

QLDC Council
28 April 2016

Report for Agenda Item: 4

Department: Property & Infrastructure

Bridesdale Farm Limited: Proposal to Vest Reserve Land

Purpose

To consider the vesting of reserve land as part of the proposed Special Housing Area subdivision of Bridesdale Farm.

Recommendation

That Council:

1. **Note** the contents of this report;
2. **Approve** the vesting of proposed Lot 205, 302, and Lots 304 – 307 as Local Purpose Reserve, Lot 308 as Recreation Reserve and Lot 207 as Esplanade Reserve, and works on those reserves in lieu of reserve land, reserve improvement and community facility contributions payable for the proposed subdivision, subject to the following works and conditions being undertaken at the applicant's expense:
 - i. Presentation of the reserves in accordance with Council's requirements and standards, and in particular;
 - a) A children's playground within Lot 304;
 - b) The formation of walking and cycling trails within Lots 304 – 306, 308 and the Esplanade Reserve described as Lot 207.
 - c) An informal play area, and a vehicle access and a car park to the Kawarau River within Lot 308.
 - ii. Detailed design plans for the above to be submitted and the approval of these to be delegated to the Parks and Reserves Planning Manager.
 - iii. An arborist's report shall be prepared to assess the trees in the Hayes Creek Esplanade Reserve (Lot 207), including any vegetation overhanging from the opposite bank. All works necessary to make the reserve safe for public use shall be undertaken.
 - iv. Final approval of reserve improvement and playground costs is to be delegated to the Parks and Reserves Planning Manager and is

subject to the applicant demonstrating the actual costs of the improvements through providing the tendered costs from the contractor for the construction of the reserve improvements;

- v. A credit be approved from the reserve improvement contributions payable for the actual cost of the reserve improvements as approved by the Parks and Reserves Planning Manager;
- vi. The offset of community facilities contributions for the purpose of creating a playground to not exceed \$103,122. A credit be approved from the community facilities contributions payable for the actual cost of the playground up to this value as approved by the Parks and Reserves Planning Manager;
- vii. If the cost of work to construct the approved plans exceeds the contributions available to be credited, the additional cost shall be at the applicant's expense;
- viii. 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;
- ix. A two year maintenance period by the current landowner commencing from the issue of section 224c;
- x. Prior to issue of section 224c, a maintenance agreement for the two year period shall be provided by the applicant and approved by the Parks and Reserves Planning Manager.

Prepared by:



Jeannie Galavazi
Senior Parks and Reserves
Planner

4/04/2016

Reviewed and Authorised by:



Stephen Quin
Parks and Reserves Planning
Manager

5/04/2016

Background

- 1 Bridesdale Farm Developments Limited has been granted consent (SHA150001) for a Special Housing Area to create 137 residential allotments. The developer is proposing to commence earthworks prior to Winter 2016.

Comment

- 2 The table below identifies the lots that are proposed to be vested, and their various future reserve status:

Lot Number	Function of Reserve	Reserve Status (Parks Strategy 2002)	Future Reserves Act Status	Area
205	Access and Car Parking (lower fields and river)	Local Reserve	Local Purpose	16,761m ²
301	Park	Local Reserve	Local Purpose	464m ²
304	Park/Playground adjacent to proposed cafe	Local Reserve	Recreation Reserve	2,360m ²
305	Walkway connection	Local Reserve	Local Purpose	54m ²
306	Walkway connection	Local Reserve	Local Purpose	51m ²
307	Hayes Creek Walkway	Esplanade Reserve	Esplanade Reserve	9,632m ²
308	Informal Playing Fields	Neighbourhood Reserve	Local Purpose (Stormwater) /Recreation Reserve	16,148m ²
Total				35,838m²

- 3 The total area of land proposed to be vested is 35,838m².
- 4 Based on Council's Development Contribution Policy 2015/2016 this development would generate a demand for the following:
 - Reserve Land: 3,767.50m²
 - Reserve Improvements: \$151,659.00
 - Community Facilities: \$334,691.00

