

To: Queenstown Lakes District Council

*Community Services Committee*

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

***Activity Areas 2C***

**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 has been lodged for development within Activity Areas 2c. 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 m<sup>2</sup> 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 – 6 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 2C Subdivision Application: Proposed Vesting of Reserve Land**

This current proposal for the vesting of reserve land relates to Activity Area 2C.

A copy of the Structure Plan and Outline Development Plan for Activity Area 2C is included as Attachment B.



The area of reserve to vest into Council ownership as Recreation Reserve is shown on the plan subdivision plan contained in Attachment [C] and includes 4,000m<sup>2</sup>.

## 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 309 residential allotments, being Stages 1 – 6 of Activity Areas 1a, 1b and 1c 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 <sup>2</sup>
Lot 105 DP 463420	1,320m <sup>2</sup>
Lot 201 DP	586m <sup>2</sup>
Lot 204 DP	578m <sup>2</sup>
Lot 203 DP	312m <sup>2</sup>
Lot 204 DP 463420	1,436m <sup>2</sup>
Lot 205 DP 471696	6,776m <sup>2</sup>
Lot 206 DP 471696	10,053m <sup>2</sup>
Lot 604 DP	1,105m <sup>2</sup>
Lot 605 DP	608m <sup>2</sup>
Lot 606 DP	200m <sup>2</sup>
Lot 607 DP	196m <sup>2</sup>
Lot 603 DP	5,629m <sup>2</sup>

**TOTAL: 30,814m<sup>2</sup> (3.0814 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 27.5m<sup>2</sup> 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 99.72m<sup>2</sup> of land per residential allotment.

This application relates to Activity Area 2c which will include 182 allotments. A further 4,000m<sup>2</sup> of land has been required by the Council Planning staff to vest as Recreation Reserve in order



to obtain resource consent. This application seeks approval from the Council Committee for a further vesting of reserve land of 4,000m<sup>2</sup>.

## 6.2 Reserve Improvements

Subdivision consent for Stage 7 has been lodged with the Council and consent is sought to create 35 residential allotments. Future subdivision stages within Activity Area 2c will result in a further creation of a 147 residential allotments or residential dwelling equivalents.

Overall, based on the Councils' 2014/2015 Development Contribution Policy, Activity Area 2c will result in a development levy for reserve improvements of \$243,152 (excl. GST).

No reserve design has been formulated for the land. It is understood that Council will undertake consultation with various interested community groups prior to formalizing a design for this area of reserve land. It is likely that Shotover Country will contribute towards car park construction as an offset to the development levy. 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 policy in terms of reserve location, quantity, size and asset requirements.

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 2C, that Council accept the vesting of the proposed Lot 600 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.**



