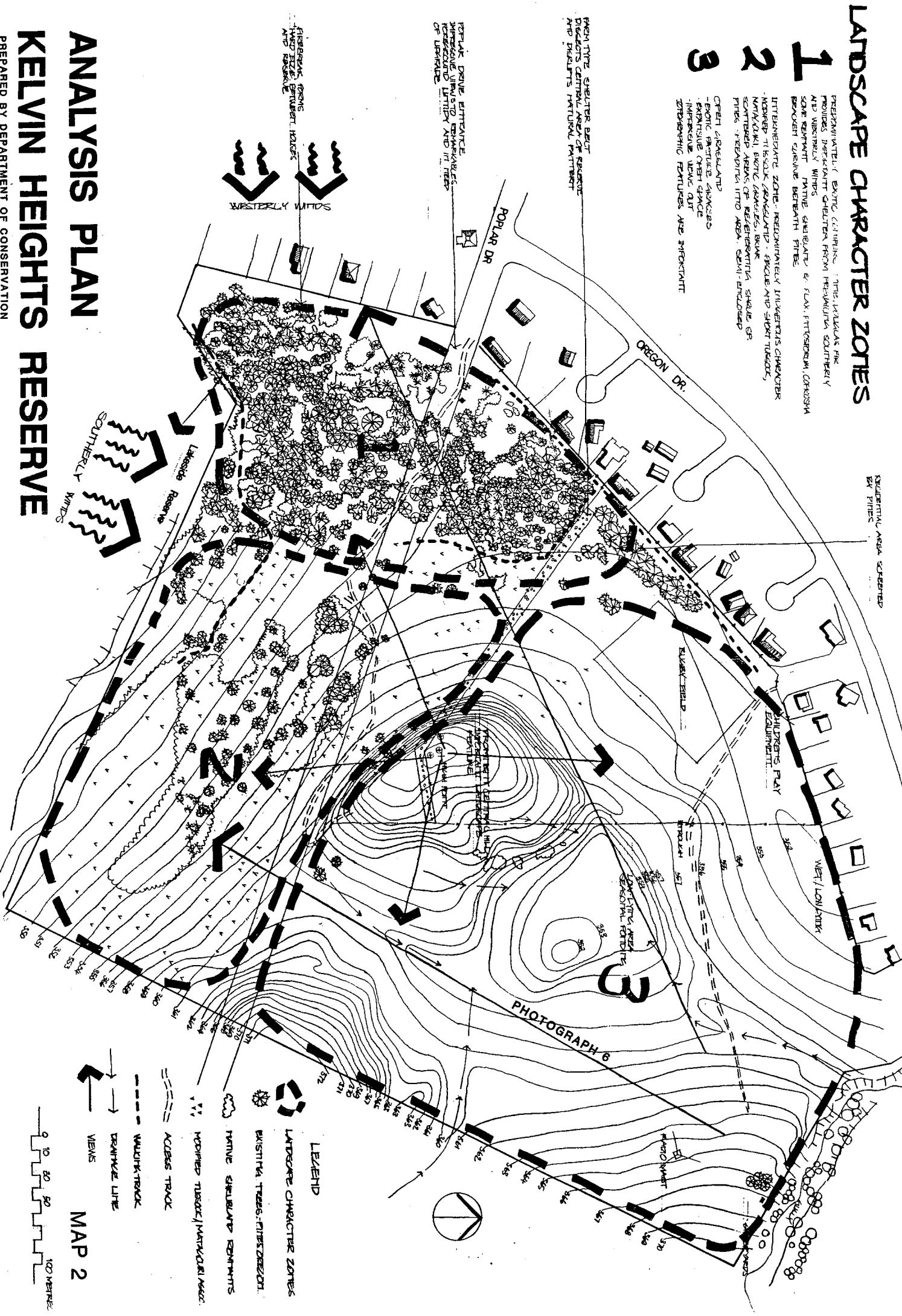
- 1. PREDOMINANTLY EXOTIC CULTURES. THE PALM-LIKE PINE PROVIDES PROMINENT CHELTERA FROM PEQUAMUNTA SOUTHERLY AND WESTWIND WINDS. SOME RESIDENT NATIVE CHELTERA & FLAX FITZGERALD, COROSMA BROOKER GARDENS BEHIND THE PINE.
- 2. INTERMEDIATE ZONE. PREDOMINANTLY INDIGENOUS CHARACTER. HOWEVER, TIBSUK, GARDENING, PINE AND SHORT TOWER, MAMAKUKI, BONG, GARDENS, BONG, SCATTERED AREAS OF RESIDENT NATIVE, SQUID, SP. PINE, FRESHWATER TRO. AREA, SEMI ENCLOSED.
- 3. OPEN APRESLAND. EXOTIC FACTORS ADVANCES. PROMINENT OPEN SPACE. IMPROVED VIEW OF TROPICANIC FEATURES ARE PROMINENT.

