

**Wanaka Community Board
22 June 2017**

Report for Agenda Item: 5

Department: Property & Infrastructure

Proposal to Vest Various Lands as Reserve and to Offset Reserve Land and Reserve Improvements Contributions as per the Development Contributions Policy

Purpose

The purpose of this report is to consider recommending to Council the approval to vest 13 proposed reserves identified within five unrelated developments, and to offset reserve land and reserve improvement development contributions for 10 of those reserves.

Recommendation

That the Wanaka Community Board:

- 1 **Recommend to Council** the vesting of the 13 identified proposed reserves be approved;

- a. Lots 200 and 201, Orchard Road Holdings 'Alpha Ridge' Meadowstone Drive.
- b. Lots 96 and 97, GAD Ltd, Kirimoko Crescent.
- c. Lots 100 - 105, Quartz Development Group Ltd 'Sentinel Park' Hawea
- d. Lots 998 and 999, Willowridge Developments Ltd 'Timsfield' Hawea
- e. Lot 1000, Universal Developments Ltd, 'Hikuwai' Aubrey Road.

subject to the following works being undertaken at the applicant's expense:

- i. Consent being granted (as necessary) for any subdivision required to formally create the reserve;
- 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 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;

- v. A three year maintenance period by the current landowner commencing from vesting of the reserve, except for Lots 998 and 999 in 'Timsfield', which shall have a one year maintenance period;
 - vi. Vesting of reserves to be undertaken in accordance with the QLDC Vesting of Roads and Reserves Policy.
- 2 **Recommend to Council** that reserve land contributions are offset in accordance with the Development Contributions Policy current at the time of contributions payment and the Parks and Open Space Strategy 2017, subject to recommendation three above, and excluding part of Lot 1000 'Hikuwai' (area of stormwater detention to be defined), all of Lots 998 and 999 in 'Timsfield' and all of Lot 200 in 'Alpha Ridge'.
- 3 **Recommend to Council** that reserve improvement contributions are offset against those payable in accordance with the Development Contributions Policy current at the time of contributions payment (excluding Lots 998 and 999 in 'Timsfield' and Lot 200 in 'Alpha Ridge'), subject to:
- a. Detailed design plans for the reserves to be submitted and the approval of these to be delegated to the Parks and Reserves Planning Manager.
 - b. Final approval of reserve improvement costs to be delegated to the Parks and Reserves Planning Manager and is subject to the applicant demonstrating the actual costs of the improvements.
 - c. 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.

Prepared by:



Aaron Burt
Senior Planner: Parks and
Reserves

6/06/2017

Reviewed and Authorised by:



Stephen Quin
Parks and Reserves Planning
Manager

6/06/2017

Background

- 1 Eight proposed reserves associated with five unrelated developments are addressed by this report. The following identifies the separate developments and their associated proposed reserves.
- 2 Developer: Orchard Road Holdings Ltd for the 'Alpha Ridge' development. Resource Consent RM150804 granted on 5 April 2016 for subdivision to create 40 residential allotments, 2 local purpose reserves, 2 balance allotments and 1 lot

to be dedicated as road. The location of the development is described as Alpha Series, Meadowstone Drive, Wanaka. The two reserves include Lot 201 (1,625m²) Local Purpose (Recreation) Reserve, being entirely contained and bordered by road. Lot 200 (8,615m²) is proposed as a Local Purpose (Drainage) Reserve, located at the south and southwest of the development. The reserves are illustrated in **Attachment A**. Both reserves were agreed in principle by Council officers prior to the development of Council's Parks and Open Space Strategy (2017). In accordance with the Parks and Open Space Strategy 2017, Lot 2000 will not offset any reserve contributions as its primary purpose is for stormwater detention and it will provide limited recreation opportunities.

- 3 Developer: GAD Ltd. Resource Consent application RM161175, being a subdivision to create 32 residential lots, 1 balance lot (rural general – no build area), 3 roads to vest, 3 access lots, and 2 walkway reserves (to vest). At the time of writing this report consent has not been granted. The location of the development is on Kirimoko Crescent. The subdivision proposes the creation of Lot 96 (165m²), and Lot 97 (130m²), to vest as Reserves for pedestrian access as illustrated in **Attachment B**. The proposed reserves will facilitate pedestrian and cycle access within the development, and to land to the north.
- 4 Developer: Quartz Development Group Ltd 'Sentinel Park' development, Hawea. Resource Consent RM050083 granted on 19 February 2008 (with lapse date extended to 19 January 2019) for a subdivision of an 11.7 hectare property at Cemetery Road, Hawea Flat, into 90 residential allotments. The development proposes the creation of proposed Lot 102 'Neighbourhood' (Recreation) Reserve with an area of 5,290m², as illustrated in **Attachment C**. The development also anticipates the creation of five pedestrian linkages, being Lot 100 (290m²), Lot 101 (433m²), Lot 103 (769m²), Lot 104 (374m²) and Lot 105 (358m²).
- 5 Developer: Willowridge Developments Ltd 'Timsfield' development, Hawea. No resource consent has been granted, but the proposal seeks to create 75 residential allotments, with two pedestrian/cycle linkages to vest as reserve. Proposed Lot 999 will have an area of 1060m² and will connect to three proposed roads. Proposed Lot 998 will have an area of 215m² and provide a walkway connection to Cemetery Road **Attachment D**. The developer is reluctant to accept a three year maintenance period for the reserves as they are small and will require minimal maintenance inputs, but is willing to vest reserves with no offsets being sought from reserves contributions. On the basis of not offsetting reserve contributions, Officers support this exception to the standard three year maintenance period, but note it is an exception and should not form precedence.
- 6 Developer: Exclusive Developments Ltd 'Hikuwai' development, Aubrey Road. No resource consent has been sought, but the proposal seeks to create approximately 191 residential allotments and one reserve to vest with Council, identified as proposed Lot 1000 (3.06ha). The reserve will include an area of stormwater retention, and once defined, that area will not be eligible for an offset of reserve contributions. The remainder of the land will include a walkway and landscaping, and will include usable areas of relatively flat space. The development and reserve are identified in **Attachment E**.