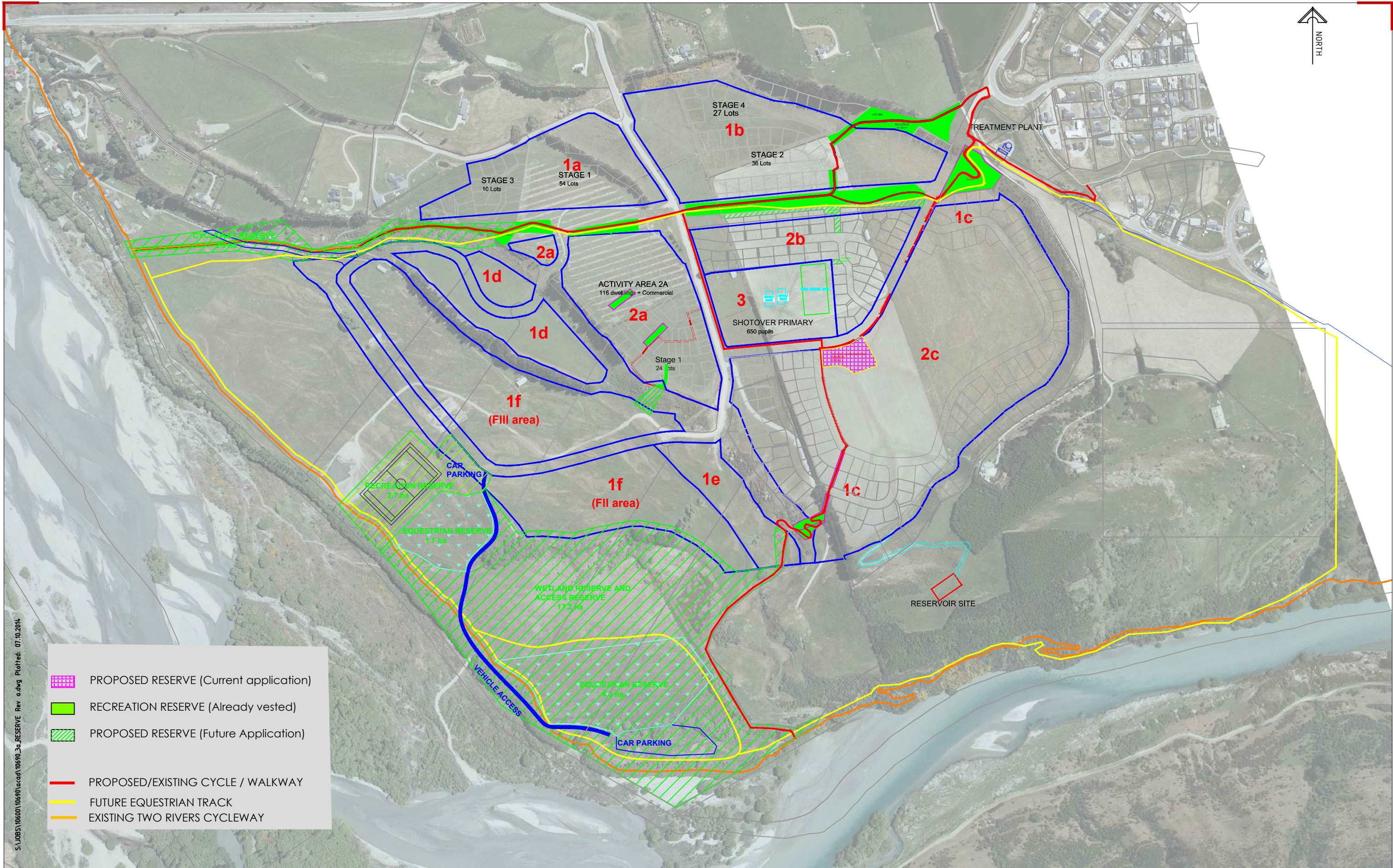
- iv. A five year maintenance period commencing from practical completion of the reserve improvements.**
- 2. Subject to consent being granted for the subdivision of Shotover Country – Activity 2C, that Council accept any reserve improvements as agreed with the General Manager Community Services.**
- 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**

