

To: Queenstown Lakes District Council

***PROPOSAL TO VEST RESERVE LAND
AND RESERVE IMPROVEMENTS***

Activity Area 1D

SHOTOVER COUNTRY SPECIAL ZONE



CLARK FORTUNE MCDONALD & ASSOCIATES
REGISTERED LAND SURVEYORS, LAND DEVELOPMENT & PLANNING CONSULTANTS

1.0 Introduction

Clark Fortune McDonald and Associates represent Shotover Country Limited and Shotover Country No.2 Limited ('Shotover Country'). Shotover Country own land which forms part of the greater Shotover Country Special Zone located off Stalker Road, Queenstown. Subdivision consent will soon be lodged for development within Activity Areas 1D. This proposal sets out the overall intentions for Shotover Country and then details the proposed reserve land for the upcoming stage of development.

Shotover Country Special Zone has been approved by way of privately initiated plan change (PC41) creating a zone for residential and educational activities. The zone anticipates up to 800 dwellings and combined with the neighbouring Lake Hayes Estate may have a resident population similar to Arrowtown.

The applicant is offering that part of the site vest as recreation reserve land.

Details of the applicants proposal, ongoing maintenance responsibilities, programme timeframes and contribution offsets are discussed below.

2.0 Relevant Council Policies

2.1 Policy on Development and Financial Contributions

Council's Policy on Development and Financial Contributions contained within the QLDC 10 year Community Plan (2012-2022) details the provision for Reserve Land and Improvements.

The Policy states that the land contribution has been assessed at 27.5 m² for each residential dwelling. Under this policy, the Council may take the contribution in land, cash or a combination of land and cash. The policy sets out matters that would guide the form of the contributions (land or cash) and establishes circumstances where it may be appropriate to allow reserve assets to vest in the Council through the subdivision consent process, where they meet Council's reserve requirements, and credit them against the contributions required.

The policy states that *"any such proposals will need to be the subject of an agreement with Council before the consent is issued, and will be dealt with on a case by case basis."*

The Policy suggests that the land should not be taken for reserve unless the criteria for a Neighbourhood Reserves are met. These requirements are provided for within the QLDC Parks Strategy (2002).

2.2 QLDC Parks Strategy 2002

The Parks Strategy approved by the Council in October 2002 identifies that there is a major need in the next 20 years for neighbourhood and local reserves.

The Parks Strategy outlines policies for reserves to be considered by the QLDC. The introduction states that the vision for the district is to provide an abundance of quality parks for recreation, sport and amenity interlinked by green corridors providing safe walking and cycling routes while also providing wildlife refuge and sustaining ecological values. The urban communities will have easy access to river, lake and mountain fringes as well as good access to developed parks and reserves.

The 'green network' throughout the QLDC will be supported by local communities that value public open space and take an active role in its management and enhancement and appreciate the quality of the natural landscape.

A draft policy has been developed for the main reserve categories of:

Sports Ground – Golf/Exclusive Use
Sports Ground – Mixed Use
Neighbourhood Reserve
Local Reserve
Community Building Reserve
Open Space / Passive Reserve

For the entire Shotover Country Zone many, if not all of the reserve categories may be applied. The Zone encompasses an area of approximately 120 hectares and is intended to be a complete community in its own right and the applicant's desire is to create an enjoyable place to live with an abundance of quality spaces for recreation, sport, amenity and easy access to the outstanding natural landscape that makes Queenstown a unique and special place.

3.0 The Overall Concept for Shotover Country Zone and Surrounding Area

An overall area wide reserves network plan is attached to this document (Attachment A). This plan puts in context the reserves proposal for the zone and wider community.

The overall reserves concept plan shows the areas where likely future development will take place based on what is anticipated within the zone.

Adjoining this current subdivision to the east is Lake Hayes Estate being a fully developed neighborhood of approximately 550 dwellings, which includes a fully established reserves network. The vision for Shotover Country is to link directly through a reserves network with Lake Hayes Estate.

3.1 Equestrian Area

One item included in the reserves concept is the possibility of an Equestrian Reserve. Various meetings have taken place between Shotover country, the Equestrian Incorporated Society for the Wakatipu and the Council. It is anticipated that upon further discussions between the parties and at the time of development within Activity Areas 1E and 1F a proposal will be put forward to the Council. At this stage, this application does not include approval for this area.