- 7 The proposed reserves above, have been previously identified to Council Officers and their inclusion in the developments is the result of discussions concerning their suitability.

Comment

- 8 The potential reserves in the Orchard Road Holdings Ltd development were identified on Resource Consent RM150804 prior to the development of the Parks and Open Space Strategy 2017. It is acknowledged that consideration of reserves under the strategy could dictate a different outcome than that previously considered by Council Officers when agreeing to the reserves in principle. It is noted that Lot 200 is not eligible for consideration of an offset of reserve development contributions as it is proposed to be vested to address drainage requirements of the development and does not meet the required criteria of the provision guidelines as per the Parks and Open Space Strategy 2017.
- 9 The potential reserves in the GAD Ltd development will provide linkages that will assist with pedestrian and cycle movement. The proposed reserves are consistent with the 'Connections' parks and open space typology as identified in the Parks and Open Space Strategy 2017.
- 10 The potential reserves (including five pedestrian linkages) identified in the Quartz Development Group Ltd, 'Sentinel Park' development, are anticipated by resource consent RM050083. Lot 102 are consistent with the 'Local Park' typology in the Parks and Open Space Strategy 2017, whilst Lots 100, 101 and 103 – 105 meet the 'connections' typology.
- 11 The two potential reserves proposed by Willowridge Developments Ltd, for the 'Timsfield' development, are pedestrian/cycle linkages. There is little if any use for recreation purposes, but they are necessary to enable permeability through the development. They meet the 'connections' typology in the Parks and Open Space Strategy 2017.
- 12 The reserve proposed by Exclusive Developments Ltd, for the 'Hikuwai' development will perform the two functions of stormwater retention and recreation reserve. Whilst no reserve land contribution offset will be provided for the area that will enable stormwater retention, the balance area is usable and is consistent with the 'Local Park' typology in the Parks and Open Space Strategy 2017.
- 13 Reserve land and reserve improvement contributions will be offset in accordance with the Development Contributions Policy current at the time of contributions payment. The recommended option ensures that reserve improvement contributions will only be offset against improvements agreed by the Parks and Reserves Planning Manager, that the offsets will reflect the actual cost of the works and that Council will not meet any costs of work that exceed the value of contributions required.

Options

- 14 Option 1 Accept the proposal for the vesting of the reserves and to offset reserve land and reserve improvement contributions as per the Development Contributions Policy and the Parks and Open Space Strategy 2017.

Advantages:

- 15 The land is proposed to be vested in Council at no cost.
- 16 The vesting of the reserves will confirm what is envisaged and in accordance with the Resource Consents and applicable applications for the developments.

Disadvantages:

- 17 Council will have to maintain or manage the reserves at a cost to the ratepayer after three years.
- 18 Option 2 Reject or modify the proposal for the vesting of the reserves and to offset reserve land and reserve improvement contributions as per the Development Contributions Policy and the Parks and Open Space Strategy 2017.

Advantages:

- 19 Council will not have to maintain/manage the reserves at a cost to the ratepayer.

Disadvantages:

- 20 Council will refuse areas of land being offered at no cost.
- 21 The areas of reserve have been identified through the respective consent process and not vesting them could create conflicts with any associated grant of Resource Consent.
- 22 This report recommends **Option 1** for addressing the matter.

Significance and Engagement

- 23 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

- 24 This matter related to the operational risk OR002 and OR010b. OR002 relates to an Increase in Expenditure and OR010b relates to Damage or loss to third party asset or property as documented in the Council's risk register. The risks are classed as moderate.
- 25 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 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 and Open Space Strategy 2017, further reducing risk of judicial review of any decision to accept the land.

Financial Implications

- 26 The applicants will be required to maintain the reserves for the first three years. Following this point provision will need to be made available within Council's maintenance budgets dependent on the facilities in the reserves and the level of service they will be maintained to.

Council Policies, Strategies and Bylaws

- 27 The following Council policies were considered:
- Significance and Engagement Policy
 - Parks and Open Space Strategy 2017
 - Development Contributions Policy
 - Vesting of Roads and Reserves Policy

Local Government Act 2002 Purpose Provisions

- 28 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

- 29 The persons who are affected by or interested in this matter are residents/ratepayers of the Queenstown Lakes District community.
- 30 No specific media statement or public communication is considered necessary.

