

11. Item 1: Proposed Reserve to Vest at Mount Cardrona Station

PURPOSE OF THE REPORT | TE TAKE MO TE PURONGO

1. The purpose of this report is to consider recommending to Council, approval for one Recreation Reserve (Local Park) at the Mount Cardrona Station development.
2. The reserve, its location, and respective development are illustrated in **ATTACHMENTS A & B** of this report.

EXECUTIVE SUMMARY | WHAKARAPOPOTOTANGA MATUA

3. The Wānaka – Upper Clutha Community Board is being asked to recommend to Full Council that the reserve be accepted. The reserve may fulfil the requirements of a Local Park under the Parks and Open Spaces Strategy 2021, although it could have the potential to be a Community Park, and that option is left open.
4. The reserve and any necessary conditions to enable vesting, will ultimately need to be included in a Resource Consent.
5. It is requested that consideration and final approval of any Reserve Improvement Development Contributions is delegated to the Parks and Open Spaces Planning Manager, and this recommendation is standard practice. Noting that landscaping and the formation of pathways are required within reserves sand do not qualify for offsets.

RECOMMENDATION | NGA TUTOHUNGA

That the Wānaka – Upper Clutha Community Board:

1. **Note** the contents of this report;
2. **Recommend to Council** that the vesting of the following reserve, be approved:

Mount Cardrona Station Limited

- Recreation Reserve. Lot 3001, being 1.15 hectares.

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

- Consent being granted (as necessary and subject to any subsequent variations) for any subdivision required to formally create the reserve, and to also level out topography for reserve (if advised necessary by the Parks & Open Spaces Planning Manager);
- Presentation of the reserve in accordance with Council's policies;
- The submission of Landscape Plans to Council by the Developer for certification as appropriate, including subsequent implementation of landscape and planting for the reserve. The certification and approval of such a plan shall be by the Parks and Open Spaces Planning Manager.
- The formation of sealed pathways on reserves to a minimum 2.2 metre width, and to also meet the Grade 2 standard of the QLDC Cycle Trail and Track Design Standards & Specifications (2016);
- A potable water supply point to be provided at the boundary of the reserve lot;

- 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 any public reserve vested in or administered by the Council and any adjoining land;
- The registration of a Consent Notice (or alternative encumbrance) on any land within the development adjoining the reserve, to ensure any fences on land adjoining, or boundaries along any reserve, shall no greater than 1.2m in height, and be 50% visually permeable;
- A three-year maintenance period by the current landowner commencing from vesting of the reserve;
- A maintenance agreement for reserve prepared and approved (signed) by the Parks and Open Spaces Planning Manager specifying how the reserves will be maintained during the maintenance period; and
- Vesting of reserves to be undertaken in accordance with the QLDC Vesting of Roads and Reserves Policy.
- **Recommend to Council** that any reserve improvement contributions are offset against those payable in accordance with the Development Contributions Policy current at the time of contributions payment, subject to:
 - Detailed design plans for the reserve to be submitted and the approval of these to be delegated to the the Parks & Open Spaces Planning Manager.
 - Final approval of any reserve improvement costs to be delegated to the the Parks & Open Spaces Planning Manager, and is subject to the applicant demonstrating the actual costs of the improvements.
- 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:	Reviewed and Authorised by:	Approved by:
		
Aaron Burt Senior Parks & Reserves Planner 10/11/2022	Briana Pringle Parks and Open Spaces Planning Manager 14/11/2022	Ken Bailey General Manager, Community Services 1/06/2022

CONTEXT | HOROPAKI

6. The Mount Cardrona Special Zone anticipates a potential capacity of up to 800 dwellings.
7. Lot 3001 has an area of 1.15 hectares, and is proposed to be a Recreation Reserve. It is located upon usable topography, which for the greater part is gently sloping, but with the potential to be flattened in some areas. The proposed reserve is consistent with the definition of a ‘Local Park’ as identified in the Parks and Open Space Strategy (2021).
8. Local 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. The proposed reserve can meet these requirements.

9. There is an opportunity that this open space could potentially meet the requirements of a Community Park owing to its size. A community park is an area of open space used for informal recreation, social, cultural and leisure activities and can have other complementary values, such as landscape amenity and playgrounds. These parks have a high standard of provision and often have the most multi-use potential.

10. To ensure that the reserve can be utilised throughout its area, it is a common condition of approval that Council seeks to assure the land will be levelled and enhanced by the developer if Council deems such to be necessary, to the satisfaction of Council.

11. The expectation is that built form will not extend up to any reserve boundaries, and that all fencing along the reserves will not be greater than 1.2m in height, and will be at least 50% visually permeable. This is to ensure that the open space areas are open, visible and not walled in by adjacent development to the extent that they might otherwise become hidden from view and unsafe. This requirement is consistently applied to all new reserves.