3.2 Activity Area 3A – Shotover Primary School

The Ministry of Education have purchased Activity Area 3A and construction on the Primary School site has commenced. The primary school is anticipated to be operational by mid 2015. The Ministry has unofficially agreed that the school grounds will be open to the public for recreational use outside of school hours. Shotover Country is also in negotiations with the Ministry on providing the necessary funding for the construction of the school gymnasium on the proviso that the facility will be available for the wider community outside of school hours. This is currently a commercial negotiation that involves the Council but sits outside of this current application.

The school site itself is central to the development and adjacent to the school is a medium to high density residential neighbourhood and small commercial area. Given this will be the focal point of the development it is anticipated that there will be a central public meeting place/open space for the community to enjoy. This may become a place in the District that visitors to the Shotover Country community will enjoy. These matters are currently under negotiation.

Given the establishment of the school and associated recreation facilities, additional neighbourhood reserves would be established further out from the centre of the zone in subsequent stages of subdivision. Applications for individual reserve areas would be made in conjunction with the subdivision applications at that time. The locations of these reserves shown on the plan are indicative only at this time.

3.3 *Green Space Corridor*

Significant local reserves are proposed which traverse the Zone and provide an accessible green space network through the urban development. These green corridors will link the adjacent Queenstown Trails Trust Twin Rivers cycleway via a walkway/cycleway with the proposed primary school, commercial area and on to Lake Hayes Estate. It is envisaged that this walking and cycling link will form a part of the wider Queenstown including the New Zealand pedestrian access network. This green corridor will be similar in nature to that established at Lake Hayes Estate. The corridor through Lake Hayes Estate owned by the Council as Recreation Reserve is approximately 50m in width and meanders through the development. It is anticipated this same corridor will continue through Shotover Country providing a cohesive well connected green space network benefiting both communities.

A number of these corridors have been established through Stages 1 – 8 of the development to date.

3.4 *Historic Cottage*

The zone includes Hick's Cottage, a historic building that is undergoing stabilisation. Consideration is currently being given to its long term use which may include community activities. Any proposal for the use of this building for community purposes would be subject to a separate application.

3.5 *Regionally Significant Wetland*

The zone also contains a regionally significant wetland. The zone provisions require preservation of the area to be retained as open space and for recreational purposes. It is anticipated that the wetland will provide a wildlife refuge and sustain ecological values. The Zone is bordered to the south west by the Kawarau and Shotover Rivers with over 1.7km of continuous marginal strip. The reserves network is proposed to provide for easy access to these areas for the enjoyment of the Shotover Country and Lake Hayes Estate communities and the wider Wakatipu community.

4.0 Activity Area 1D Subdivision Application: Proposed Vesting of Reserve Land

This current proposal for the vesting of reserve land relates to Activity Area 1D.

The overall reserves proposal including the land to vest as part of Activity Area 1D is shown on the Area Wide Reserves Network Plan for Shotover Country and contained within Attachment [A].

A copy of the Structure Plan for Shotover Country showing Activity Area 1D is included as Attachment [B].

The area of reserve to vest into Council ownership as part of this application is shown as Lots 620 and 621 on the Outline Development Plan contained in Attachment [C].

5.0 The Applicants Ongoing Maintenance Requirements

The applicant is aware of the costs associated with the maintenance for reserve areas. It is not generally considered reasonable that the Council take over the maintenance before the subdivision is complete and/or housing development is taking place. The applicant therefore proposes an ongoing maintenance regime for the Reserve for a 5 year period from such time as the land has vested with the Council.

6.0 Development Contribution Offset

The Council can levy contributions for Reserve land and Improvements for an area where there is a need for these to be provided. The QLDC Parks Strategy identifies that reserve land and improvements are a requirement within this area and in accordance with Council Parks Strategy and the Development and Financial Contributions Policy the applicant is offering suitable reserve land and improvements to be provided for the surrounding community.