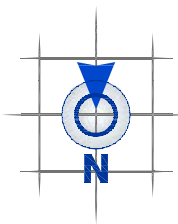
Attachments

- A Orchard Road Holdings Ltd: Alpha Ridge Reserves
- B GAD Ltd: Reserves
- C Quartz Development Group Ltd: Sentinel Park Reserve
- D Willowridge Developments Ltd: Timsfield Reserves
- E Exclusive Developments Ltd: Hikuwai Reserve

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM150804

Thursday, 24 March 2016



Lot 300
10.790ha

Lot 301
3810m²

ROW B
(6m Legal / 3.6m Formation)

Lot 31
1315m² Gross
1155m² Nett

Lot 30
1010m²

Lot 32
1090m²

Lot 33
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Lot 34
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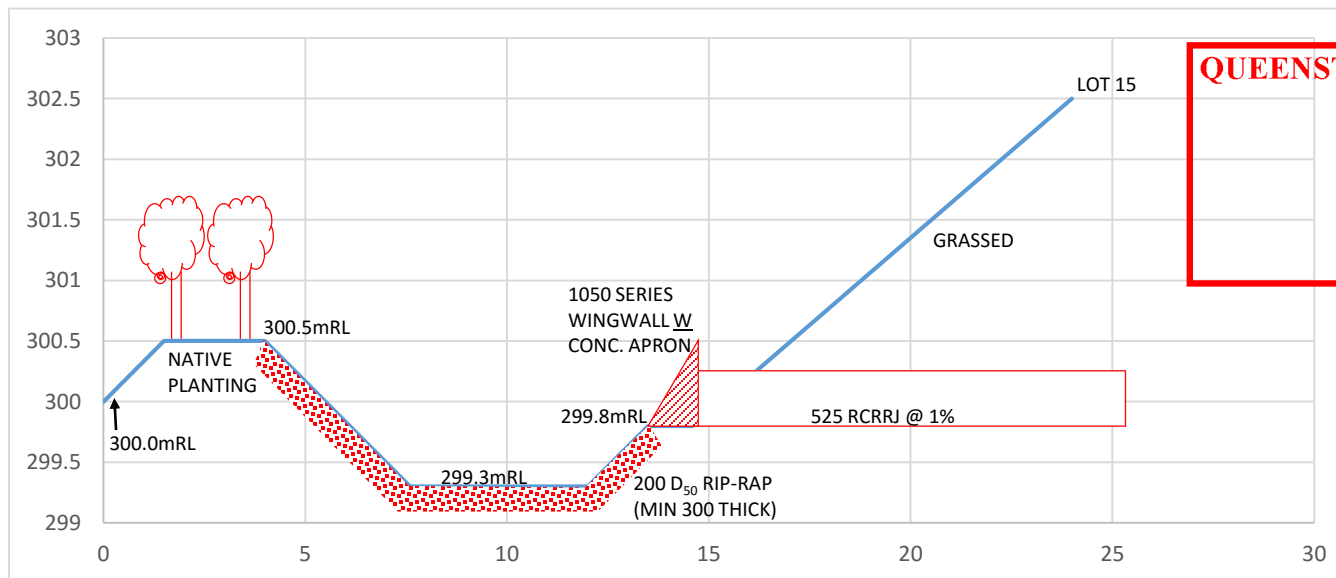
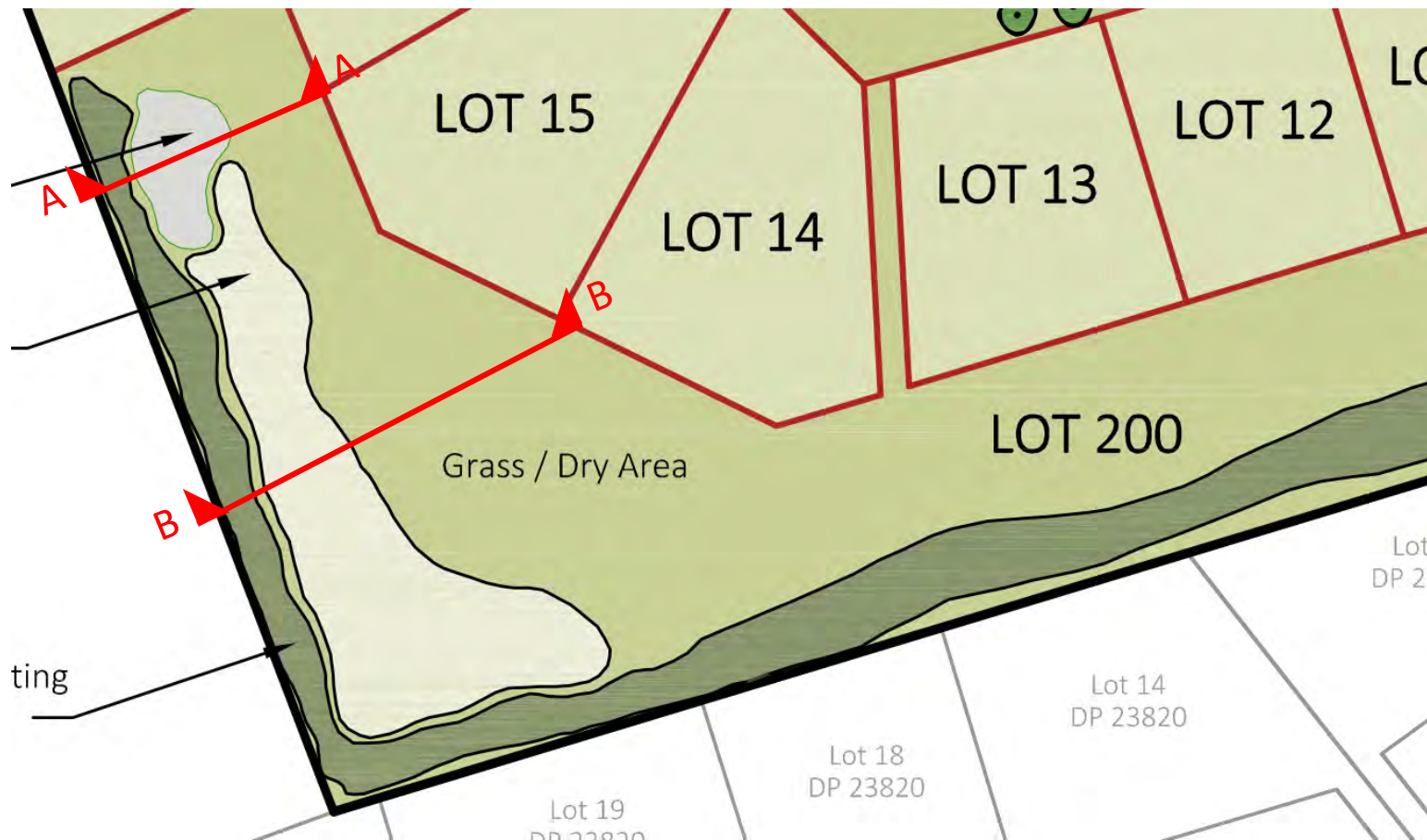
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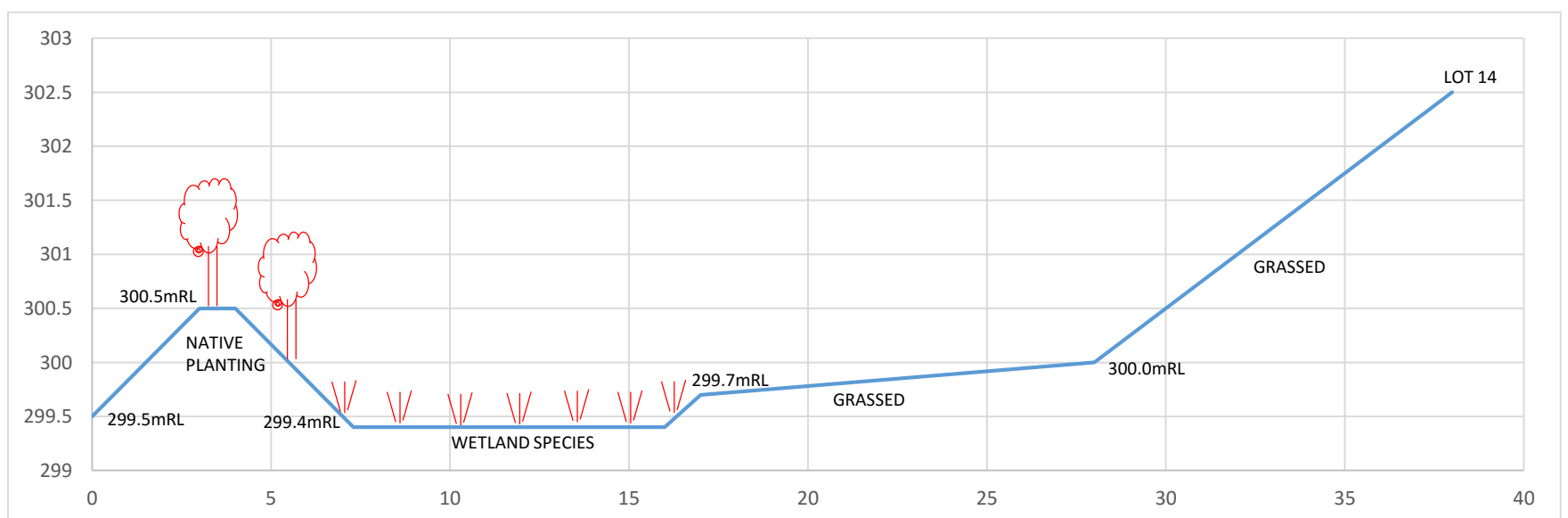
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ALPHA SERIES – INDICATIVE WETLAND CROSS SECTIONS

