

QLDC Council
24 July 2014

Report for Agenda Item: 10

Department:
Operations

10. Proposal to Vest Reserve Land – Shotover Country Stage 1C & 2A

Purpose

- 1 To consider the vesting of reserves as part of the proposed subdivision Shotover Country – Stage 1C and 2A, Stalkers Road, Ladies Mile.

Recommendation

2 That Council:

- a. **Approve** the vesting of proposed Lot 201-202, 501, 502 and 604 – 606 as recreation reserve in lieu of the reserve land and cash contributions (excluding the land component of Lots 604 and 605) payable for the proposed subdivision subject to the following works being undertaken at the applicant's expense:
 - i Consent being granted for the subdivision of Shotover Country, Activity Areas 1C and 2A;
 - 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 each 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 Construction of stock fencing to isolate stock from the walkway while the land in the zone is being developed;
 - vi A five year maintenance period commencing from practical completion of the reserve improvements;
- b. **Accept** the offer for the reserve improvements at an estimated cost of \$694,254 excluding GST, subject to:
 - i Consent being granted for the subdivision of Shotover Country, Activity Areas 1C and 2A;

- ii The applicant demonstrating best value has been achieved through three prices being obtained for the improvements works associated with each reserve; and
- iii The works are completed to the satisfaction of the Manager, Parks and Operations.

Prepared by:



Mike Weaver
Manager, Parks and Operations

9/07/2014

Reviewed and Authorised by:



Ruth Stokes
General Manager, Operations

9/07/2014

Background

- 3 Council has previously considered the vesting of reserves at Shotover Country associated with earlier stages of the development. Attachment A identifies the reserve areas already vested within Shotover Country, reserves proposed to be vested under this agenda item and potential future reserves.

Comment

Stage 1C

- 4 Lots 501 (196m²), 502 (5,629m²), 604 (1,105m²), 605 (608m²) and 606 (200m²) are proposed to be vested as reserve in this stage. Attachment A identifies these areas in the context of Shotover Country.
- 5 All five lots are proposed to provide for pedestrian connections through the subdivision.
- 6 Lots 604 and 605 are located in a gully system so are not proposed to offset reserve land contributions.
- 7 The recreational value of all these reserves is limited to walking and cycling due to their shape and topography.
- 8 Based on Council's Development Contribution Policy 2014/2015 this stage of the development would generate a demand for the following:
 - Reserve Land: 3,602.50m²
 - Reserve Improvements: \$178,029 (excl. GST)
- 9 The developer seeks the following offset:
 - Reserve Land: 6,025m²
 - Reserve Improvements: \$256,294.00 (excl. GST)

Stage 2A

- 10 Lots 201 (586m²) and 202 (578m²) are proposed to be vested as reserve in this stage. Attachment A identifies these areas in the context of Shotover Country.

11 These lots will provide shared (both pedestrians and vehicles) connections between roads within Shotover Country.

12 Play areas and seating are also proposed within these spaces.

13 Based on Council's Development Contribution Policy 2014/2015 this stage would generate a demand for the following:

- Reserve Land: 2,392.50m²
- Reserve Improvements: \$118,233 (excl. GST)

14 The developer seeks the following offset:

- Reserve Land: 1,164m²
- Reserve Improvements: \$166,276.00 (excl. GST)

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

Options

15 Accept the proposal for the vesting and development of the reserves.

16 Reject or modify the proposal for the vesting of the reserves.

Assessment

17 Accepting the proposal aligns with the assessments undertaken during the consideration of the outline developments plans for Stages 1C and 2A assessed in accordance with the Resource Management Act and District Plan.

Financial Implications

18 The applicant will be required to maintain the reserves for the first five years. Following this point provision will need to be made available within Council's maintenance budgets.

Local Government Act 2002 Purpose Provisions

19 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

20 The following Council policies were considered:

- Policy on Significance, this decision is not considered significant.
- Parks Strategy 2002,
 - The vesting of the proposed reserves will contribute to the provision of a range of recreational opportunities and the development of the trail network. Therefore, contributing to the vision expressed in the Strategy.

