

QLDC Council
24 February 2016

Report for Agenda Item: 7

Department: Planning and Infrastructure

Shotover Country Stage1F: Proposal to Vest Reserve Land and Develop a Sports Field

Purpose

- 1 To consider approving the vesting of reserve land as part of the proposed subdivision Shotover Country – ODP Stage 1F, Stalkers Road, Ladies Mile in lieu of reserve land contributions.
- 2 To consider approving the offset of reserve improvement development contributions to develop a sports field in future recreation reserve adjacent to ODP Stage 1F.

Recommendation 1

That Council:

- a. **Approve** the vesting of proposed Lot 1001 as Recreation Reserve, and Lot 1002 as Local Purpose Reserve, with the following works and conditions being undertaken at the applicant's expense:
 - i. Consent being granted for the subdivision of Shotover Country, Activity Areas 1F;
 - 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 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. A five year maintenance period by the current landowner commencing from vesting of the reserve.

Recommendation 2

That Council:

- a. **Approve** a credit from reserve improvement contributions of **\$138,231.05** from development contributions payable for the proposed subdivision of **Shotover Country – Stage 1F** subject to the following works and conditions being undertaken at the applicant's expense:

- i. A sports field and associated car park to be developed in the future recreation reserve described as Lot 1205;
- ii. Plans of the sports field and associated car park and other improvements to be delegated to the approval of the General Manager, Property and Infrastructure;
- iii. Consent being granted for the subdivision of Shotover Country, Activity Area 1F;
- iv. Consent being granted to enable the earthworks to build the sports field;
- v. Final approval 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;
- vi. A credit be approved from the reserve improvement contributions payable for the actual cost of the reserve improvements as approved by the General Manager, Property and Infrastructure;
- vii. 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;
- 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 five year maintenance period by the current landowner commencing from practical completion of the reserve improvements;
- x. A maintenance agreement for the five year period shall be provided by the applicant and approved by the General Manager, Property and Infrastructure.

Prepared by:



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26/01/2016

Reviewed and Authorised by:



Stephen Quin
Parks and Reserves Planning
Manager

27/01/2016

Background

- 1 Council has previously vested reserves at Shotover Country associated with Stages 1-10 of development.

- 2 This report addresses two separate requests, and for conciseness combines them into a single proposal with two purposes and associated recommendations.
- 3 The first purpose seeks consideration to approve the vesting of reserve land as part of the proposed subdivision Shotover Country – ODP Stage 1F, in lieu of reserve land contributions. Attachment A identifies Lot 1001 and Lot 1002 that are proposed to be vested under this agenda item. Attachment B identifies Lot 1001 and Lot 1002 within an overall context of the greater development.
- 4 The second purpose seeks consideration to approve the offset of reserve improvement development contributions to develop a sports field in future recreation reserve in Lot 1205 adjacent to ODP Stage 1F.
- 5 Council has previously accepted the vesting of reserve land at Shotover Country including Lot 1205, as identified in Attachment C. Shotover Country did not seek this land as an offset to Development Contributions.
- 6 A workshop with Council was held on 20 October 2015 to discuss proposals from Shotover Country to establish facilities on reserve land which included an equestrian centre, BMX track, wetland restoration, sports field and community pavilion. Council considered at that workshop that it could be appropriate to credit future reserve improvement contributions for a sports field. It was encouraged by Council that further design, management and funding proposals were put forward for the other facilities. Proposals for the other facilities are not being considered by this report.
- 7 Shotover Country now applies for an offset of reserve improvements to establish a sports field on Lot 1205 identified in Attachment C. An indicative layout of the sports field and car park is illustrated in Attachment D. An estimate of costs towards the establishment of the sports field has been obtained from Clarke Fortune McDonald and Associates on behalf of the applicant. This has been calculated as \$138,231.05.
- 8 The proposed sports field will to be constructed and irrigated in accordance with the QLDC Turf Reinstatement Specifications January 2007 and the QLDC Land Development and Subdivision Code of Practice.

Comment

Lots 1001 and 1002

- 9 Lot 1001 comprises 4,000m² and is proposed to be vested as Recreation Reserve. Lot 1002 comprises 422m² to be vested as Local Purpose Reserve. The total area of land proposed to be vested is 4,422m².
- 10 The locations of these reserves adjoin an area of higher density housing development and have been designed to increase residential amenity within the immediate vicinity. The reserves have been located to ensure good passive surveillance and are positioned where they are easily accessible.

