

QLDC Council
30 October 2014

Report for Agenda Item: 7

Department:
Operations

7. Proposal to Vest Reserve Land – Shotover Country Stage 2C

Purpose

- 1 To consider the vesting of a reserve as part of the proposed subdivision Shotover Country - Stage 2C, Stalkers Road, Ladies Mile.

Recommendation

2 *That Council:*

- a. **Approve** the vesting of proposed Lot 600 as recreation reserve in lieu of the reserve land and cash contributions payable for the proposed subdivision of Shotover Country – Stage 2C. Subject to the following works being undertaken at the applicants expense:
 - i Consent being granted for the subdivision of Shotover Country, Activity Areas 2C.
 - 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 Lot 600 of the proposed subdivision of Shotover Country – Stage 2C to be agreed with the Manager, Parks & Operations, subject to:
 - i Consent being granted for the subdivision of Shotover Country, Activity Areas 2C.
 - ii The applicant demonstrating best value has been achieved through three prices being obtained for the improvements works associated with the reserve.

- 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 Prepared by:



Mike Weaver
Manager, Parks and Operations

17/10/2014

Reviewed and Authorised by:



Ruth Stokes
General Manager Operations

17/10/2014

Background

- 3 The Council has previously accepted the vesting of reserves at Shotover Country for prior stages of the development, most recently at its 29th August meeting. Attachment A identifies the reserve areas already vested within Shotover Country, the reserve proposed to be vested For Stage 2C and potential future reserves proposed to be vested.

Comment

Stage 2C

- 4 Lot 600 (4000m²) is proposed to be vested as reserve in this stage. Attachment A identifies this area in the context of Shotover Country.
- 5 Lot 600 is in a central location, south of Jones Avenue opposite the school site with road access on three boundaries. The land, being flat and in close proximity to residential use is well placed to complement the other reserve types provided to date within Shotover Country.
- 6 Stage 2C will include 182 allotments. The reserve land (4000m²) has been recommended by Council staff to vest as a Recreation Reserve as part of the Outline Development Plan consent for this area.
- 7 Based on the Council's 2014/2015 Development Contribution Policy, Stage 2C will result in a development levy for reserve improvements of \$243,152 (excl. GST).
- 8 The applicant seeks that the final development levy be approved by the Manager, Parks & Operations to allow consideration of the reserve design (yet to be formulated) and possible contribution by the applicant towards car park construction.

Note: Figures were supplied by Clark Fortune McDonald & Associates on behalf of the applicant.

Options

9 Accept the proposal for the vesting and development of the reserve.

10 Reject or modify the proposal for the vesting of the reserve.

Assessment

11 Accepting the proposal aligns with the Resource Management Act and District Plan assessments undertaken during the consideration of the Outline Development Plan for Stage 2C.

Financial Implications

12 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

13 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

14 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. This reserve (large area of centrally located flat land) will compliment the previously provided trail, gully and smaller space type reserves within Shotover Country. 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 have already been met by way of land approved or vested into Council ownership as reserve in previous stages
 - Stage 2C would generate a demand for Reserve Improvements at a rate of \$243,152 (excl. GST)

Consultation

15 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