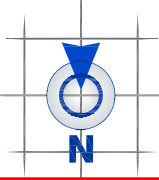
DEC 2015



SECTION A – A



SECTION B – B






LOT 300


QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM150804

Thursday, 24 March 2016

LANDSCAPING PLANTING SCHEDULE		
	Prunus 'Shimidsu Sakura' - 1.8m standards	(42)
	Native Planting Strip - 280m long x 2m average width	
	- Pittosporum tenuifolium	(150)
	- Corokia cotoneaster	(100)
	- Griselinia littoralis	(100)
	- Kunzea ericoides	(100)
	- Muehlenbeckia astonii	(100)
	- Phormium cookianum	(100)
	Wetland Planting	
	- Carex virgata	1/m ²
	- Carex Secta	
	- Juncus (common rush)	





Your Land Professionals
www.ppgroup.co.nz
0800 PPGROUP

WANAKA BRANCH
19 Reece Crescent
or P.O. Box 283
Wanaka 9343
T 03 443 0110
E wanaka@ppgroup.co.nz

Client & Location:

Orchard Road Holdings Limited
Meadowstone Alpha Series

Purpose & Drawing Title:

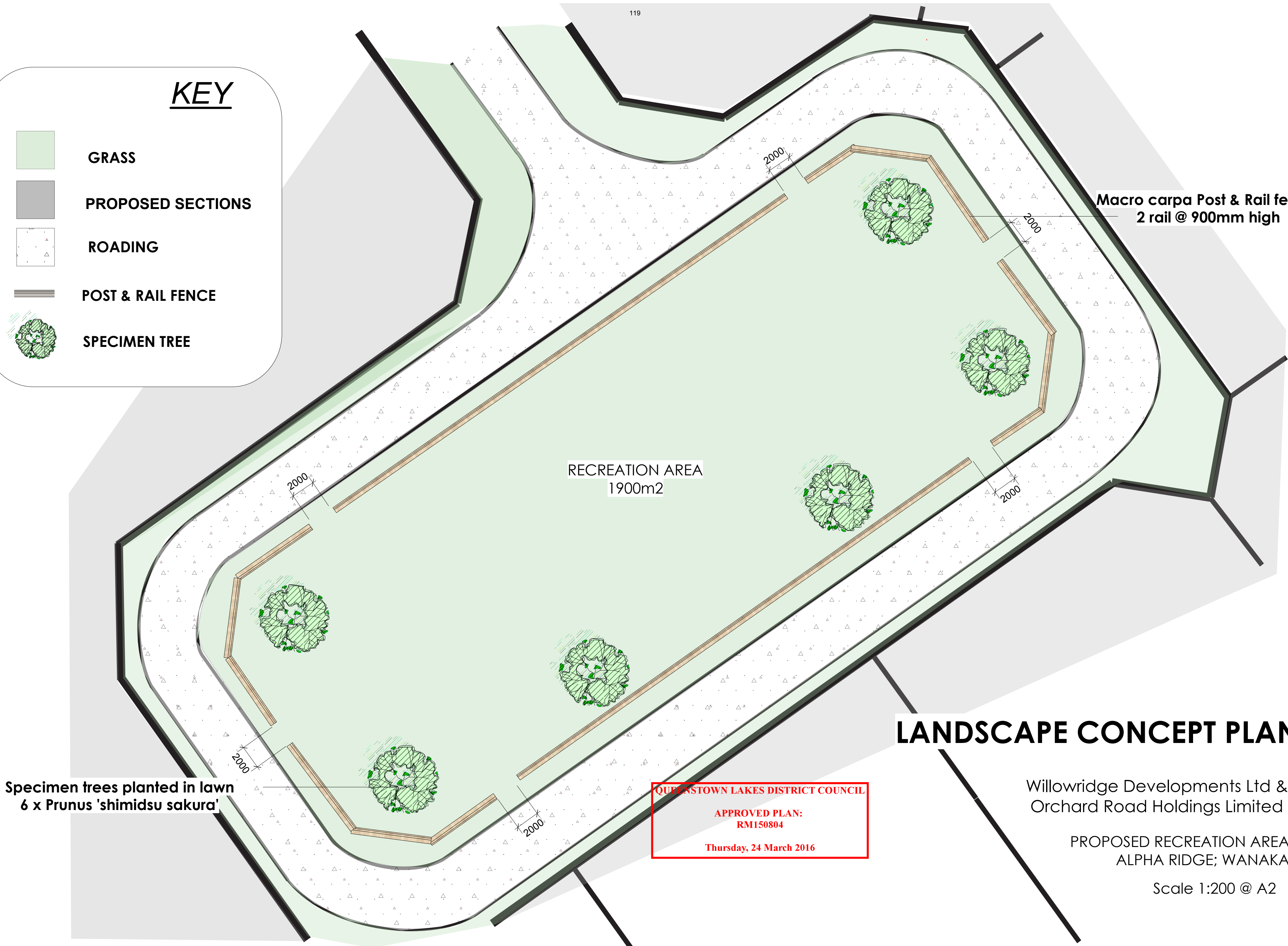
Proposed Landscaping Plan

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Approved by:	SJD				
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				Date Created:	01/02/2016

KEY

- GRASS
- PROPOSED SECTIONS
- ROADING
- POST & RAIL FENCE
- SPECIMEN TREE



Specimen trees planted in lawn
6 x Prunus 'shimidsu sakura'

QUEENSTOWN LAKES DISTRICT COUNCIL
APPROVED PLAN:
RM150804
Thursday, 24 March 2016

LANDSCAPE CONCEPT PLAN

Willowridge Developments Ltd &
Orchard Road Holdings Limited

PROPOSED RECREATION AREA
ALPHA RIDGE; WANAKA

Scale 1:200 @ A2

Kirimoko : GAD Limited

PLAN INDEX

SHEET	CONTENTS	REV	DATE
100	Plan Index	3	03/03/2017
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202	Design Contours	3	03/03/2017
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301	Roading Layout	3	03/03/2017
302-3	Roading Cross Section	3	03/03/2017
304-5	Roading Longsections	3	03/03/2017
306-7	Traffic Safety Plans	3	03/03/2017
308 -9	Roading Details	3	03/03/2017

