

**Community & Services Committee  
2 November 2017**

**Report for Agenda Item 1**

**Department: Community Services**

**Naming of a future reserve in Hanley's Farm to be vested with the Queenstown Lakes District Council**

**Purpose**

- 1 To consider and approve the proposed name of a future reserve within the Hanley's Farm subdivision, Queenstown.

**Recommendation**

That the Community and Services Committee:

1. **Note** the contents of this report and in particular;
2. **Accept** the recommendation to approve the future recreation reserve legally described as Lots 97 and 99 of the Hanley's Farm sub division development, named 'Hanley Park'.
3. **Approve** the gazetting of the recreation reserve when vested.

Prepared by:



Maddy Jones  
Parks Officer (Projects)

16/10/2017

Reviewed and Authorised by:



Stephen Quin  
Parks Planning Manager

18/10/2017

## Background

- 2 The Hanley's Farm sub division development was originally part of the wider Remarkables Station. The area of the Station was once known as Hanley Downs and named after Irish immigrant, John (Jack) Hanley.
- 3 Hanley was recorded as one of the Stations 'wheat harvest hands' from 1899. He then became head Shepard of the Station until he died in 1941. Jack Hanley is buried in the Frankton Cemetery adjacent to the Jardine Family who were the owners of the Station.
- 4 The main road entering the subdivision and accessing the reserve is to be called 'Jack Hanley Drive'.
- 5 Dan Wells on behalf of RCL Henley Downs Ltd requested that Council formally name the future recreation reserves to be vested with Council and legally described as Lots 97, and 99 of the Hanley's Farm subdivision development.
- 6 The future reserves cover 3.13ha and are located within the vicinity of Woolshed and Kingston Roads, Queenstown. Please refer to Attachment A for the location of this reserve.

## Comment

- 7 The Parks and Reserves Naming Policy outlines the criteria to assess suggested names.
- 8 Step 1 as part of the QLDC Parks and Reserve Naming Policy requires Iwi consultation as part of the decision making framework. Local Iwi have been consulted via KTKO Ltd who have advised they have no specific concerns with the proposed name for the reserve.
- 9 The proposed name for the future reserves within the vicinity of Hanley's Farm subdivision development met the following criteria's contained within the naming policy – 2. Historical Person or Event and 6. Associated name.

## Options

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

- 11 Option 1 Formally name the reserve

Advantages:

- 12 Relevant name formally adopted to provide the reserve a 'sense of place' and recognises local usage with the associated name.

Disadvantages:

- 13 It may cause potential conflict as the wider community have not been consulted on regarding the name.

14 Option 2 Seek alternative name options

Advantages:

- 15 Allow for other name applications for the reserve and measure best option as per the Parks and Reserves Naming Policy.

Disadvantages:

- 16 Alternative name applications may not be received.  
17 Costs associated with further consultation.

18 Option 3 Do not formally name the reserve

Advantages:

- 19 Avoid any conflict or disagreement with other interested parties wanting to apply for an appropriate name.

Disadvantages:

- 20 The reserve is left with a name that the community are not entirely happy with.

- 21 This report recommends Option 1 for addressing the matter.

***Significance and Engagement***

- 22 This matter is of low significance, as determined by reference to the Council's Significance and Engagement Policy because the reserves are not considered strategic assets.

***Risk***

- 23 This matter does not have significant risk. This risk is noted as OR26, as documented in the Council's risk register. The risk is classed as low. Risk of judicial review can arise if Council fail to name reserves in accordance with the Naming of Parks & Reserves Policy. The recommended option considered above mitigates the risk by recommending names that are in accordance with Councils policy.

**Financial Implications**

- 24 There is a small fee associated with the Gazette process charged on an annual basis.

**Council Policies, Strategies and Bylaws**

- 25 The following Council policies, strategies and bylaws were considered:

- Significance Policy – this decision does not meet any of the significance thresholds.
- Parks & Reserves Naming Policy – to determine the process for naming these reserves.