- 11 The vesting of the Lot 1001 reserve is supported by policies in the 2002 Parks 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.
- 12 The vesting of the Lot 1002 reserve 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*”.
- 13 Vesting of both Lot 1001 and 1002 will contribute to the provision of a range of recreational opportunities within the Shotover Country community, thereby contributing to the vision expressed in the 2002 Parks Strategy.
- 14 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 5 year period from such time as the land has vested with the Council.
- 15 No reserve design has been formulated for the land at this time. The applicant will work in conjunction with the Council in relation to reserve improvements and any associated financial offsets.
- 16 Any potential future reserve improvement development contribution offsets will be proposed in a separate report when more detail is available.

Sports Field

- 17 The sports field is proposed to be a singular field of dimensions suitable for football or rugby. It is proposed to have an associated car park incorporated into the reserve. The intent for the field is to be an informal sports field for community and school use for sports games, and other recreational activities. It is not intended as a formal sports ground to be developed for the use of any particular sports club, and will not have flood lighting or other fixtures that could be associated with a more formal sports ground.
- 18 The 2002 Parks Strategy’s policy for the Queenstown Ward is for sports grounds to be provided for by future development of Queenstown Events Centre land. Since this strategy was developed, there has been further development of sports fields at the Events Centre and they have become increasingly well-utilised as a result of population growth. The strategy also pre-dates the significant growth as a consequence of the Lake Hayes Estate and Shotover Country developments, which places significant demand on recreational facilities that are easily accessible to these communities e.g. by walking and/or cycling.
- 19 The proposed sports field is to be set in an area of land approved by Council to be vested as reserve. The total area of this land is approximately 27 hectares,

and includes a large wetland, large areas of flat land and access to the Lower Shotover River. It is anticipated that in time there will be a variety of recreational activities provided for in this future reserve land. There has already been interest expressed by various parties in regard to the reserve's future development potential and proposals are being further developed by these parties. In this context, the sports field would be one facility in a future multi-functional park that would incorporate opportunities for other passive and recreational activities.

- 20 Accordingly, the policies in the 2002 Parks Strategy for District Reserves equally apply to the future reserve land development. District Reserves under the strategy shall be provided within the main communities of the District and will be developed to attract "out of community" visitors and visitors to the District. It is recommended for District Reserves that *"the minimum future provision be of a size that accommodates informal ball sports, large family/community picnic and also provide suitable land for onsite car parking"*.
- 21 In summary of the relevant policies in the 2002 Parks Strategy's policies, it is considered that the proposal to develop a sports field in the future reserve area meets the objectives of developing District Reserves. It is acknowledged that the location falls outside of policy for the Sports Ground location in the Queenstown Ward under the Strategy. However, the field is not intended as a formal "sports ground" but as a more informal sports field in the context of a much larger reserve area that, in time, will provide for a range of active and passive recreation activities. The sports field will serve the new large communities of Lake Hayes Estate and Shotover Country, and in doing so contributes to the provision of a range of recreational opportunities, thereby contributing to the vision expressed in the Strategy.
- 22 The Parks Strategy is currently under review and it is anticipated that a new strategy will be completed this year. It is intended that the new strategy will address reserve classifications to promote more multi-functional reserves providing for a range of recreational activities that are easily accessible to the communities that they cater for. The strategy will also take into account the growth that has occurred since 2002 and future growth projections.
- 23 The offset of reserve improvement contributions for the sports field will be reliant upon resource consent being obtained for activity area 1F. The future subdivision of this stage will enable the sufficient development contributions to construct the sports field and car park, based upon the estimate provided.
- 24 Plans for the sports field, car parking and other improvements will be provided as part of the proposed sports field works. These are to be to the satisfaction of the General Manager Property and Infrastructure.

Options

- 25 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.

Recommendation 1

26 Option 1 Accept the proposal for the vesting of the reserves.

Advantages:

27 The increase in reserve land will provide for the use and enjoyment of the community.

Disadvantages:

28 Council will have to maintain or manage the reserves at a cost to the ratepayer after five years. It is estimated that the annual cost to maintain these reserves is approximately \$5,000 per annum based upon current market rates.

29 Option 2 Reject or modify the proposal for the vesting of the reserves.

Advantages:

30 Council will not have to maintain/manage the reserve at a cost to the ratepayer.

Disadvantages:

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

Recommended Option

32 This report recommends Option 1 for addressing the matter.

Recommendation 2

33 Option 1 Accept the proposal to approve the offset of reserve improvement development contributions to develop a sports field.

Advantages:

34 The increase in sports field facilities will provide for the use and enjoyment of the community.

Disadvantages:

35 Council will have to maintain or manage the sports field at a cost to the ratepayer after five years. It is estimated that the annual cost to maintain the field and car park is approximately \$11,000 per annum based upon current market rates.