- 5 The applicant seeks to offset the reserve improvement contribution of \$151,659 for the purpose of implementing a trail along Hayes Creek, an informal play area adjacent to the wetland and a car park and access-way to the Kowarau River; and to offset \$103,122 from the community facilities contribution for the purpose of creating a playground. A condition of approval will ensure that if the costs exceed the value of these contributions that they will be met by the applicant.
- 6 The locations of the reserves are within or adjacent to an area of higher density development and have been designed to increase residential amenity within the immediate vicinity.
- 7 The vesting of the Lot 308 reserve is supported by policies in the 2002 Park Strategy for Neighbourhood Reserves, including that these reserves *'need to cater for the immediate adjacent residential area and be distributed throughout the urban areas of the District'*. The size and layout of this proposed reserve meets the Strategy's requirements for a Neighbourhood Reserve.
- 8 The vesting of Lots 301 and 304 – 306 is supported by policies in the 2002 Parks Strategy for Local Reserves, including in regard to their location that these reserves *'will generally be dispersed throughout the urban community providing corridors of 'green' possibly linking reserves/open spaces via walkway systems'*.
- 9 The vesting of Lot 307 Hayes Creek Walkway is required by s230 of the RMA. This esplanade reserve provides access along the true right bank of Lake Hayes Creek, affording views of the creek and a small waterfall feature.
- 10 Vesting all the reserves will contribute to the provision of a range of recreational opportunities within the Bridesdale Farm community, thereby contributing to the vision expressed in the 2002 Parks Strategy.
- 11 The applicant is aware of the costs associated with the maintenance for reserve areas and acknowledges that 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 reserves for a two year period from such time as the land has vested with the Council. The maintenance period is shorter than the usual five years agreed with Council. This recognises the shortened subdivision consent timeframe as this is a Special Housing Area.

Options

- 12 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.
- 13 Option 1 Accept the proposal for the vesting of the reserves, and reserve improvements in lieu of development contributions.

Advantages:

- 14 The increase in reserve land and amenities will provide for the use and enjoyment of the community.

Disadvantages:

- 15 Council will have to maintain or manage the reserves at a cost to the ratepayer after two years. It is estimated that the annual cost to maintain these reserves and amenities is approximately \$35,000 per annum.

16 Option 2 Reject or modify the proposal.

Advantages:

- 17 Council will not have to maintain the reserve at a cost to the ratepayer.

Disadvantages:

- 18 There will not be an increase in reserve land and amenities to provide for the use and enjoyment of the community.

19 This report recommends Option 1 for addressing the matter.

Significance and Engagement

- 20 This matter is of low significance, as determined by reference to the Council's Significance and Engagement Policy as there will be little impact of Council's function if the recommended option is taken.

Risk

- 21 This matter related to the operational risk OR002, Increase in Expenditure as documented in the Council's risk register. The risk is classed as moderate.
- 22 This matter relates to this risk because accepting the land and amenities will increase Council's expenditure on maintenance after the initial land owner maintenance period. The recommended option ensures conditions are required to be met in terms of reserve specifications prior to handover to Council, which should ensure expenditure on maintenance is at anticipated levels. The vesting is also in accordance with the Parks Strategy further reducing risk of judicial review of any decision to accept the land

Financial Implications

- 23 The applicant will be required to maintain the reserves and amenities for the first three years. Following this point, provision will need to be made available within Council's maintenance budgets at an estimated cost \$35,000 per annum.

Council Policies, Strategies and Bylaws

- 24 The following Council policies were considered:
- Significance and Engagement Policy – this decision is not considered significant.
 - Parks Strategy 2002 – the vesting of the proposed reserve will contribute to the provision of recreational opportunities, thereby contributing to the vision expressed in the Strategy.

- QLDC Trail and Tracks Design Standards and Specifications

Local Government Act 2002 Purpose Provisions

25 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 improved amenity and recreation opportunities for residents and ratepayers.
- Can be implemented through current funding under the 10-Year Plan and Annual Plan;
- Is consistent with the Council's plans and policies; and
- Would not alter significantly 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