26 The recommended option is consistent with the principles set out in the named policy/policies.

27 This matter is not included in the 10-Year Plan/Annual Plan

### **Local Government Act 2002 Purpose Provisions**

28 The recommended option:

- Will help meet the current and future needs of communities for good-quality local infrastructure, local public services, and performance of regulatory functions in a way that is most cost-effective for households and businesses by providing a sense of place and associated reference for the reserve;
- Is consistent with the Council's plans and policies; and
- Would not significantly alter the intended level of service provision for any significant activity undertaken by or on behalf of the Council, or transfer the ownership or control of a strategic asset to or from the Council.

### **Consultation: Community Views and Preferences**

29 The persons who are affected by or interested in this matter are residents and ratepayers of the Queenstown Lakes District Community and local Iwi.

30 The community have not been consulted because the matter is not considered to be of such significance to require wider consultation.

31 As per the naming policy requirements, the Parks and Reserves Officer has consulted with Iwi to determine whether the open space or surrounding area is of significance to Maori in accordance with the processes and protocols developed with the relevant Papatipu Runanga o Ngai Tahu.

32 Kai Tahu Ki Otago (KTKO) Ltd has advised that there is no objection to the proposed names

### **Attachments**

A Location of the reserves







## GENERAL DEVELOPMENT NOTES:

1. All parcel areas and dimensions shown are subject to survey, Council and LINZ approvals and may vary on final survey.
2. Refer to existing CFRs (titles) for existing registered interests.
3. Proposed easements are to be determined.
4. Boundaries and easements will follow as-built infrastructure. Easements are to be granted or reserved on deposit of the survey plan.
5. Aerial imagery is sourced from QLCD GIS, imagery date is 14 March 2013.

## SUBDIVISION NOTES (DP1 Stage 2):

## VEST AS ROAD

Lots 1 - 6 hereon are to vest in Queenstown Lakes District Council as Legal Road.

## VEST AS RESERVE

Lots 97 and 99 are to vest in Queenstown Lakes District Council as Recreation Reserve.

## ESPLANADE RESERVES

N/A - there are no streams with beds > 3m average width.

## EASEMENTS TO CANCEL (S.243e)

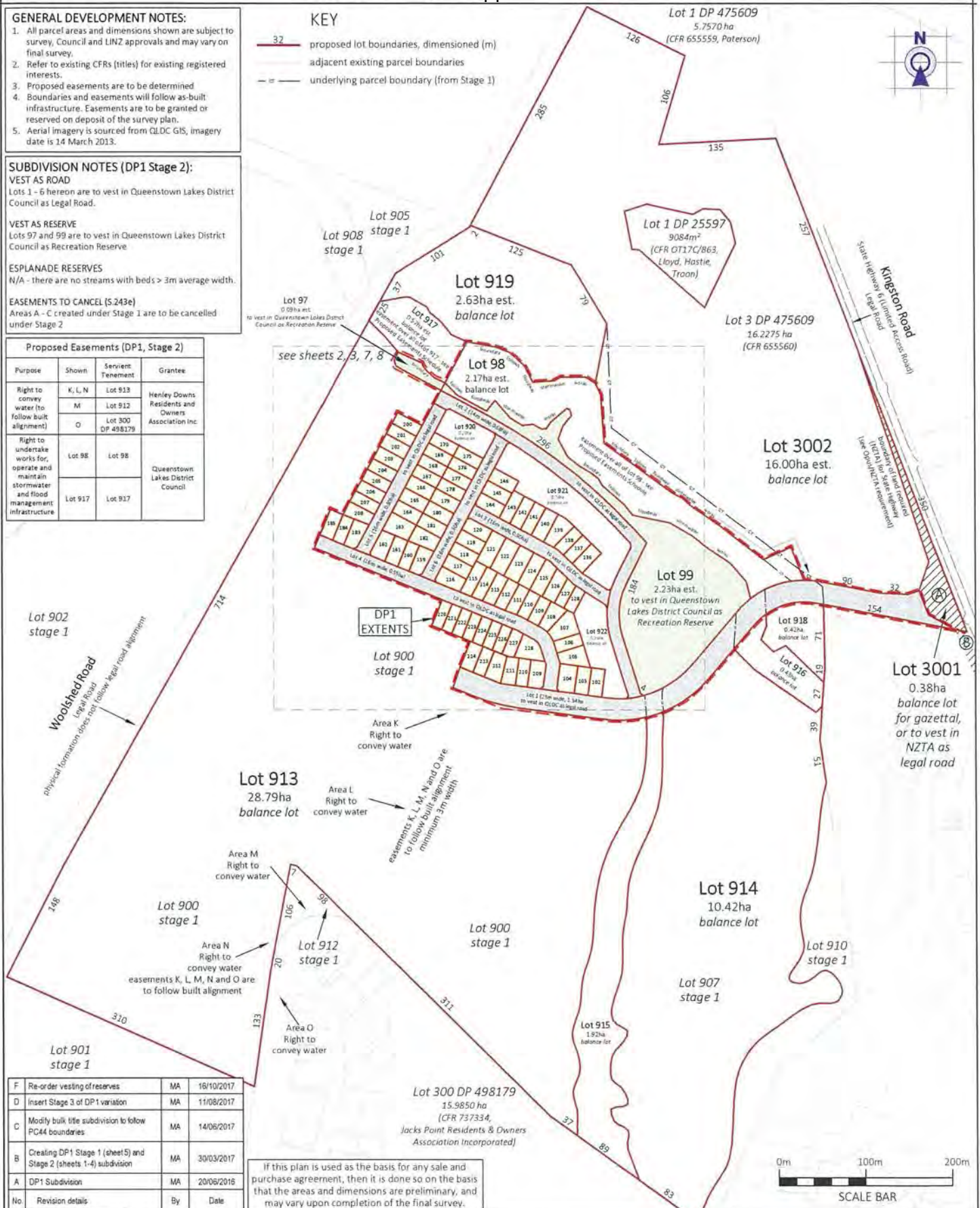
Areas A - C created under Stage 1 are to be cancelled under Stage 2