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

## RESERVE SCHEME

Client	Shotover Country Ltd	Surveyed	Signed	Date	Job No.	Drawing No.
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Drawn	EM	Signed		Date	Scale	
Designed		Signed		29.05.14	1:5000 @ A3	
				Date	Datum & Level	Rev.
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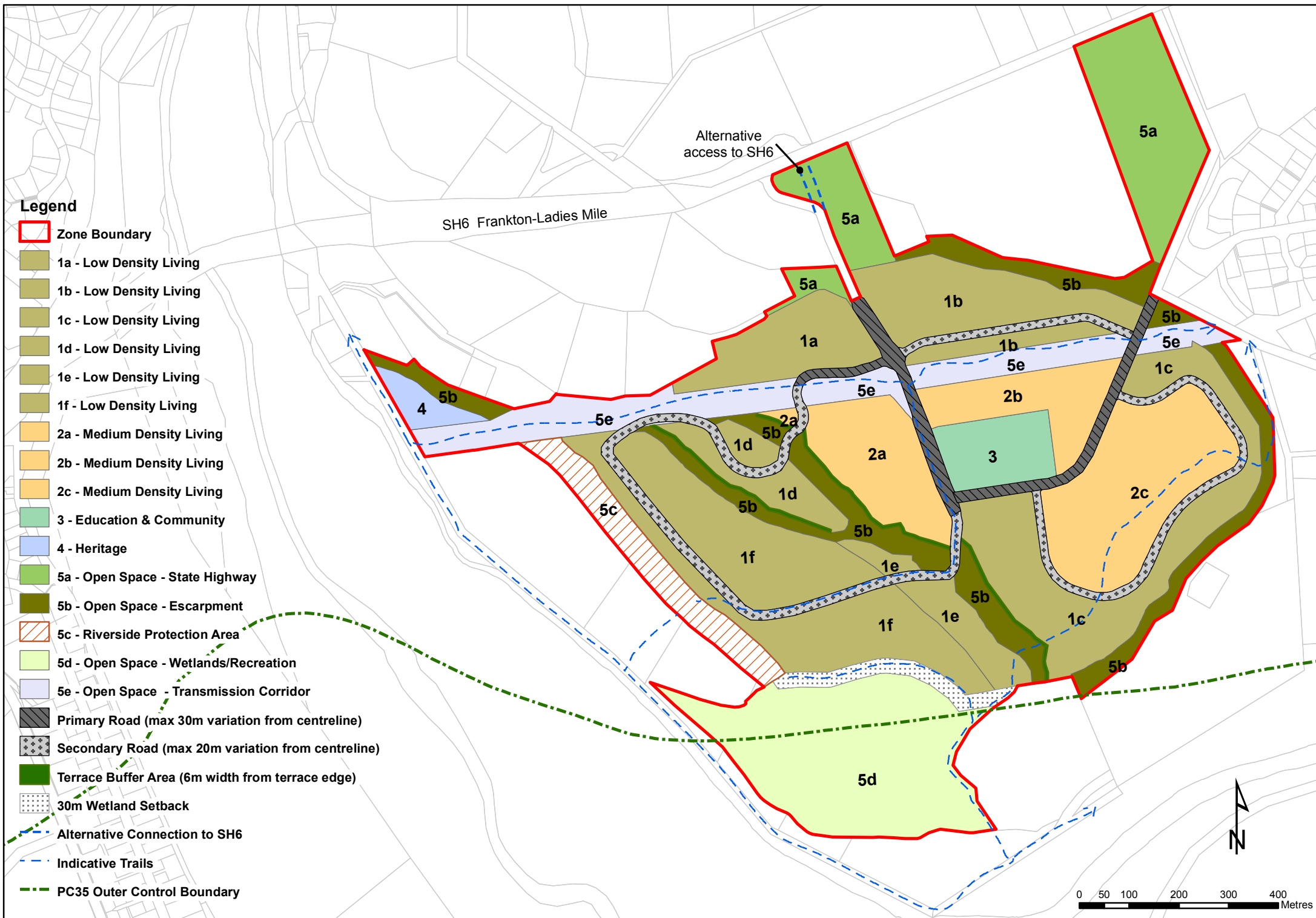
Notes:  
All dimensions shown are in meters unless shown otherwise.  
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- Using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions.  
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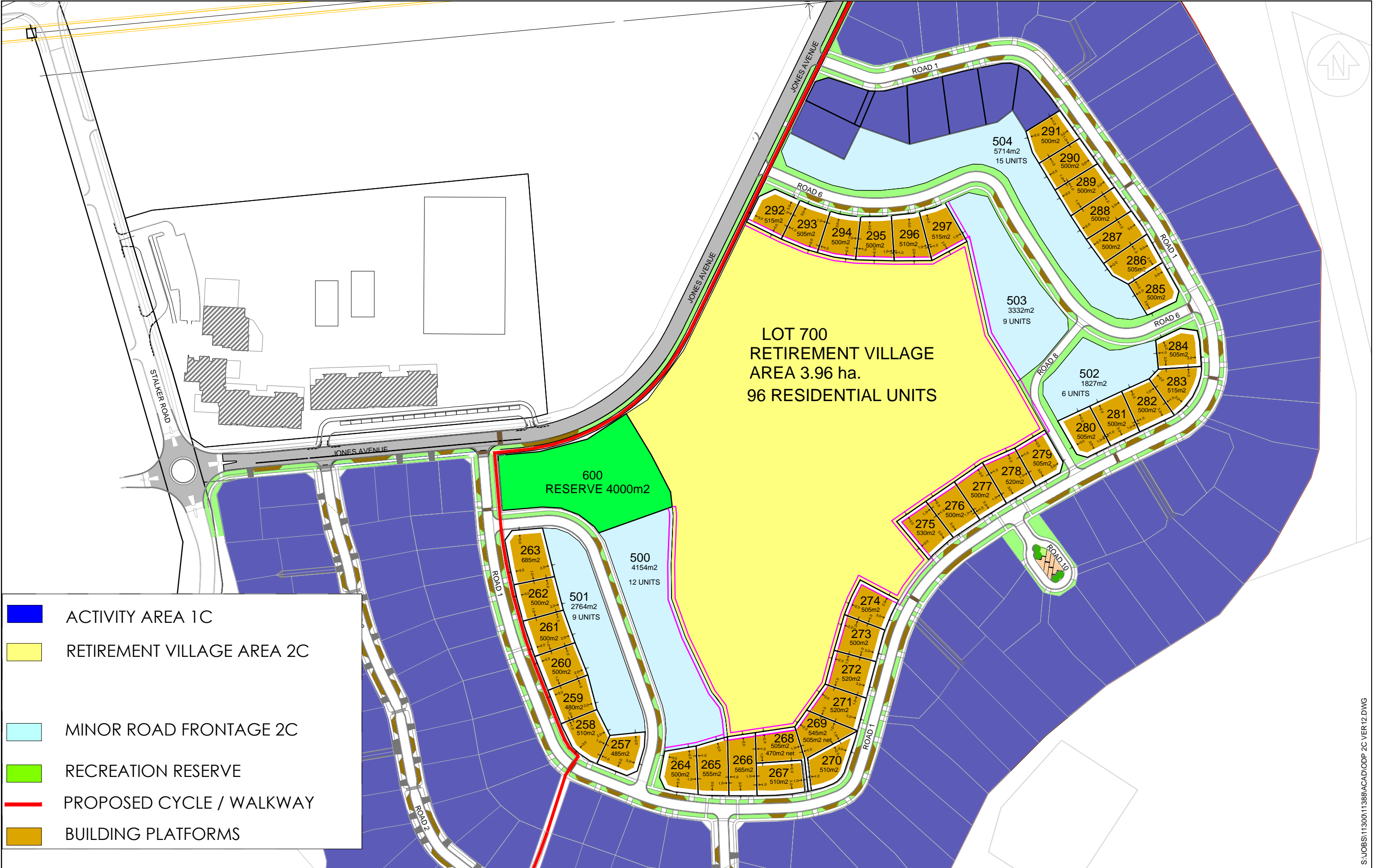