FROM TYPE SHELTER BEAT DISCLOSES CENTRAL AREA OF RESERVE AND DETAILS NATURAL PATTERN.

POPULAR DRIVE ENTRANCE. PROMINENT DRIVERS REMARKABLE FRESHWATER UTILITY AND IN VIEW OF UPRIVER.

RESERVE, FROM THE WEST, WESTWIND WINDS AND RESERVE.

RESIDENTIAL AREA SCHEMATIC BY PINE



## ANALYSIS PLAN

## KELVIN HEIGHTS RESERVE

PREPARED BY DEPARTMENT OF CONSERVATION  
QUEENSTOWN JAN 1990

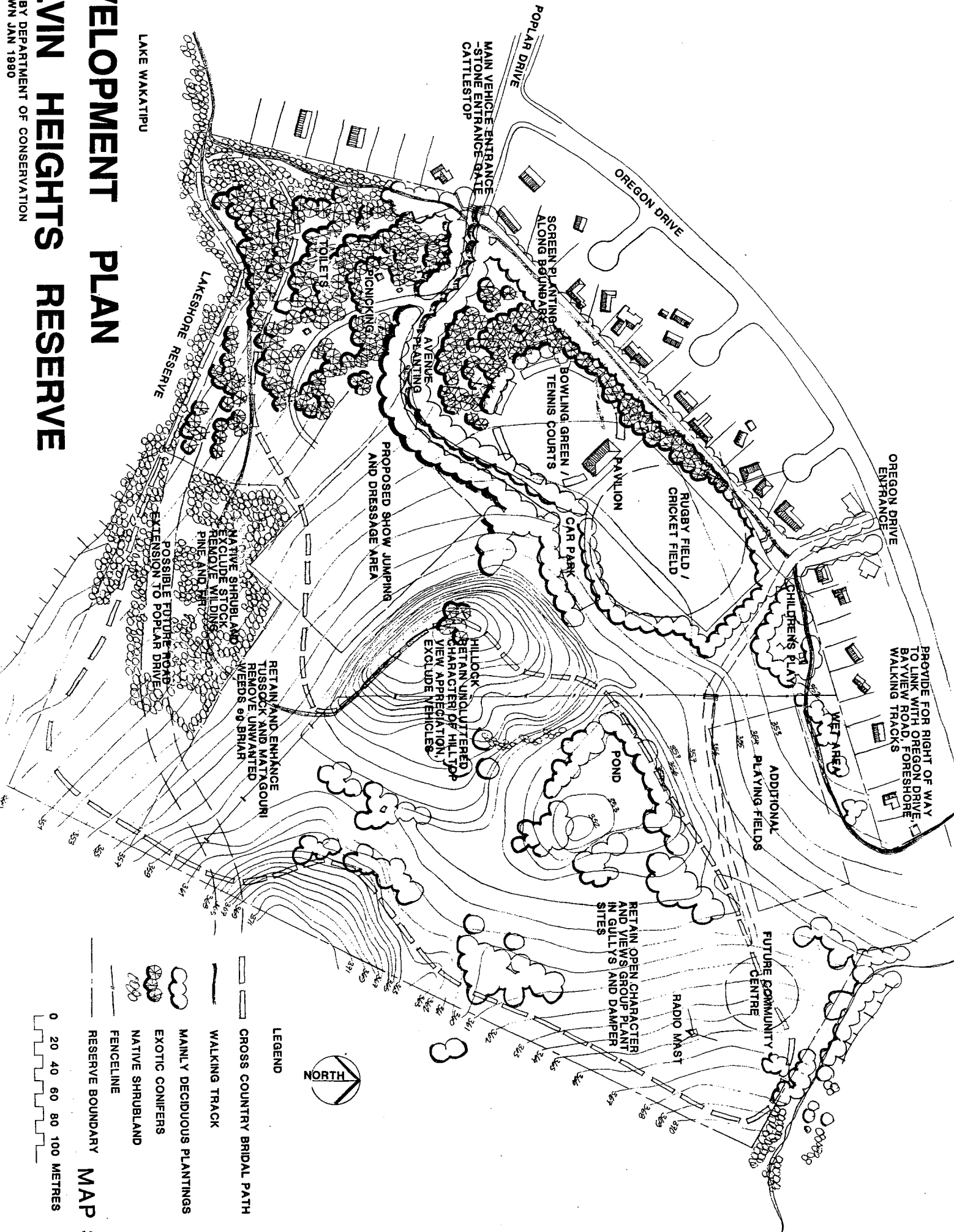
MAP 2

# DEVELOPMENT PLAN

## KELVIN HEIGHTS RESERVE

PREPARED BY DEPARTMENT OF CONSERVATION  
 QUEENSTOWN JAN 1980

LAKE WAKATIPU



PROVIDE FOR RIGHT OF WAY TO LINK WITH OREGON DRIVE BAY VIEW ROAD, FORESHORE WALKING TRACKS