## Proposed Easements (DP1, Stage 2)

Purpose	Shown	Servient Tenement	Grantee
Right to convey water (to follow built alignment)	K, L, N	Lot 913	Henley Downs Residents and Owners Association Inc.
	M	Lot 912	
	O	Lot 300 DP 498179	
Right to undertake works for, operate and maintain stormwater and flood management infrastructure	Lot 98	Lot 98	Queenstown Lakes District Council
	Lot 917	Lot 917	

## KEY

- 32 proposed lot boundaries, dimensioned (m)
- adjacent existing parcel boundaries
- underlying parcel boundary (from Stage 1)



F	Re-order vesting of reserves	MA	16/10/2017
D	Insert Stage 3 of DP1 variation	MA	11/08/2017
C	Modify bulk title subdivision to follow PC44 boundaries	MA	14/06/2017
B	Creating DP1 Stage 1 (sheet 5) and Stage 2 (sheets 1-4) subdivision	MA	30/03/2017
A	DP1 Subdivision	MA	20/06/2016
No	Revision details	By	Date

If this plan is used as the basis for any sale and purchase agreement, then it is done so on the basis that the areas and dimensions are preliminary, and may vary upon completion of the final survey.

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T 03 441 4715  
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Areas A and B hereon are subject to an NZTA land requirement for State Highway (see Opus detail).

- See sheet 2 for DP1 Stage 2 lot areas and dimensions.
- See sheet 3 for DP1 Stage 2 building envelope detail.
- See sheet 4 for title interests detail and aerial imagery overlay.
- See sheet 5 for the DP1 Stage 1 Subdivision.
- See sheet 6 for the DP1 Stage 3 Subdivision.
- See sheet 7 for DP1 Stage 3 lot areas and dimensions.
- See sheet 8 for DP1 Stage 3 building envelope detail.



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Client: **RCL Henley Downs Limited**  
**Hanley's Farm**  
**Kingston Road, Queenstown**

Proposed Drawing Title: **Subdivision Plan - DP1 Variation - Stage 2**  
Lots 1-6, 98-99, 102-128, 136-146, 156-170, 175-182, 183-185, 200-208, 209-214, 220-228, 913-922 & 3001-3002 being a Proposed Subdivision of Lots 900, 905, 907 & 909 Stage 1 & Lot 3 DP 475609

Surveyed by	MA	Original Size	Scale
Designed by	RCLB	A3	1:4000
Drawn by	MA		
Checked by	SW		
Approved by	SW		
Job Ref	Q6205 - 12	Sheet No	1
Revision No	F	Date Created	16/10/2017