12. It is recognised and noted that proposed reserves in (potential) multiple staged developments need to be vested in the initial stage to seek title. This is because when reserves are included in the potentially last stage, a residential development might be mostly developed and then the final stage might be deferred indefinitely, or not transpire. This means that a reserve that might otherwise be expected or relied upon, might not eventuate. It is a typical recommendation that the creation of any reserves should be bound to the first stage of any development to seek title, unless otherwise agreed by the the Parks & Open Spaces Planning Manager.

13. At this time, there is no commitment to any improvements from Council's Parks team, as it is appropriate to facilitate mixed use, and the needs of the community need to be established prior to committing to any specific reserve improvements. The nature of any subsequent reserve improvements can be ascertained at a later date, and at this stage the reserve is being considered as an identified extent of land. However, it is expected that Local Park reserves are designed to accommodate improvements (such as playgrounds, furniture, BBQ areas etc.).

ANALYSIS AND ADVICE | TATARITANGA ME NGA TOHUTOHU

Option 1 Accept the proposal to vest the reserve and to offset reserve improvement contributions (if applicable) as per the Development Contributions Policy.

14. Advantages

1. The land is proposed to be vested to Council at no cost at the time of vesting, and it will be the respective developer's responsibility to meet the standards prescribed in the recommended conditions as a pre-requisite to vesting.
2. The Recreation Reserve to accommodate a Local Park will provide for the recreation and open space needs of the community that will reside in the development. Providing play opportunities, kick around space and important areas for wellbeing, respite and relaxation.

15. Disadvantages

1. Council will have to maintain or manage the reserve at a cost to the ratepayer, after three years, albeit this is an accepted outcome and any disadvantage is minimal given Council seeks to attain quality reserves to benefit the community.

2. Option 2 Reject or modify the proposal for the vesting of the reserve and to offset reserve improvement contributions (if applicable) as per the Development Contributions Policy.

16. Advantages

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

17. Disadvantages

1. Council will refuse reserve land being offered to the community at no cost, when its policies seek to acquire quality open space reserve land to meet community needs.

18. This report recommends **Option 1** for addressing the matter.

CONSULTATION PROCESS | HATEPE MATAPAKI

19. 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, and it is accepted that the creation of a reserve that can meet community needs, is a good outcome.

RISK AND MITIGATIONS | NGA RARU TUPONO ME NGA WHAKAMAURUTANGA

20. This matter relates to the Community & Wellbeing risk category. It is associated with RISK00009 within the [QLDC Risk Register](#). This risk has been assessed as having a High inherent risk rating. 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, and the land is managed effectively. The vesting is also in accordance with the Parks and Open Space Strategy 2021.

FINANCIAL IMPLICATIONS | NGA RITENGA A-PUTEA

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

COUNCIL EFFECTS AND VIEWS | NGA WHAKAAWEAWE ME NGA TIROHANGA A TE KAUNIHERA

22. The following Council policies, strategies and bylaws were considered:

- Significance and Engagement Policy, 2021
- Parks and Open Space Strategy 2021
- Development Contributions Policy
- Vesting of Roads and Reserves Policy

23. The recommended option is consistent with the principles set out in the named policies.

24. This matter is not included in the Ten Year Plan/Annual Plan, but has no effect upon it.

LOCAL GOVERNMENT ACT 2002 PURPOSE PROVISIONS | TE WHAKATURETURE 2002 O TE KAWANATAKA A-KAIKA

25. Section 10 of the Local Government Act 2002 states the purpose of local government is (a) to enable democratic local decision-making and action by, and on behalf of, communities; and (b) to promote the social, economic, environmental, and cultural well-being of communities in the present and for the future. It will help meet the current and future needs of the district by providing the community with open space opportunities. As such, the recommendation in this report is appropriate and within the ambit of Section 10 of the Act