**ATTACHMENT B**

**SHOTOVER COUNTRY SPECIAL ZONE: STRUCTURE PLAN  
and OUTLINE DEVELOPMENT PLAN**

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ACTIVITY AREA 1C

RETIREMENT VILLAGE AREA 2C

MINOR ROAD FRONTAGE 2C

RECREATION RESERVE

PROPOSED CYCLE / WALKWAY

BUILDING PLATFORMS

<div><div></div><div>CLARK FORTUNE McDONALD &amp; ASSOCIATES</div><div>REGISTERED LAND SURVEYORS LAND DEVELOPMENT &amp; RESOURCE MANAGEMENT CONSULTANTS</div><div>309 Lower Shotover Road, P.O. Box 553 Queenstown</div><div>Tel. (03)442-0990, Fax (03)442-1066, Email admin@cfma.co.nz</div></div>	Iss.	Date	Details	By	Ver.	App.	Notes: 1. All dimensions shown are in meters unless shown otherwise.  Any person using Clark Fortune McDonald drawings and other data accepts the risk of: - 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.	Project:	SHOTOVER COUNTRY	Surveyed	Signed	Date	Drawing Title:  OUTLINE DEVELOPMENT PLAN ACTIVITY AREA 2C	Job No.	Drawing No.
	11	28/5/14	Amendments from Ver 10 as per QLDC 27/5/14	EM	11					Drawn	Signed	Date		11388	1
										NM		2014		Scale 1:2000 @ A3	
	Rev.	Date	Revision Details	By	Ver.	App.		Client:		Designed	Signed	Date		Datum & Level	
								SHOTOVER COUNTRY LTD		NM		09.09.14		MSL	
										Approved	Signed	Date		Rev.	