FOR RESOURCE CONSENT ONLY
SUBJECT TO DETAILED DESIGN

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www.ppgroup.co.nz
0800 PPGROUP



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19 Reece Crescent
or P.O. Box 283
Wanaka 9343
T 03 443 0110
E wanaka@ppgroup.co.nz

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Client & Location:

GAD Limited

Kirimoko, Wanaka


Purpose & Drawing Title:

Resource Consent Drawings

Plan Index

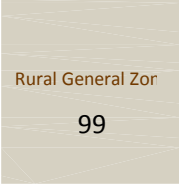
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Approved by:	MJB		
Job No:	W5001	Sheet No:	100
Drawing No:	001	Revision No:	3
		Date Created:	03/03/2017

Key



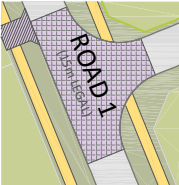
8
700m²

Low Density Residential Lots
700m² min, Grass




Rural General Zor
99

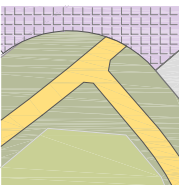
Rural General Zoned Land



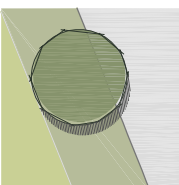
Exposed Concrete Threshold.
Thresholds to be raised to
reduce traffic speed




Exposed Concrete Vehicle Crossing



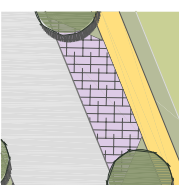
Concrete Footpath



Street Tree: *Quercus robur*
(English Oak)



Turning Head



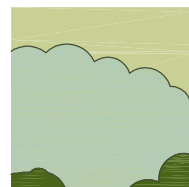
Offset Car Parking Bay



FOR RESOURCE CONSENT ONLY
SUBJECT TO DETAILED DESIGN

<div><div>PATERSONPITTSGROUP</div><div>Your Land Professionals www.ppgroup.co.nz 0800 PPGROUP</div><div></div></div>	<div>WANAKA BRANCH 19 Reece Crescent or P.O. Box 283 Wanaka 9343 T 03 443 0110 E wanaka@ppgroup.co.nz</div>	<div>Client & Location:</div> <div>GAD Limited Kirimoko, Wanaka</div>	<div>Purpose & Drawing Title:</div> <div>Landscape Plan Lots 1 - 32 Being A Subdivision of Lot 1 RM 161105</div>	<div>© COPYRIGHT. This drawing, content and design remains the property of Paterson Pitts Group Limited and may not be reproduced in part or full or altered without the written permission of Paterson Pitts Group Limited. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Paterson Pitts Group Limited for its unauthorized use.</div>				
				Surveyed by:	-	Original Size: A3	Scale: 1:1000 @ A3	
				Designed by:	MJB			
				Drawn by:	PGS			
				Checked by:	DHW			
				Approved by:	MJB	DO NOT SCALE		
Job No: W5001	Drawing No: 001	Sheet No: 102	Revision No: 3	Date Created: 03/03/2017				

Key



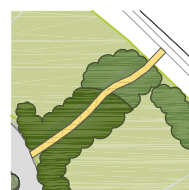
Kanuka to be removed: 460m²



Kanuka to be retained and enhanced: 625m²



New *Kunzea Ericoides* (Kanuka)
1.5m Spacings
PB 2.5 (30 - 70cms)
Planting Area 800m²



Gravel Reserve walkway



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Client & Location:

**GAD Limited
Kirimoko, Wanaka**

Purpose & Drawing Title:

**Landscape Plan
Lots 1 - 32 Being A Subdivision of Lot 1
RM 161105**

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Surveyed by:	-	Original Size:	A3	Scale:	1:500 @ A3
Designed by:	MJB				
Drawn by:	PGS				
Checked by:	DHW				
Approved by:	MJB				DO NOT SCALE
Job No:	W5001	Drawing No:	001	Sheet No:	103
				Revision No:	3
				Date Created:	03/03/2017

- NOTES
1. The contractor shall be responsible for locating all existing services prior to commencement of works. The contractor shall make good at their own expense any damage to existing services
 2. Levels are in terms of Dunedin Vertical Datum 1958
 3. All works are to be installed as per NZS 4404:2004 and QLDC amendments to those standards. Standard drawings are available from the Engineer



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Client & Location:

GAD Limited
Kirimoko, Wanaka

Purpose & Drawing Title:

Engineering Drawings
Road Layout

Surveyed by:	-	Original Size: A3	Scale: 1:1000 @ A3	
Designed by:	MJB			
Drawn by:	PGS			
Checked by:	MJB			
Approved by:	MJB		DO NOT SCALE	
Job No: W5001	Drawing No: 001	Sheet No: 301	Revision No: 3	Date Created: 03/03/2017

