

Wanaka Community Board
13 April 2016

Report for Agenda Item: 4

Department: Property & Infrastructure

**Proposal to Offset Reserve Improvement Contributions for a New Track at
Kirimoko Crescent upon a proposed Recreation Reserve**

Purpose

To consider approving the offset of reserve improvement development contributions associated with the development of a new track upon a proposed Recreation Reserve created from the subdivision of Lot 5 DP 300734 at Kirimoko Crescent.

Recommendation

That the Wanaka Community Board recommend that Council:

1. Approve a credit from reserve improvement contributions of \$24,644 excl. GST from development contributions payable for the proposed subdivision of Lot 5 DP 300734, subject to the following works being undertaken at the applicant's expense:
 - a. A new track to be developed in the future Recreation Reserve described as Lot 27;
 - b. Final approval of plans and specifications of the track and other improvements to be delegated to the approval of the Parks and Reserves Planning Manager;
 - c. 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;
 - d. If the cost of work to construct the approved plan exceeds the reserve improvement contributions available to be credited, the additional cost shall be at the applicant's expense;
 - e. A five year maintenance period of the track by the current landowner commencing from practical completion of the reserve improvements;
 - f. A maintenance agreement for the five year period shall be provided by the applicant and approved by the Parks and Reserves Planning Manager.

Prepared by:



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30/03/2016

Reviewed and Authorised by:



Stephen Quin
Parks and Reserves Planning
Manager
4/04/2016

Background

- 1 The Kirimoko structure plan, which forms part of the District Plan, requires the creation of a walkway in the location shown as Lot 27 on the previously approved subdivision scheme plan. This land links Kirimoko Crescent with the existing Council walkway easement located in the elevated land along the eastern side of both sites. The location of the walkway and the context of its surrounds are identified on the Engineering Design – Reserve Walkway (Attachment A).
- 2 Council has previously approved the vesting of proposed Lot 27 as Recreation Reserve in lieu of the reserve land cash contributions payable for the proposed subdivision, subject to conditions being met at the applicant's expense. Lot 27 has not yet vested.
- 3 When Council approved the Recreation Reserve, at that time no reserve improvements were proposed because they had not been costed by the landowner (Tuatara Trust). The intention was that any potential future reserve improvement development contribution offsets would be proposed in a separate report when more detail was available. This is now sought by the applicant, and consideration of such is the purpose of this report.

Comment

- 4 The purpose of Lot 27 and its vesting as Recreation Reserve is to facilitate the creation of a walkway. Lot 27 is 1,539m² in area. The land has been agreed to be vested in lieu of cash development contributions for reserve land.
- 5 The use of the reserve is limited to a walkway, as agreed in the approved structure plan relating to the Kirimoko development. The location of the walkway aligns with that approved in the resource consent process (RM150426).
- 6 Part of track has a gradient of 1:8 and therefore exceeds expected standards. The options available for this section are constrained by the reserve area and topography. Parts of the existing track it adjoins have even steeper gradients.
- 7 The amount of offset sought to enable the above is \$24,644 excl. GST. This figure is determined in the document titled Reserve Walkway Construction Costs which has been calculated by the applicant, and is included as Attachment B

Options

- 8 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.
- 9 Option 1 Accept the proposal to approve the offset of reserve improvement development contributions to develop a track.

Advantages:

- 10 The increase in track facilities will provide for the connectivity, use and enjoyment of the community.

Disadvantages:

- 11 Council will have to maintain the track at a cost to the ratepayer after five years. It is estimated that the annual cost to maintain the track is \$300 per annum based upon current market rates.
- 12 Option 2 Reject or modify the proposal for the proposed offset of reserve improvement development contributions to develop a reserve track.

Advantages:

- 13 Council will not have to maintain the track at a cost to the ratepayer.

Disadvantages:

- 14 There will be no increase in track facilities to provide for the connectivity, use and enjoyment of the community.

Recommended Option

- 15 This report recommends **Option 1** for addressing the matter.

Significance and Engagement

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

Risk

- 17 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.
- 18 This matter relates to this risk because accepting the land 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 specifications prior to handover to Council, which should ensure expenditure on maintenance is at anticipated levels.

Financial Implications

- 19 The applicant will be required to maintain the new track for the first five years. Following this point, provision will need to be made available within Council's maintenance budgets.

Council Policies, Strategies and Bylaws

- 20 The following Council policies were considered:
 - Significance and Engagement Policy – this decision is not considered significant.
 - QLDC Track and Trail Design Standards and Specifications – Aside from the gradient of part of the track, the design will comply with the standards. Sections of the existing track that the proposed track adjoins are steeper.

Local Government Act 2002 Purpose Provisions

21 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.

Consultation: Community Views and Preferences

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

23 No specific consultation has been undertaken, however the plan change that established the requirement for the walkway was publicly notified, giving the community the opportunity to submit on the proposal.

24 No specific media statement or public communication is considered necessary

Attachments

- A Engineering Design – Reserve Walkway
- B Reserve Walkway Construction Costs

Lot 5 Kirimoko Crescent - Reserve Improvements

Client	Kingslea Holdings Limited
Description	Lot 5 Kirimoko Crescent - Reserve Development
Location	Kirimoko Crescent
Job No	w4854
Date	20-Jan-16
Revision	A

Item	Description	Unit	Tender Qty	Rate	Tender Total
1.00	Swales				
1.01	Reserve Swales				
	.1 Shape and form reserve swales	m	370.0	15.51	5,738.70
0.01	Supply, excavate trench, lay, bed, joint, test and backfill 225mm diameter sn8 uPVC culvert under Gravely walk way	m	10.0	136.21	1,362.10
	Subtotal				\$ 7,100.80
2.00	Concrete Footpaths				
2.01	Trim, grade, roll and bring subgrade to an approved standard of shape and strength	m ²	85.0	6.89	585.65
2.02	Supply and compact 100mm AP20 basecourse metal	m ²	85.0	8.76	744.60
2.02	Supply and lay 110mm 20 MPa concrete footpath on compacted basecourse	m ²	85.0	52.23	4,439.55
	Subtotal				\$ 5,769.80
3.00	Gravel Walkway				
3.01	Trim, grade, roll and bring walkway subgrade to an approved standard of shape and strength, and supply, spread, compact and trim on footpath subgrade to a depth of 75mm (compacted depth) AP20 basecourse metal	m ²	511.0	23.04	11,773.44
	subtotal				\$ 11,773.44
Total Excluding GST					\$ 24,644.04