36 Option 2 Reject or modify the proposal for the proposed offset of reserve improvement development contributions to develop a sports field.

Advantages:

37 Council will not have to maintain/manage the sports field at a cost to the ratepayer.

Disadvantages:

- 38 There will be no increase in sports field facilities to provide for the use and enjoyment of the community.

Recommended Option

- 39 This report recommends Option 1 for addressing the matter.

Significance and Engagement

- 40 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

- 41 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.
- 42 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 Strategy further reducing risk of judicial review of any decision to accept the land.
- 43 The OR010b risk is due to the fact that the land associated with the sports field improvements is prone to flooding. The land has historically flooded in very high rainfall events and it is likely to flood again. The sports field is proposed to be built on ground further elevated by earthworks to reduce the flooding risk. Plans for the sports field, including earthworks, are to be approved by the General Manager, Property and Infrastructure.

Financial Implications

- 44 The applicant will be required to maintain the Lot 1001 and 1002 reserves and the sports field and associated improvements for the first five years. Following this point, provision will need to be made available within Council's maintenance budgets. It is estimated that \$16,000 per annum will need to be budgeted.

Council Policies, Strategies and Bylaws

- 45 The following Council policies were considered:
- Significance and Engagement Policy – this decision is not considered significant.
 - Parks Strategy 2002 – the vesting of the proposed reserves and the development of the sports field will contribute to the provision of a range of

recreational opportunities, thereby contributing to the vision expressed in the Strategy.

Local Government Act 2002 Purpose Provisions

46 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

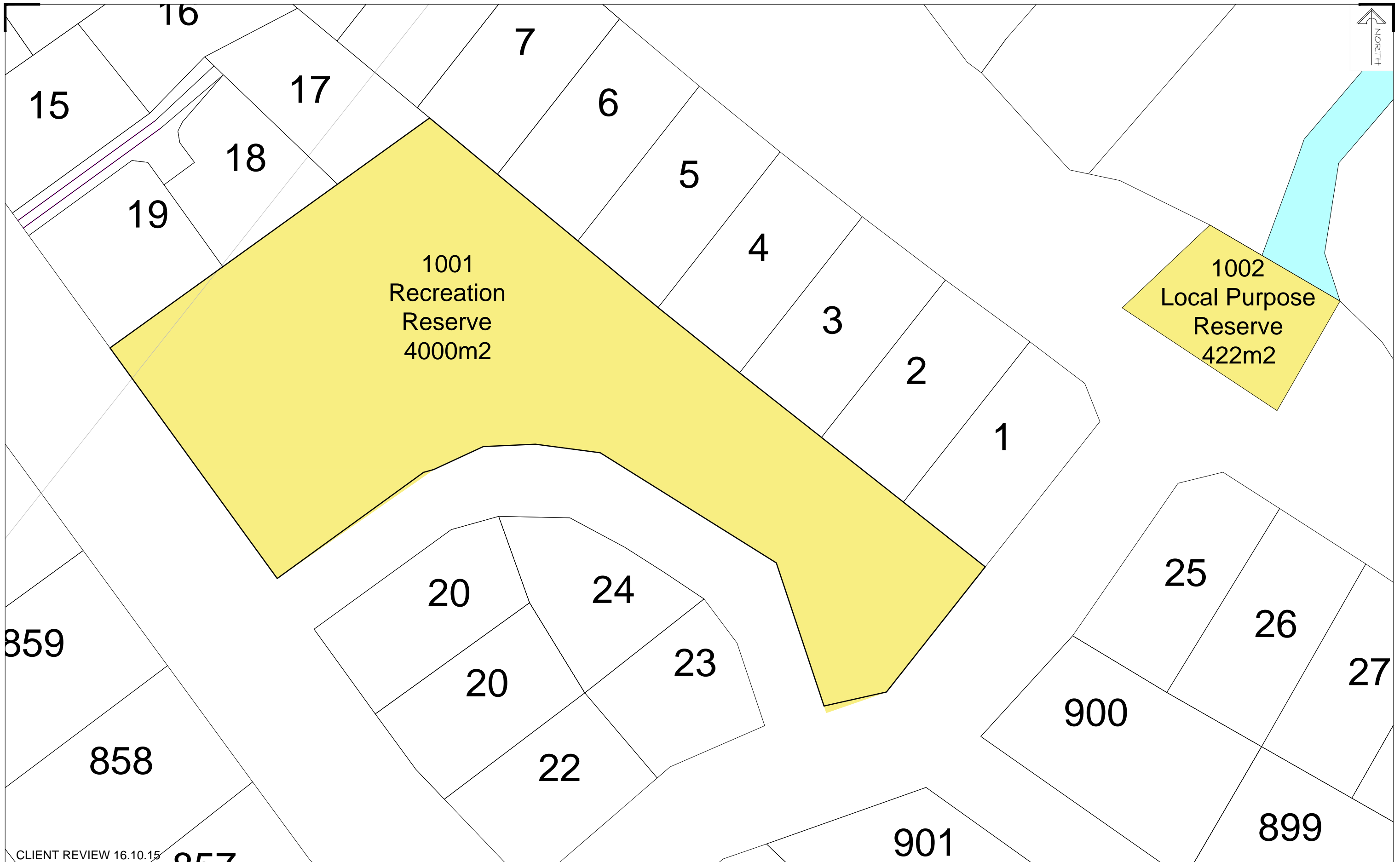
47 The persons who are affected by or interested in this matter are residents/ratepayers of the Queenstown Lakes District community.