26. The recommended option:

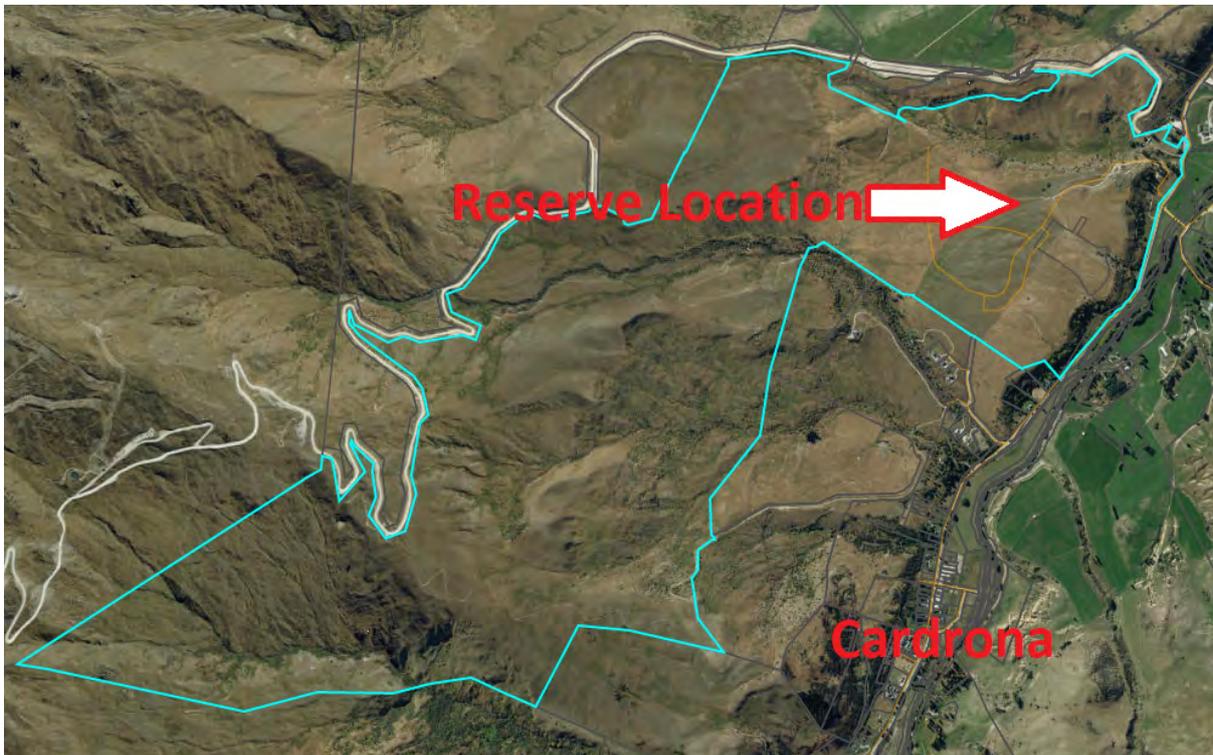
Is consistent with the Council's plans and policies; and