6.1 Reserve Land

Shotover Country has vested land for the purposes of Recreation Reserve throughout the development. To date subdivision consent has been approved for 344 residential allotments, being Stages 1 – 7 of Activity Areas 1a, 1b, 1c, part of 2c and Stages 1 – 3 of Activity Area 2a. Reserve land has been approved or has vested into Council ownership as follows:

Lot 104 DP 463420	2,015m ²
Lot 105 DP 463420	1,320m ²
Lot 201 DP	586m ²
Lot 204 DP	578m ²
Lot 203 DP	312m ²
Lot 204 DP 463420	1,436m ²
Lot 205 DP 471696	6,776m ²
Lot 206 DP 471696	10,053m ²
Lot 600	4,000m ²
Lot 603 DP	5,629m ²
Lot 604 DP	1,105m ²
Lot 605 DP	608m ²
Lot 606 DP	200m ²
Lot 607 DP	196m ²

TOTAL: 34,814m² (3.4814 hectares)

It was agreed that lots 604 and 605 would not contribute to a development contribution offset.

Council's Development Contribution Policy 2014/2015 sets a maximum development contribution of 27.5m² of land per residential allotment. Section 203 of the Local Government Act 2002 also sets out the maximum contribution payable. To date Shotover Country has vested 101.20m² of land per residential allotment.

This application relates to Activity Area 1D which will include 41 allotments. The applicant proposes to vest Lot 620 being 393m² as Local Purpose Reserve (pedestrian/cycle access). Lot 620 forms an important link to the other areas of development. Lot 621 will vest as recreation reserve, the same status as the adjoining reserve which forms part of the wider green-space network and includes the existing formed Wakatipu Cycleway which is established through Shotover Country to Lake Hayes Estate.

6.2 Reserve Improvements

Subdivision consent will soon be lodged with the Council to create the 41 residential allotments located within this Activity Area.

Overall, based on the Councils' 2014/2015 Development Contribution Policy, Activity Area 1D will result in a development levy for reserve improvements of \$55,391 (excl. GST).

Reserve improvements will include formation of the pedestrian access way and associated landscaping within the reserve area. The value of the reserve improvements will be determined at the time of development with the actual costs of those works being demonstrated to the Council. Any costs will be offset against the relevant contribution payable. Any additional levy will be paid at the time of subdivision approval for 224 (c).

7.0 Conclusion

The Reserve has been designed to meet Council's relevant policies.

The reserve land asset acquired by the Council would exceed the monetary value and land requirement set out within the Development Contribution Policy and the Local Government Act 2002. The applicant's proposal includes an ongoing 5 year maintenance responsibility

Numerous reserve approvals have already been provided within Shotover Country. The applicant anticipates similar conditions of this approval as follows:

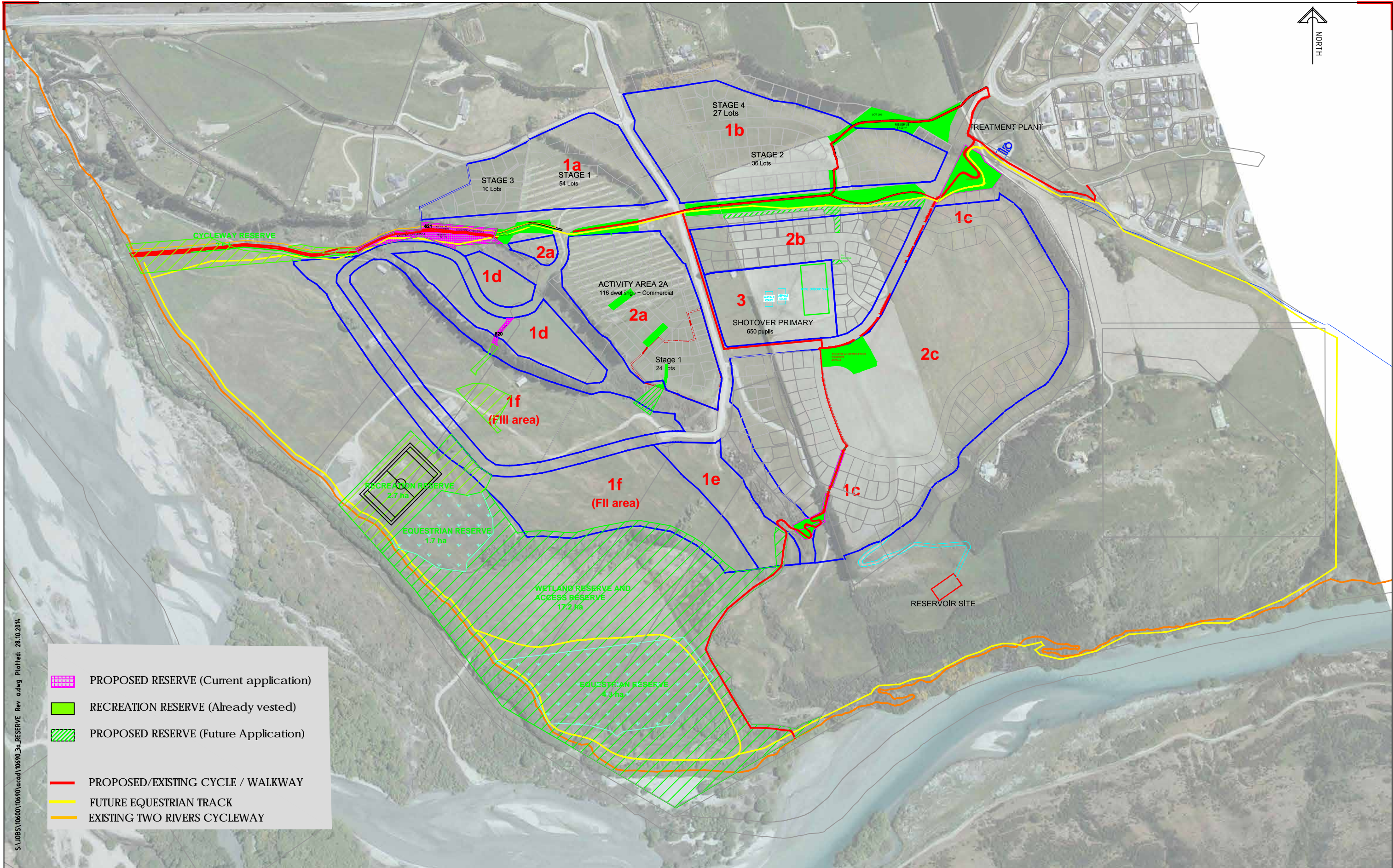
- 1. Subject to consent being granted for the subdivision of Shotover Country – Activity Areas 1D, that Council accept the vesting of the proposed Lot 620 as Local Purpose Reserve (pedestrian/cycle access) and 621 as Recreation Reserve in lieu of the reserve land and cash contributions payable for the proposed subdivision subject to the following works at the applicant's expense:**



- i. **Presentation of the reserve in accordance with Council's standards for reserves**
 - ii. **A potable water supply point to be provided at the boundary of each reserve lot.**
 - iii. **The registration 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.**
 - iv. **A five year maintenance period commencing from practical completion of the reserve improvements.**
2. **Subject to consent being granted for the subdivision of Shotover Country – Activity 1D, that Council accept any reserve improvements as agreed with the General Manager Community Services.**
3. **Final approval is subject to the applicant demonstrating the actual costs of the improvements through providing the costs estimates from the contractor for the construction of the reserve improvements.**
4. **A credit be approved from the reserve improvement contributions payable for the actual cost of the reserve improvements as approved by the General Manager Community Services.**

ATTACHMENT A

AREA WIDE RESERVES NETWORK PLAN (Reserve Scheme Plan)



S:\005\10690\10690_acad\10690_3a_RESERVE Rev a.dwg Plotted: 28.10.2014

- PROPOSED RESERVE (Current application)
- RECREATION RESERVE (Already vested)
- PROPOSED RESERVE (Future Application)
- PROPOSED/EXISTING CYCLE / WALKWAY
- FUTURE EQUESTRIAN TRACK
- EXISTING TWO RIVERS CYCLEWAY