ATTACHMENT C

- NOTES:
- The areas and dimensions shown on this plan should be considered indicative and subject to final Land Transfer Survey. Areas and dimensions may vary upon survey. This plan should not be attached to sale & purchase agreements without an appropriate condition to cover such variations.
 - Additional easements may be required at the time of final Land Transfer Survey
 - Distances are shown to the nearest 0.01m
 - Areas are shown to the nearest 1m²
 - Reserves 100, 101, 103, 104 and 105 are Pedestrian Reserves



LEGEND

Initial Release

Second Stage Release

Boutique Selection



SOUTHERN LAND

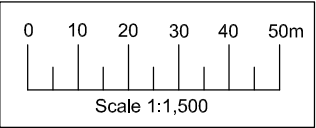
SURVEYING | PLANNING | LAND DEVELOPMENT

Level 2 Brownston House, 21 Brownston St., Wanaka, Ph: (03) 443 5577, E-mail: contact@southernland.co.nz, www.southernland.co.nz

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GRANDVIEW STAGE III

6m Amenity planting setback



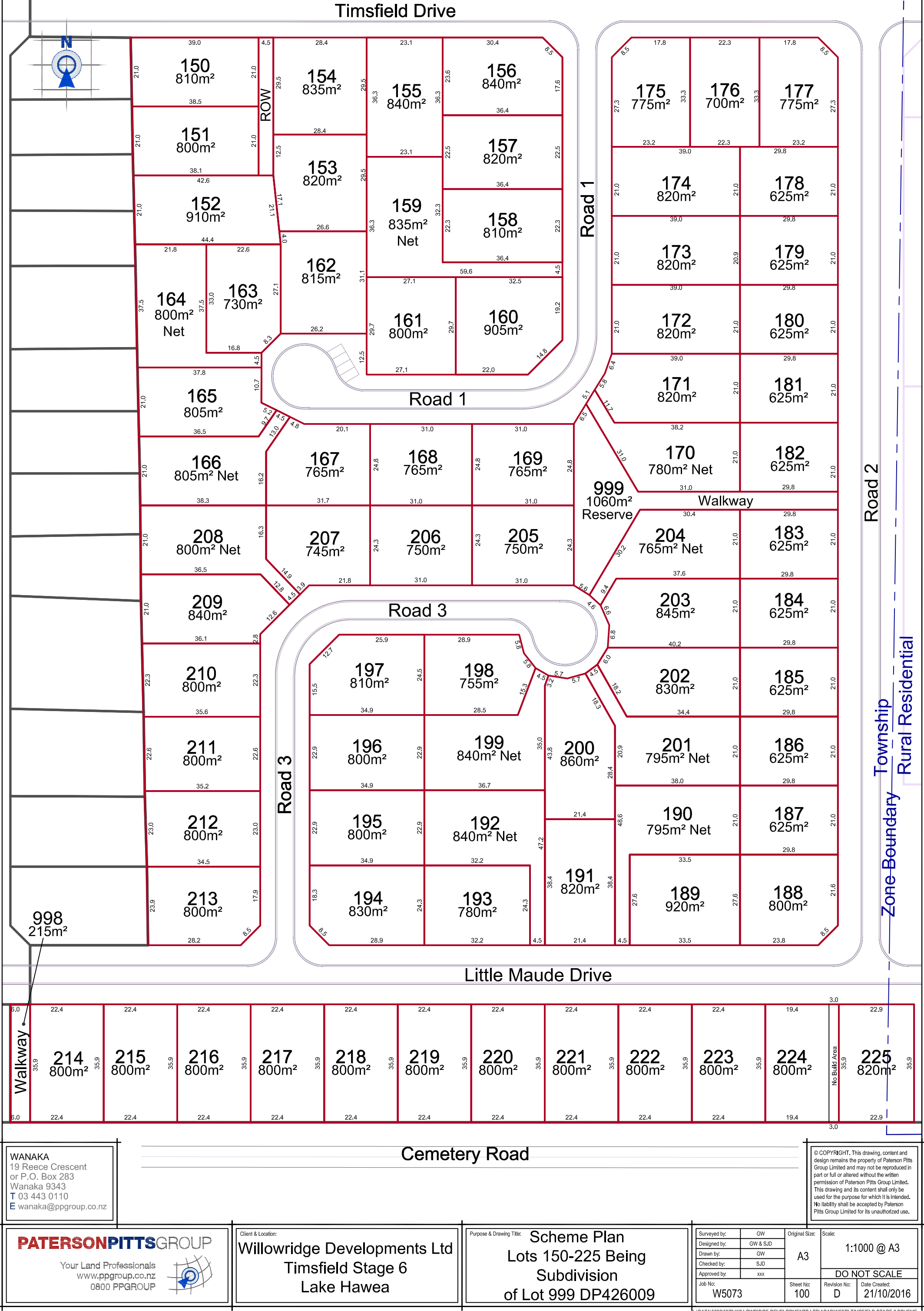
REVISION	DESCRIPTION	DATE
A	ORIGINAL ISSUE	21/10/16
B	STAGE 3 LOTS ADDED	31/10/16
C	REMAINING LOTS ADDED	29/11/16
D	LOT STAGING AMENDED	05/12/16