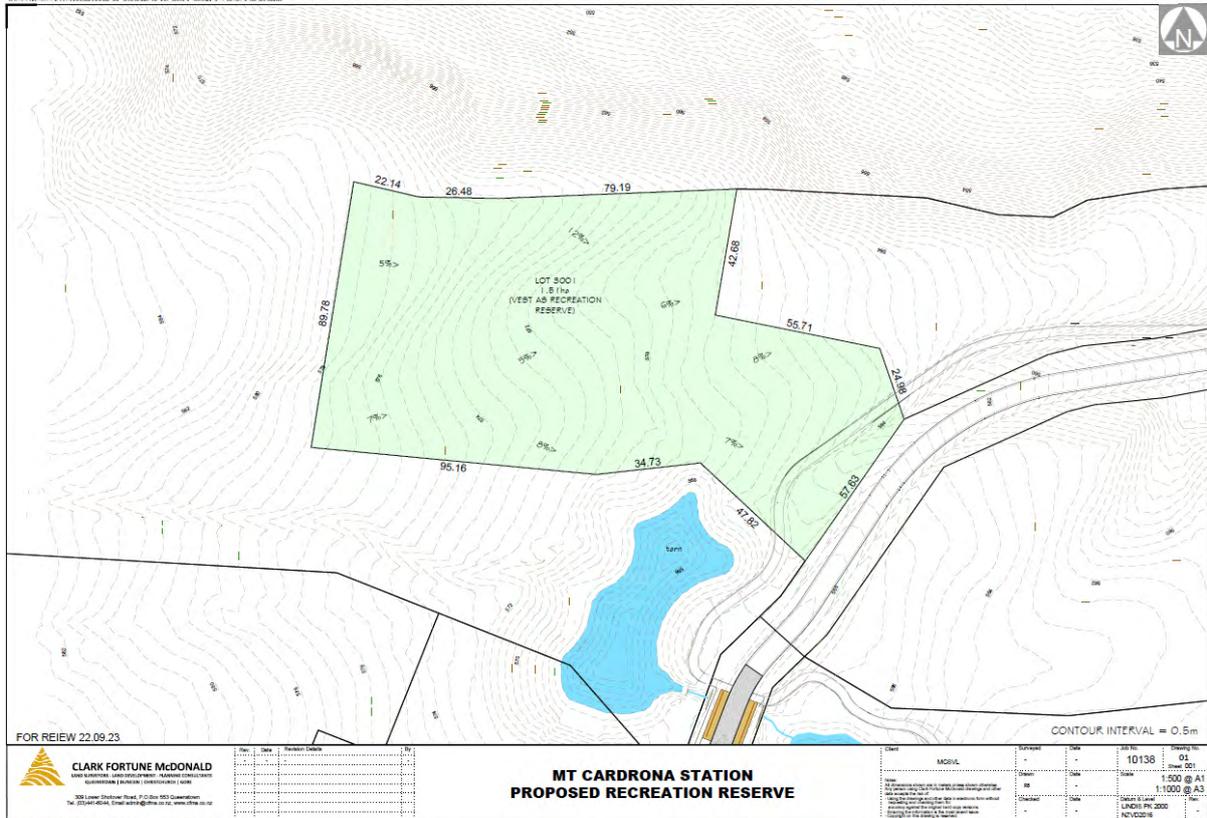
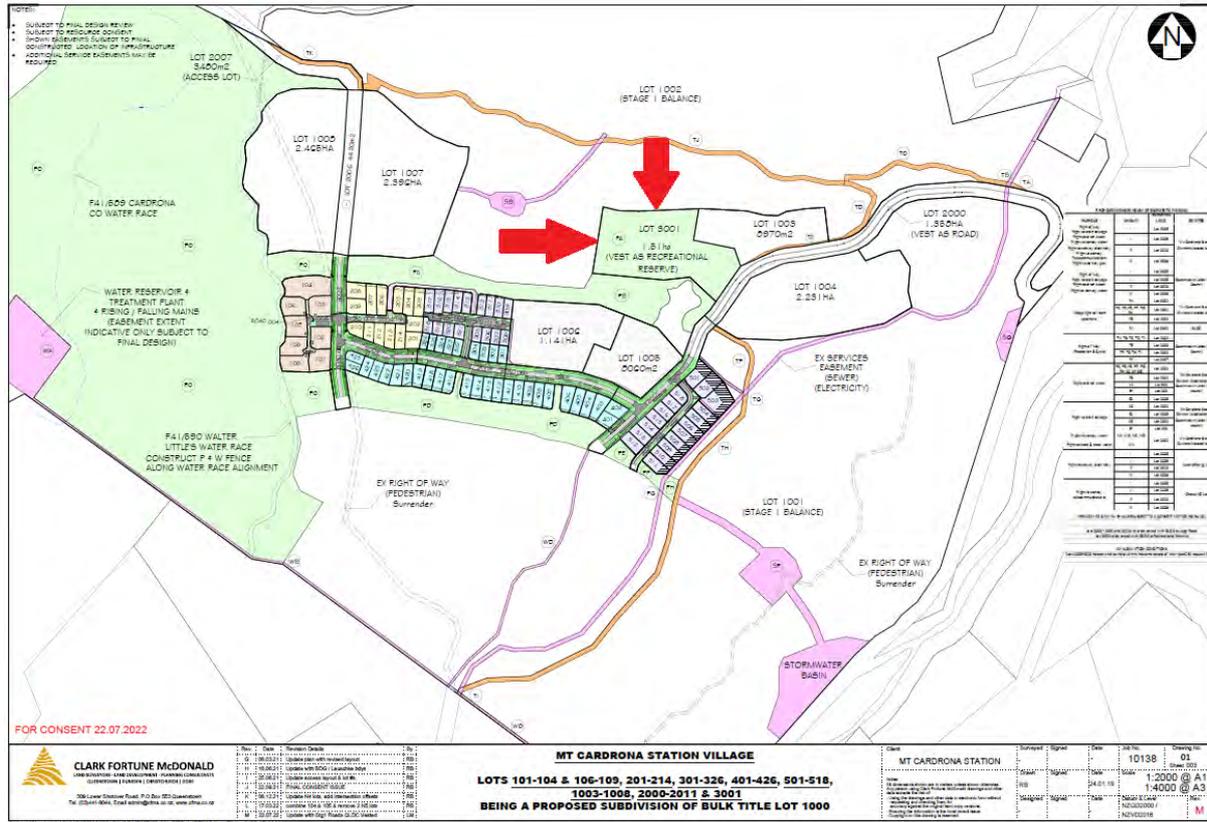
Would not alter significantly the intended level of service provision for any significant activity undertaken by or on behalf of the Council, or transfer the ownership or control of a strategic asset to or from the Council.

ATTACHMENTS | NGA TAPIRIHANGA

Number	Title of Attachment
A	Location Plan
B	Reserve Plan

ATTACHMENT A – Location Plans





Attachment B: Reserve Plans