48 No specific consultation has been undertaken however the plan change that established the requirement for open space that this vesting will facilitate was publicly notified giving the community the opportunity to submit on the proposal.

49 No specific media statement or public communication is considered necessary.

Attachments

- A Proposed Recreation Reserve Lots 1001 and 1002
- B Reserve Areas
- C Activity Area 1F Proposed Reserves to Vest
- D Indicative Layout of Sports Field and Carpark



CLIENT REVIEW 16.10.15

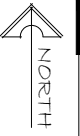
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Rev.	Date	Revision Details	By
A	11.01.16	update boundaries	RB
B	27.01.16	Add lot 1002	CH

**PROPOSED RECREATION RESERVE
 LOT 1001 & 1002**

Client	Surveyed	Signed	Date	Job No.	Drawing No.
SHOTOVER COUNTRY LTD	-	-	-	10690	04
	Drawn	Signed	Date	Scale	1:250 @ A1
	RWB	-	16.10.15	1:500 @ A3	
	Designed	Signed	Date	Datum & Level	Rev.
	-	-	-	Mt Nic 2000 & MSL	B

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Proposed Reserves - Approved / Consented		
Legal Description	Purpose	Area (m2)
Lot 621 RM 150116	Recreation Reserve	6750
Lot 701 RM150261		115
Lot 702 RM150261		2130
Lot 703 RM150261		1310
Lot 620 RM 150116	Local Purpose Reserve (ped & cycle)	393
Lot 1101 RM150389		3925
Lot 1102 RM150389		3000
Lot 1103 RM150389		354
Lot 1205	Recreation Reserve	56300
Lot 1208		115800
Lot 1206	Local Purpose Reserve	29400
Lot 1207	Senic Reserve	68700
	Total	288177

Proposed Reserves - Subject to approval.		
Legal Description	Purpose	Area (m2)
Lot 1001	Recreation reserve	4000
TBC		11170
TBC		11150
TBC		242
TBC		422
TBC		1130
	Total	28114

Reserves - Vested in QLDC		
Legal Description	Purpose	Area (m2)
Lot 206 DP 471696	Recreation Reserve	6776
Lot 603 DP 488075		5626
Lot 205 DP 471696		10053
Lot 204 DP 463420		1436
Lot 104 DP 463420		2015
Lot 105 DP 463420		1320
Lot 6 DP 479975		898
Lot 600 DP 485096		3996
Lot 606 DP 480834		200
Lot 607 DP 480834		196
Lot 7 DP 479975	8	
Lot 202 DP 486079	Local Purpose Reserve	578
Lot 201 DP 486079		587
Lot 203 DP 486079		312
	Total	34001

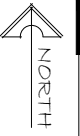
CLIENT REVIEW 16.10.15


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Rev.	Date	Revision Details	By
A	11.01.16	update boundaries	RB
B	27.01.16	Add Lot 1002	CH

RESERVE AREAS

Client	Surveyed	Signed	Date	Job No.	Drawing No.
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	RWB		16.10.15	1:2500 @ A1	001
	Designed	Signed	Date	Datum & Level	Rev.
				Mt Nic 2000 & MSL	B