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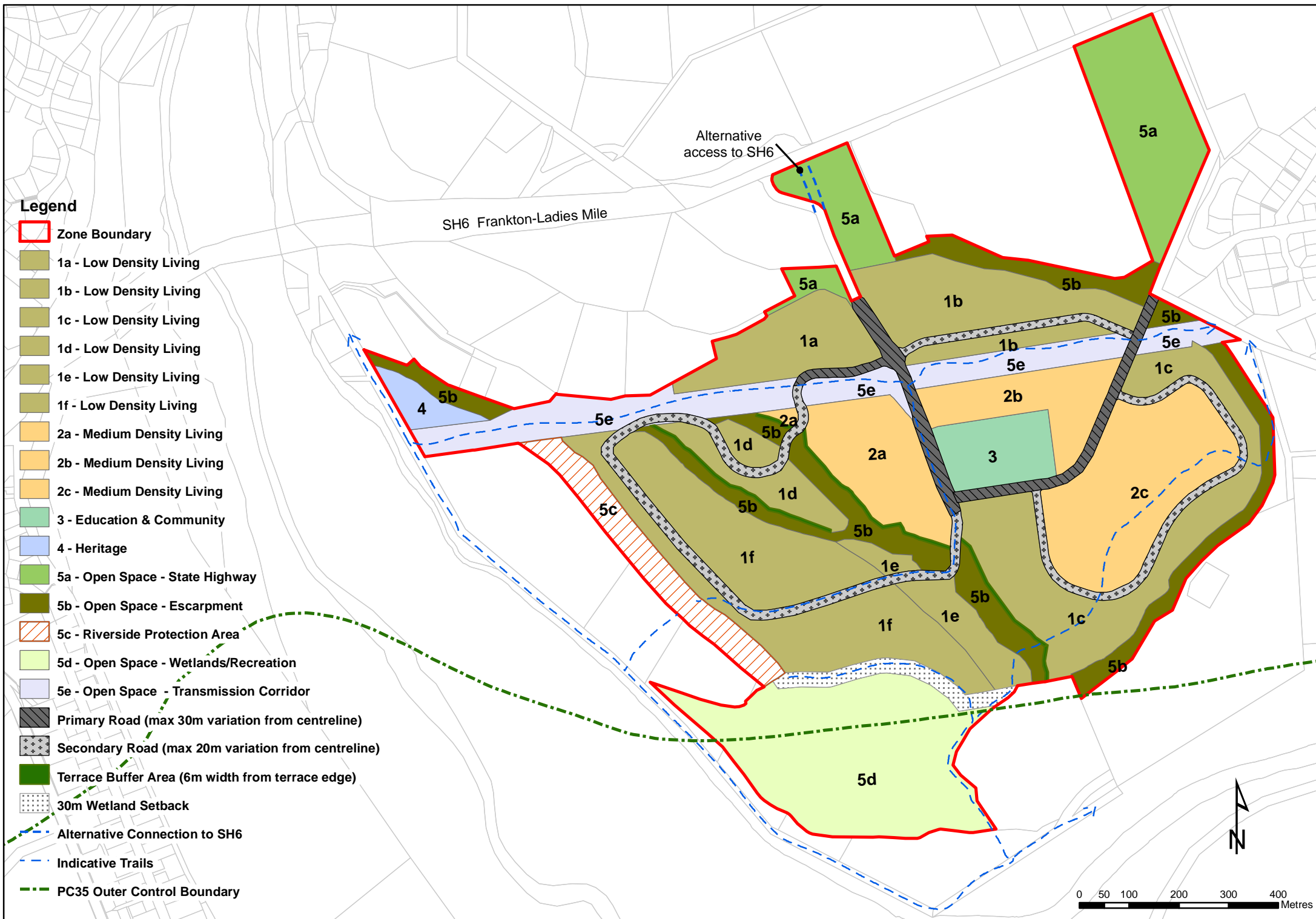
Rev.	Date	Revision Details	By
a	8.7.14	Change hatch and legend	CFM

