

NOTICE OF INTENTION TO REVOKE RECREATION RESERVE – 121 PLANTATION ROAD, WĀNAKA

SUBMISSION OF THE BOARD OF MOUNT ASPIRING COLLEGE

1. Summary

The Queenstown Lakes District Council (QLDC) has given notice that it is considering the reserve status of the land at 121 Plantation Road, Wānaka, pursuant to the Reserves Act 1977.

The Board of Mount Aspiring College is strongly supportive of the proposed revocation of the reserve status, and the subsequent disposal of the property, noting that the Ministry of Education has requested that they acquire the property from QLDC to support the continuing development of the College.

2. Background

Mount Aspiring College is the largest high school in Otago and serves the growing population of the Upper Clutha district, with a current enrollment of almost 1300 students.

After many years of planning, the Ministry of Education has started a major redevelopment of the College's campus on Plantation Road. Presently, two major buildings are being constructed and students will move into these new facilities during the course of this year.

The College has a need for further new buildings to complete the planned redevelopment and to provide the College with modern fit-for-purpose facilities.

3. Proposed use of land

The College's current gymnasium is situated on Crown land that is immediately adjacent to 121 Plantation Road.

The current gymnasium facilities are inadequate for the College's current roll, and planned future roll of 1800 students.

Discussions between the College and the Ministry of Education have identified the land at 121 Plantation Road as being ideally suited for the construction of new gymnasium and associated facilities.

The College makes its current facilities available for community use, on agreed conditions, and it is envisaged that the new gymnasium facilities would also be available for suitable community use. Such community use would, in effect, mean that the land is again being used for recreational purposes.

4. Summary

The College's Board is aware that discussions have been occurring in recent months between QLDC officers and officials of the Ministry of Education, with a view to reaching agreement on the acquisition of the land at 121 Plantation Road for the future use of the College.

We understand that revocation of the reserve status of the land is a necessary step in this acquisition process, and we are grateful for the actions taken to date.

In the best interests of the College's long-term future, the College's Board is strongly supportive of the proposed revocation of the reserve status of the land.

If needed, the Board would wish to speak in support of this submission, and we look forward to a timely decision by the Council.



Dr Ian W Hall

Chair

For, and on behalf of, the Board of Mount Aspiring College

7 March 2022

Active Transport Wānaka
c/o 248 Beacon Point Rd
Wānaka 9305

19 March 2022

Attention: APL Property

Re: Submission on Revocation of Recreation Reserve at 121 Plantation Rd, Wānaka

Active Transport Wānaka supports the sale of the land from QLDC to the Ministry of Education.

However we request that any transfer of land includes a condition that the Ministry and Mt Aspiring College agree to the proposed shared pathway (known locally as the Schools to Pool route) operating across MAC property.

We make this request as the viability and safety of the whole route as designed requires the pathway to traverse either directly across, or around the perimeter of, the current recreation reserve.

Ngā mihi

Simon Telfer
Active Transport Wānaka



Submission on Queenstown Lakes District Council's Notice of Intention to Revoke Recreation Reserve – 121 Plantation Road, Wānaka

To: Queenstown Lakes District Council ('QLDC')

Name of submitter: Ministry of Education ('the Ministry')

Address for service: C/- Town Planning Group
PO Box 2559
QUEENSTOWN

Attention: Daniel Thorne

Phone: 027 465 8099

Email: daniel@townplanning.co.nz

Background

The Ministry is the Government's lead advisor on the New Zealand education system, shaping direction for education agencies and providers and contributing to the Government's goals for education. The Ministry has responsibility for all education property owned by the Crown. This involves managing the existing property portfolio, upgrading and improving the portfolio, purchasing and constructing new property to meet increased demand, identifying and disposing of surplus State school sector property and managing teacher and caretaker housing. The Ministry is therefore a considerable stakeholder in terms of activities that may impact on educational facilities and assets in the Wānaka and wider Upper Clutha area.

Submission

The Ministry supports QLDC's proposed revocation of the recreation reserve classification of the site at 121 Plantation Road, Wānaka (**the site**), pursuant to Section 24 of the Reserves Act 1977. The Ministry acknowledges and supports the reasons for the reserve revocation as identified in the Public Notice, namely that the site is no longer needed for reserve purposes following the decommissioning of the swimming pool on the site and replacement with a superior facility at the Wānaka Recreational Centre, and recognising the existing high quality recreational spaces in the area which meet the needs of the community.

The site adjoins Mount Aspiring College (**MAC**), which is presently the only secondary school (Years 7-15) within the Wānaka area. The current student roll is in the order of 1,160 students¹, with the Ministry expecting continued growth to occur from the ongoing and rapid urban development occurring in Wānaka and surrounds. In response to this growth, the Ministry are progressing a comprehensive redevelopment of MAC which will see an increase in the student roll capacity, with the first stages of this redevelopment under construction and/or recently completed. In order to support the ongoing redevelopment of the campus, MAC are presently occupying the subject site under a licence to occupy agreement between the Ministry and QLDC, with temporary classrooms, changing rooms and car parking provided across the site.

Whilst acknowledging that discussions with QLDC as to the acquisition of the site by the Ministry remain ongoing, the Ministry supports the proposed reserve revocation on the basis that it would provide an opportunity to facilitate and support the ongoing redevelopment of MAC, and subsequently enable the Ministry to better meet the existing and future educational needs of the Wānaka community.

¹ As of 1 July 2021. Source: <https://www.educationcounts.govt.nz/>

The key Ministry contact for this development and project area is Nicky Morrison, with her contact details as follows:

Nicky Morrison
Delivery Manager | Acquisitions & Designations
Phone (07) 571 7863
Nicky.Morrison@education.govt.nz

If there is to be a hearing on the reserve revocation, the Ministry wish to be heard in support of their submission.

Should you wish to discuss any aspect of this submission, please do not hesitate to contact Daniel Thorne at Town Planning Group, or Nicky Morrison at the Ministry.

Yours sincerely,

Simon Cruickshank

Regional Infrastructure Manager - Southern | Education Infrastructure Service
Ministry of Education

(Pursuant to an Instrument of delegation as at December 2019)

Date: 21.03.22