— Pedestrian Link
 — Equestrian Link

CLIENT REVIEW 26.06.12

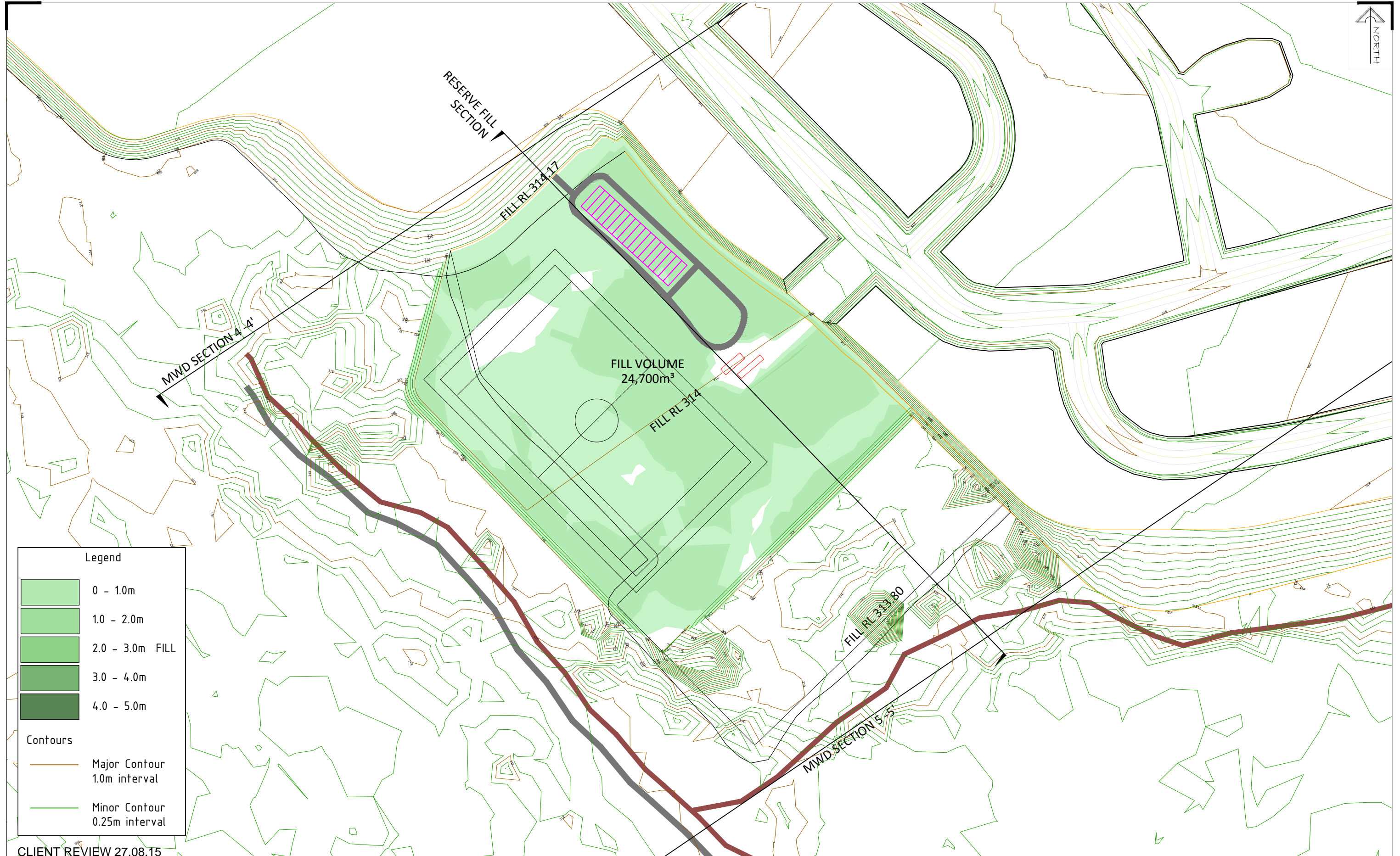
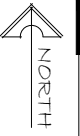

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Rev.	Date	Revision Details	By
-	-	-	-

SHOTOVER COUNTRY ACTIVITY AREA 1F PROPOSED RESERVES TO VEST

Client	Shotover Country LTD	Surveyed	Signed	Date	Job No.	Drawing No.
		-	-	-	11876	09
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		Designed	Signed	Date	Datum & Level	Rev.
		-	-	-	Mt Nic 2000 & MSL	-

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Legend

	0 - 1.0m
	1.0 - 2.0m
	2.0 - 3.0m FILL
	3.0 - 4.0m
	4.0 - 5.0m

Contours

	Major Contour 1.0m interval
	Minor Contour 0.25m interval

CLIENT REVIEW 27.08.15

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Rev.	Date	Revision Details	By
B	28.1.16	Remove BMX	CH

RESERVE AREA FILL

Client	Surveyed	Signed	Date	Job No.	Drawing No.
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Designed	Signed	Date	Datum & Level	Rev.	
-	-	-	Mt Nic 2000 & MSL	B	

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