- Development Contribution Policy 2014/2015:
 - Stage 1C would generate a demand for the following:
 - Reserve Land: 3,602.50m²
 - Reserve Improvements: \$178,029 (excl. GST)
 - Stage 2A would generate a demand for the following:
 - Reserve Land: 2,392.50m²
 - Reserve Improvements: \$118,233 (excl. GST)

Consultation

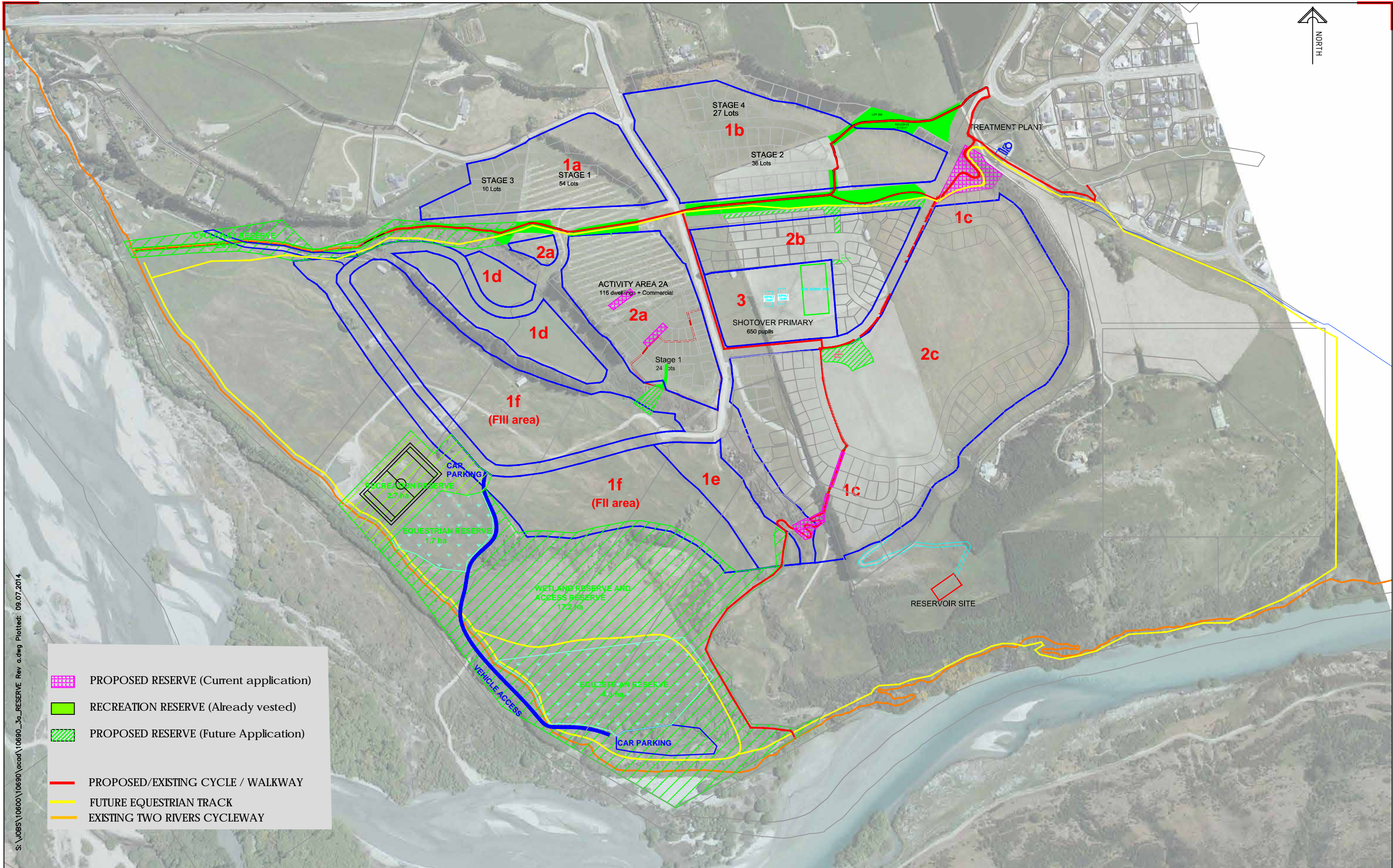
21 No specific consultation has been undertaken.

Publicity

22 No specific media statement or public communication is considered necessary

Attachments

A Reserve Scheme for Shotover Country prepared by Clark Fortune McDonald & Associates



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Shotover Design Limited trading as

Clark Fortune McDonald & Associates

Licensed Cadastral Surveyors - Land Development - Planning Consultants

309 Lower Shotover Road, P.O.Box 553 Queenstown

Tel. (03)441-6044, Fax (03)442-1066, Email admin@cfma.co.nz

21 Reece Crescent, P.O.Box 550, Wanaka

Tel. (03)443-4448, Fax (03)443-4445, Email admin@cfma.co.nz

Shop 2, Otago House, 475 Moray Place, P.O. Box 5960

Tel. (03)470-1582, Fax (03)470-1583, Email admin@cfma.co.nz

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.
						10690	3
Notes:							
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