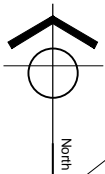
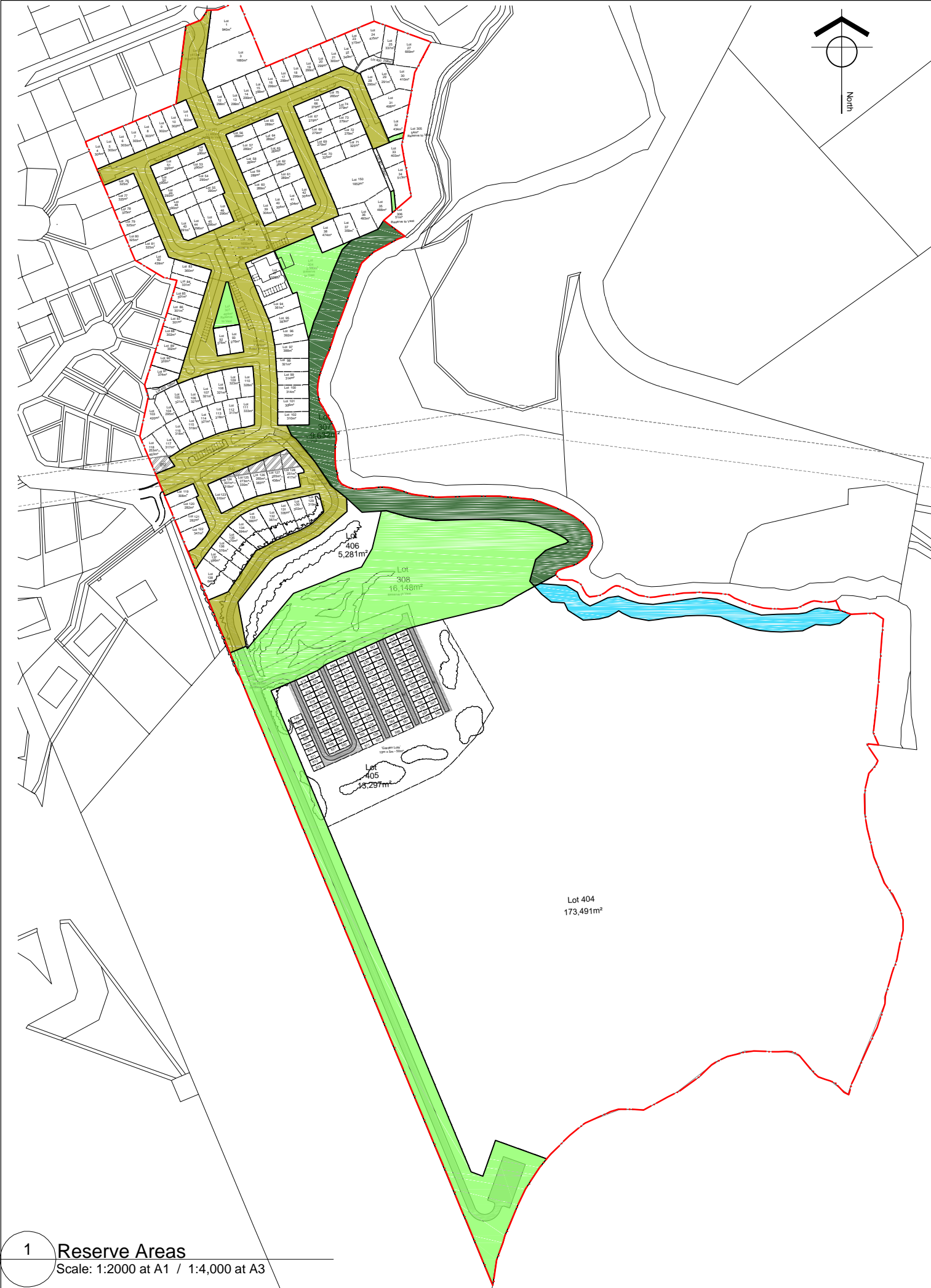
26 The persons who are affected by or interested in this matter are residents/ratepayers of the Queenstown Lakes District Community.

27 The Council has not undertaken any specific consultation however the Bridesdale Farm Subdivision had limited notification under the Housing Accords and Special Areas Act 2013.

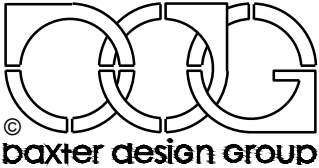
28 The developer has also undertaken consultation with the Lake Hayes Community Association and surrounding neighbours on the wider proposal. There was limited feedback on open space provision however there was support for the Neighbourhood Reserve.

Attachments

- A Bridesdale Farm Reserves Plan
- B Bridesdale Farm Masterplan



Bridesdale Reserve Areas		
SYMBOL	RESERVE	AREA
	Road Reserve	28,473 m²
	Recreation Reserve	35,838 m²
	Esplanade Reserve	9,765 m²
	Easement in grass	3,793 m²



Registered
NZILA
Landscape
Architect

50 Stanley Street
Level 2
Queenstown 9300
P.O. Box 740
Queenstown 9348
New Zealand
T +64 3 442 8119
F +64 3 442 8112
www.baxterdesigngroup.co.nz



Bridesdale Farm

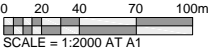
2459-WD306 Reserves Plan

CONSULTANTS	
Project Managers	
Bridesdale Farm Developments Ltd	
Architect	
Engineer	
Holmes Consulting	
Surveyor	
CFMA	
Others	

REVISIONS		
Rev.	Date	Description
0	02 Oct 2015	First Issue
A	06 Oct 2015	Recreation Area Adjustment
B	13 Oct 2015	Additional Reserve Areas
C	19 Oct 2015	Garden Allotment Layout
D	20 Oct 2015	Additional Reserve Area
E	03 Mar 2016	Revised to current layout
F	08 Mar 2016	Recreation reserve revised

Drawing Title:	Reserves Plan
Scale:	As shown
Date:	02 October 2015
Sheet Number:	WD306
Job Number:	2459
Designed:	PB
Drawn:	BL
Checked:	PB

DO NOT SCALE DRAWING
CONTRACTOR TO VERIFY ALL DIMENSIONS
PRIOR TO COMMENCING WORK
© BAXTER DESIGN GROUP



QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
SH150001

Monday, 21 March 2016

