

QLDC Council
27 November 2014

Report for Agenda Item: 8

Department:
Operations

8: Proposal to Vest Reserve Land – Shotover Country Stage 1D



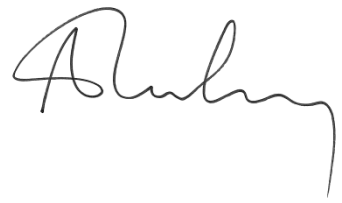
Purpose

- 1 To consider the vesting of reserves as part of the proposed subdivision Shotover Country - Stage 1D, Ladies Mile.

Recommendation

- 2 *That Council:*
 - a. **Approve** the vesting of proposed Lots 620 as Local Purpose Reserve (pedestrian/cycle access) and 621 as Recreation Reserve in lieu of the reserve land and cash contributions payable for the proposed subdivision of Shotover Country – Stage 1D. Subject to the following works being undertaken at the applicants expense:
 - i Consent being granted for the subdivision of Shotover Country, Activity Areas 1D.
 - ii Presentation of the reserve in accordance with Council's standards for reserves.
 - iii A potable water supply point to be provided at the boundary of the reserve lot.
 - iv The registrations of a fencing covenant under s6 of the Fencing Act 1978 on the reserves to vest in QLDC to protect the Council from liability to contribute towards any work on a fence between a public reserve vested in or administered by the Council and any adjoining land.
 - v A five year maintenance period commencing from practical completion of the reserve improvements.
 - b. **Accept** the offer for reserve improvements for Lots 620 and 621 of the proposed subdivision of Shotover Country – Stage 1D to be agreed with the Manager, Parks & Operations, subject to:
 - i Consent being granted for the subdivision of Shotover Country, Activity Areas 1D.
 - ii The applicant demonstrating best value has been achieved through three prices being obtained for the improvements works associated with the reserves.

- iii The works to be completed to the satisfaction of the Manager: Parks & Operations.
- iv A credit be approved from the reserve contributions payable for the cost of the reserve improvements as approved by the Manager: Parks & Operations.

Report Advice Reviewed and Recommended by:	Reviewed and Authorised by:	Review and Authorised by
		
Mike Weaver Manager, Parks and Operations 12/11/2014	Ruth Stokes General Manager, Operations 12/11/2014	Adam Feeley Chief Executive 12/11/2014

Background

- 3 The Council has previously accepted the vesting of reserves at Shotover Country for prior stages of the development, most recently at its 30th October meeting. Attachment A identifies the reserve areas already vested within Shotover Country, the reserves proposed to be vested For Stage 1D and potential future reserves proposed to be vested.

Comment

- 4 The applicant proposes to vest Lot 620 (393 m²) as Local Purpose Reserve (pedestrian/cycle access). Lot 620 forms an important link to other areas within the Shotover development.
- 5 The applicant proposes to vest Lot 621 (5914m²) as Recreation Reserve. Lot 621 forms part of the wider green space network providing for the existing Wakatipu Cycleway which has been establishes through the Shotover Country to Lake Hayes Estate.
- 6 Stage 1D will include 41 allotments.
- 7 Attachment A identifies Stage 1D and the proposed reserve areas within the context of Shotover Country.
- 8 Based on the Council's 2014/2015 Development Contribution Policy, Stage 1D will result in a development levy for reserve improvements of \$55,391 (excl. GST).
- 9 The applicant seeks that the final development levy for reserve improvements be approved by the Manager, Parks & Operations to allow consideration of

the reserve design (yet to be formulated) Note: Figures were supplied by Clark Fortune McDonald & Associates on behalf of the applicant.

Options

- 10 Accept the proposal for the vesting and development of the reserves.
- 11 Reject or modify the proposal for the vesting of the reserves.

Assessment

- 12 Accepting the proposal aligns with the Resource Management Act and District Plan assessments undertaken during the consideration of the Outline Development Plan for Stage 1D.

Financial Implications

- 13 The applicant will meet the cost of reserve development and be required to maintain the reserves for the first five years. Beyond this, provision will need to be made within Council's maintenance budgets.

Local Government Act 2002 Purpose Provisions

- 14 In relation to section 10(1)(b) of the Local Government Act 2002 the proposed activity involves meeting the current and future needs of the Queenstown community for good quality local public services in a way that is most cost effective for households and businesses.

Council Policies

- 15 The following Council Policies were considered:
 - Policy on Significance, this decision is not considered significant.
 - Parks Strategy 2002, the vesting of the proposed reserve will contribute to providing a range of recreational opportunities. Lot 621 will assist to provide for the trail connections through Shotover Country whilst Lot 620 will facilitate future pedestrian connectivity. This will contribute to the vision expressed in the Strategy.
 - Development Contribution Policy 2014/2015:
 - The applicant has identified that the contribution requirements for reserve land per allotment are being exceeded by way of land approved or vested into Council ownership as reserve in previous stages
 - Stage 1D would generate a demand for Reserve Improvements at a rate of \$55,391 (excl. GST)

Consultation

- 16 No specific consultation has been undertaken.

Publicity

- 16 No specific media statement or public communication is considered necessary

Attachments

- A Reserve Scheme for Shotover Country prepared by Clark Fortune McDonald & Associates