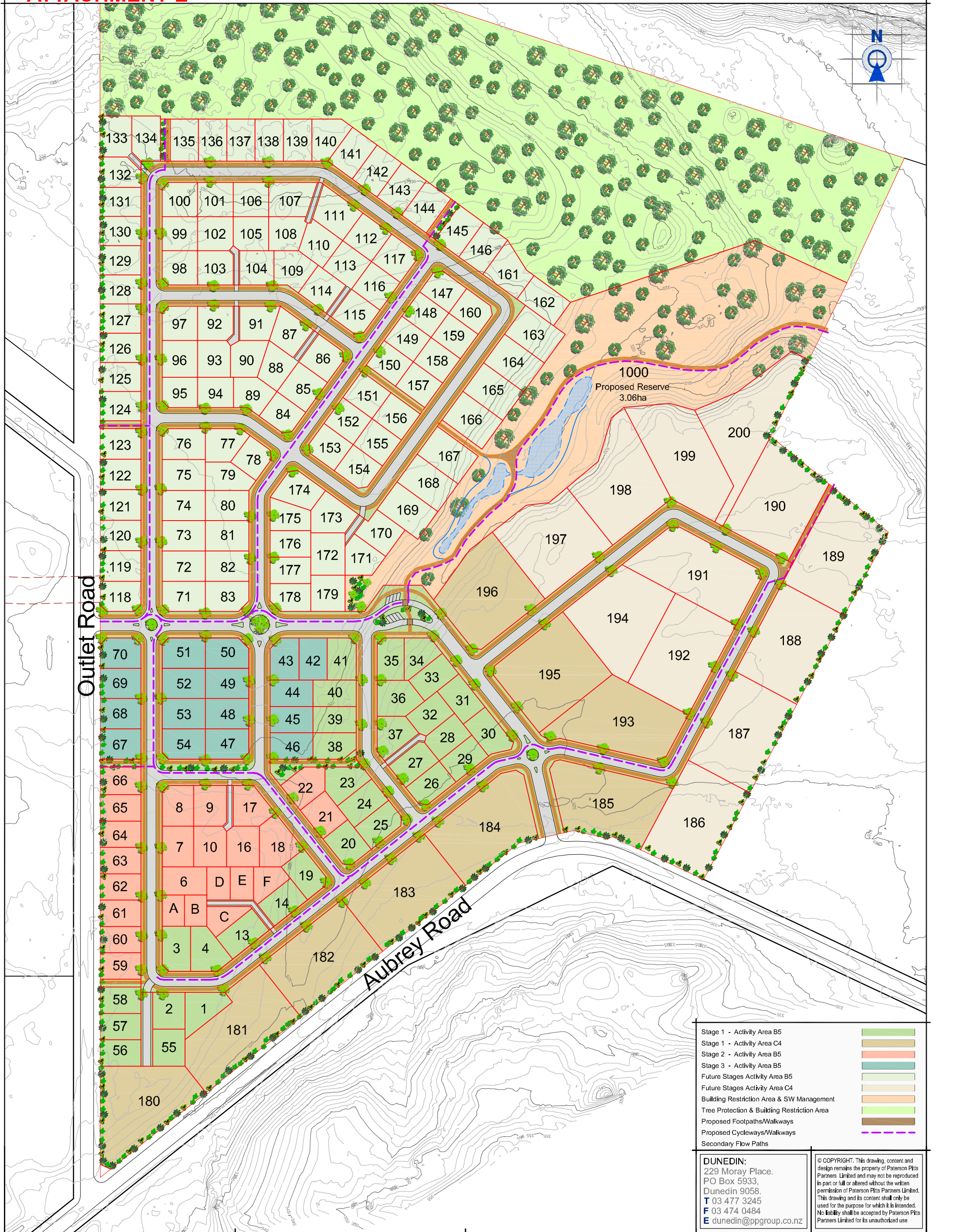
PREPARED FOR	SCALE				
QUARTZ DEVELOPMENT GROUP LTD.	1:1500 @ A3				
	DATUM & LEVEL				
	Lindis Peak 2000				
	LEVEL IN TERMS OF XXXX				
	ORIGIN OIT XI DP XXXXXX RL = XXXX.XX				
SURVEYED	DATE	CHECKED	DATE	DRAWING REFERENCE	REVISION
X.X.	XX/XX/XX	L.W.	05/12/16	T4143_M1	D
DRAWN	DATE	APPROVED	DATE		
A.F.	05/12/16	L.W.	05/12/16		



THE CONSULTING SURVEYORS OF NEW ZEALAND

A DIVISION OF THE NEW ZEALAND INSTITUTE OF SURVEYORS





- Stage 1 - Activity Area B5
- Stage 1 - Activity Area C4
- Stage 2 - Activity Area B5
- Stage 3 - Activity Area B5
- Future Stages Activity Area B5
- Future Stages Activity Area C4
- Building Restriction Area & SW Management
- Tree Protection & Building Restriction Area
- Proposed Footpaths/Walkways
- Proposed Cycleways/Walkways
- Secondary Flow Paths

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Client/Location:
**Hikuwai Development
Aubrey Road
Wanaka**

Purpose/Drawing Title:
Overall Development Plan

Surveyed by:	Overview	Original Size:	Scale:
Designed by:	LRH	A3	1:2500
Drawn by:	LRH		DO NOT SCALE
Checked by:	DW		
Approved by:	LRH		
Job Ref:	D15593	Sheet No:	1 of 4
		Revision No:	F
		Date Created:	17/05/2017