

**Wanaka Community Board
1 March 2018**

Report for Agenda Item 1

Department: Community Services

Proposal to Vest Land in Wanaka as Reserve and to Offset Reserve Land and Reserve Improvements Contributions as per the Development Contributions Policy

Purpose

To consider recommending to Council the approval for a proposed reserve identified within the Alpine Estate subdivision development, and to offset reserve land and reserve improvement development contributions for the reserve.

Recommendation

That the Wanaka Community Board:

1. **Recommend to Council** the vesting of the identified proposed reserve be approved;

- a. Lot 101 (3,000m²), Alpine Estate, Cardrona Valley 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 and to level out undulations (as agreed necessary by the Parks Planning Manager);
- ii. Presentation of the reserve in accordance with Council's standards for reserves;
- iii. The submission to Council by the developer, certification as appropriate by Council, and subsequent implementation of a landscape and planting plan for the reserve.
- iv. The formation of any sealed pathways to a minimum 2 metre wide width;
- v. A potable water supply point to be provided at the boundary of the reserve lot;
- vi. The registration of a fencing covenant under s6 of the Fencing Act 1978 on the reserve 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;

- vii. The registration of a Consent Notice on any land adjoining the reserve to ensure any fences on land adjoining the reserve are no more than 1.2 metres in height and have a visual permeability of no less than 50%;
 - viii. A three year maintenance period by the current landowner commencing from vesting of the reserve;
 - ix. Vesting of reserve 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, subject to recommendation three above.
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, 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:



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Parks & Reserves
14 February 2018

Reviewed and Authorised by:



Stephen Quin
Parks Planning Manager

15 February 2018



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GM Community Services

15 February 2018

Background

- 1 A recreation reserve is proposed to be created under a subdivision development by Alpine Estate Limited.
- 2 The subdivision proposes the creation of 96 residential lots, areas of legal road, balance land, and a recreation reserve. The development is located to the east of Cardrona Valley Road, and north of Mountain View Drive/Orchard Road.
- 3 The recreation reserve is described as Lot 101 (3,000m²), and is illustrated in Attachment A.
- 4 The location of the development is illustrated in Attachment B.
- 5 The proposed reserve has been previously identified to Council Officers and its inclusion in the development is the result of discussions concerning its suitability.

Comment

- 6 The proposed reserve is consistent with the definition of a 'Local Park' as identified in the Parks and Open Space Strategy (2017). Such parks require a minimum of 0.3ha of open space in greenfield developments and should be of a configuration that provides a transition/buffer space from adjacent roads. Such parks should also accommodate a flat kick-around space of approximately 30x30m and be accessible to a residential catchment.
- 7 The land associated with proposed Lot 101 is gently undulating, and will further be levelled to a degree by the developer. The proposed reserve affords views of the mountains and will provide a pleasant space for community use and informal recreation.
- 8 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

- 9 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:
- 10 Option 1 Accept the proposal for the vesting of the reserve and to offset reserve land and reserve improvement contributions as per the Development Contributions Policy.

Advantages:

11 The land is proposed to be vested in Council at no cost.

Disadvantages:

12 Council will have to maintain or manage the reserve at a cost to the ratepayer after three years.

13 Option 2 Reject or modify the proposal for the vesting of the reserve and to offset reserve land and reserve improvement contributions as per the Development Contributions Policy.

Advantages:

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

Disadvantages:

15 Council will refuse areas of land being offered at no cost.

16 This report recommends Option 1 for addressing the matter.

Significance and Engagement

17 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

18 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.

19 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

20 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

21 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

22 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

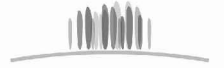
23 The persons who are affected by or interested in this matter are residents/ratepayers of the Queenstown Lakes District community.

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

Attachments

A Alpine Estate: Lot 101 Reserve

B Site Location



ALPINE ESTATE

~ WANAKA ~

Heritage Estate Subdivision	14 4400m ²
Alpine Estate Subdivision	14 625m ²



Alpine Estate Subdivision Concept

Job No : W5082
 Drawing No: 01X
 Sheet: 01
 Not to Scale
 Date : 13/11/2017

Note:
 Areas and dimensions are approximate
 only and subject to final survey

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