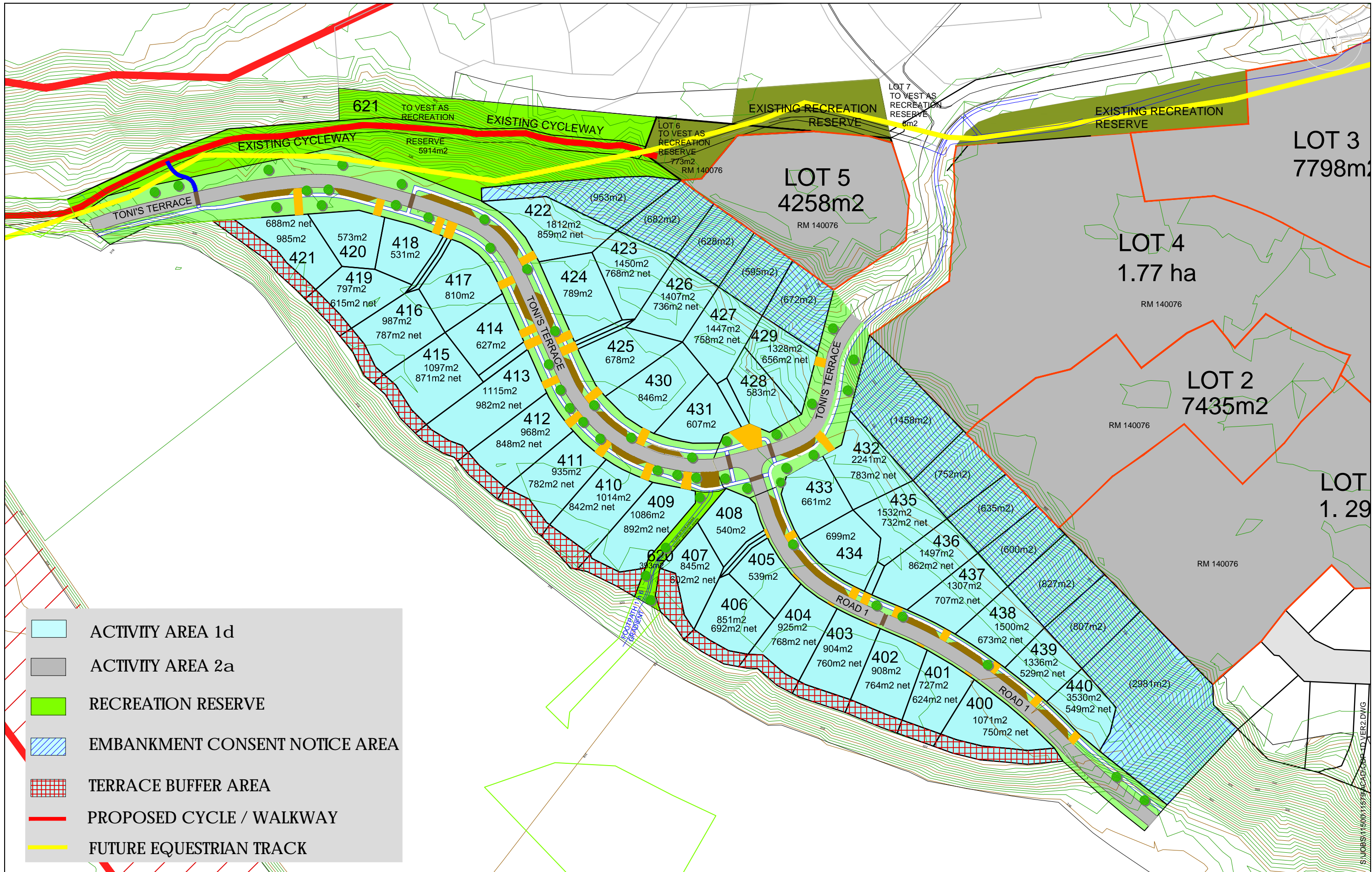
RESERVE SCHEME

Client	Shotover Country Ltd	Surveyed	Signed	Date	Job No.	Drawing No.
		Drawn	Signed	Date	10690	3
Notes:		EM	Signed	29.05.14	Scale	1:5000 @ A3
All dimensions shown are in meters unless shown otherwise.		Designed	Signed	Date	Datum & Level	MT NIC 2000 MSL
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- Using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions.						
- Ensuring the information is the most recent issue.						
- Copyright on this drawing is reserved.						

ATTACHMENT B

SHOTOVER COUNTRY SPECIAL ZONE: STRUCTURE PLAN





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Iss.	Date	Details	By	Ver.	App.
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SHEET 1 OF 2

Project:
SHOTOVER COUNTRY
Client:
SHOTOVER COUNTRY LTD

Surveyed	Signed	Date
SM		XXXXX
Drawn	Signed	
NM		2014
Designed	Signed	
NM		15.10.14
Approved	Signed	

Drawing Title:
OUTLINE DEVELOPMENT PLAN
ACTIVITY AREA 1d

Job No.	Drawing No.
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Scale	Datum & Level
1:1500 @ A3	MSL
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