**ATTACHMENT C**

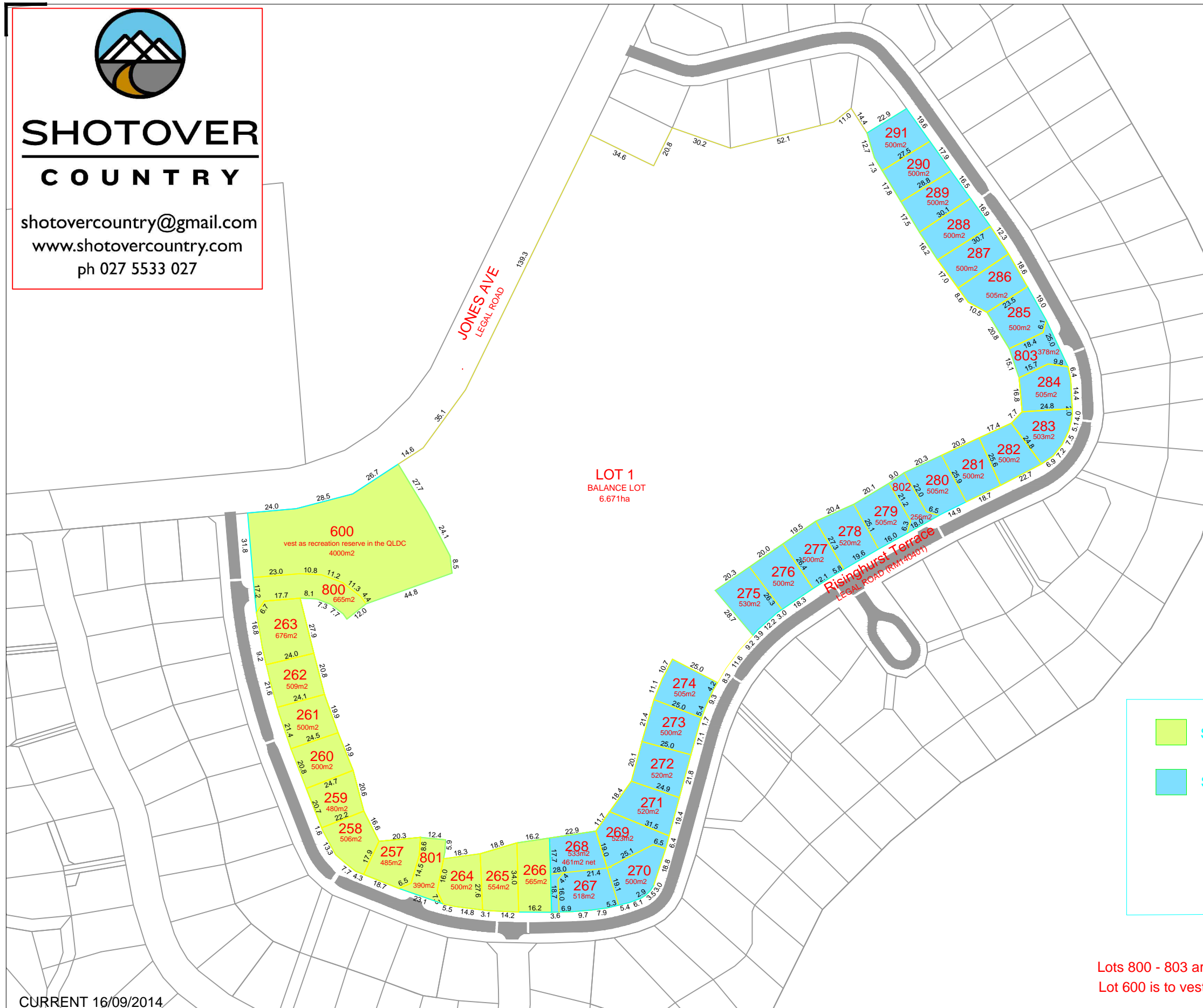
**SUBDIVISION PLANS STAGE 7**

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# SHOTOVER COUNTRY

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ph 027 5533 027



- STAGE 7a Lots 257 - 266, 600 & 800, 801.
- STAGE 7b Lots 267 - 291, 802, 803.

Lots 800 - 803 are to vest as Legal Road in the Queenstown Lakes District Council  
Lot 600 is to vest as Recreation Reserve in the Queenstown Lakes District Council

CURRENT 16/09/2014

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## SCHEME PLAN LOT 1, 257- 291, 600, & 800 - 803 BEING A SUBDIVISION OF LOT 600 RM 140401

Client	SHOTOVER COUNTRY LTD	Surveyed	Signed	Date	Job No.	Drawing No.
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