

Community & Services Committee
19 August 2021

Report for Agenda Item 5 | Rīpoata moto e Rāraki take 5

Department: Community Services

Title | Taitara Proposal to vest six reserves in Hanley Downs, Queenstown.

PURPOSE OF THE REPORT | TE TAKE MŌ TE PŪRONGO

- 1 The purpose of this report is to consider recommending to Council, approval for one Recreation Reserve, three Local Purpose (Connection and Access) Reserves, one Local Purpose Reserve and one Local Purpose (Utility) Reserve. The reserves are located within the Hanley Downs development, and have been approved by resource consents RM180631, RM200158 and RM200586.

RECOMMENDATION | NGĀ TŪTOHUNGA

- 2 That the Community & Services Committee:
 1. **Note** the contents of this report and in particular;
 2. **Recommend to Council** that the vesting of the following reserves, be approved;
 - RCL Henley Downs Limited, Hanley Downs – RM180631
 - a) Lot 94: Local Purpose (Utility) Reserve. Area 382m²
 - RCL Henley Downs Limited, Hanley Downs – RM200158 (DP5B)
 - a) Lot 86: Recreation Reserve. Area: 2,443m²
 - b) Lot 87: Local Purpose (Access) Reserve. Area 297m²
 - c) Lot 88: Local Purpose (Access and Services) Reserve. Area 192m²
 - RCL Henley Downs Limited, Hanley Downs – RM200586 (DP4B)
 - a) Lot 89: Local Purpose (Access and Services) Reserve. Area 384m²
 - b) Lot 91: Local Purpose (Access and Services) Reserve. Area 176m²
- subject to the following works being undertaken at the applicant's expense:
- i) Consent being granted (as necessary and subject to any subsequent variations) for any subdivision required to formally create the reserves, and to also level out topography (if advised necessary by the Parks & Open Spaces Planning Manager);

- ii) All wastewater infrastructure on the Reserves shall be in ground, and have no impact whatsoever on the recreation function and values of the flat grassed land above. That flat land shall be able to accommodate recreational and connection uses year round, and the ground standards shall be the same as for any Recreation Reserve not otherwise containing stormwater infrastructure.
- iii) Presentation of the reserve in accordance with Council's standards for reserves;
- iv) The submission of a Landscape Plan to Council by the developer for certification as appropriate, including subsequent implementation of landscape and planting for the reserves. The certification of such a plan shall be by the Parks and Open Spaces Planning Manager.
- v) The formation of sealed pathways on the reserves to a minimum 2 metre wide width, and to also meet the Grade 2 standard of the QLDC Cycle Trail and Track Design Standards & Specifications (2016);
- vi) A potable water supply point to be provided at the boundary of the reserve lots;
- vii) 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 any public reserve vested in or administered by the Council and any adjoining land;
- viii) The registration of a Consent Notice (or alternative encumbrance) on any land within the development adjoining the reserves, to ensure any fences on land adjoining, or boundaries along any reserve, shall be no greater than 1.2m in height, and be 50% visually permeable;
- ix) A three (3) year maintenance period by the current landowner commencing from vesting of the reserves;
- x) A maintenance agreement being prepared and signed by the Parks and Open Spaces Planning Manager specifying how the reserves will be maintained during the maintenance period; and
- xi) Vesting of reserves to be undertaken in accordance with the QLDC Vesting of Roads and Reserves Policy.

Prepared by:



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05/08/2020

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CONTEXT | HOROPAKI

- 3 This report addresses a number of reserves proposed by RCL Henley Downs Limited (RCL Henley Downs) and approved by subdivision consents (RM180631, RM200158 and RM200586), located within the Hanley Downs development, Queenstown.
- 4 The locations of the development sites are illustrated in **ATTACHMENT A**. Plans associated with the proposed reserves are included as **ATTACHMENT B** (RM180631), **ATTACHMENT C** (RM200158) and **ATTACHMENT D** (RM200586).
- 5 The reserves have been agreed to in principle by Council's Parks and Reserves Department in response to the subdivision consent applications made by RCL Henley Downs.
- 6 Lot 86 (2,443m²) is a proposed recreation reserve, which can provide amenity and recreational benefit to areas of future residential development. The recreation reserve is anticipated to meet the purpose of a local park in the Parks and Open Spaces Strategy. The reserve is able to contain a BBQ shelter and picnic tables, as well as a path to encourage pedestrian and cycle access.
- 7 It is considered that Lots 87, 88, 89 and 91 can provide adequate pedestrian/cycle connections, and Lots 88, 89 and 91 can also incorporate (in ground) infrastructure, provided that any formed pathway is to a minimum Grade 2 standard, and any infrastructure will not interfere with the function of the pathway. All fencing along the reserves should not be greater than 1.2 metres in height, and be at least 50% visually permeable. This is to ensure that the pedestrian/cycle connections are open, visible and not 'walled in' to the extent that they might otherwise become hidden from view and unsafe.
- 8 Lot 94 is proposed as a utility reserve, as approved by RM180631. The purpose of this reserve is to accommodate a booster pump station to ensure that adequate pressure and flow rates can be achieved. It is noted that there is an existing right of way (walkway) easement in gross over the proposed reserve, which is proposed to remain. This easement provides pedestrian access between Hanley's Farm and the Jacks Point, and the developer is to ensure the pump station is located in an appropriate area that does not affect or obstruct this easement.
- 9 Councils reserve acceptance process requires that the Community & Services Committee agrees to any reserves, and the decision to accept reserves falls to Full Council. This process is separate and distinct from any RMA processes, and contains its own conditions that must be fulfilled.
- 10 The developer proposes a number of improvements on existing reserves around Hanley Downs, which includes additional bench seating, shade sails, two (2) BBQ facilities with shelters, and picnic tables. The plans for these improvements are illustrated in **ATTACHMENT C**.
- 11 Reserve land and reserve improvement contributions may be offset in accordance with the Development Contributions Policy current at the time of contributions payment. Reserve improvement contributions will only be offset against improvements agreed by

the Parks and the Parks & Open Spaces Planning Manager, and 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. Landscaping and the formation of pathways do not qualify for offsets, and are required regardless for reserves such as those proposed.

ANALYSIS AND ADVICE | TATĀRITANGA ME NGĀ TOHUTOHU

12 The proposed Recreation Reserve is anticipated to provide recreational benefit and amenity within the Hanley Downs subdivision. The potential Local Purpose (Access), (Access and Services) and (Utility) Reserves will provide linkages that will assist with pedestrian and cycle movement to areas of potential future development. The proposed reserves are considered to be consistent with the 'connections' parks and open space typology as identified in the Parks and Open Space Strategy 2017.

13 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:

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

Advantages:

15 The land is proposed to be vested to Council at no cost at the time of vesting, and it will be the developer's responsibility to meet the standards prescribed in the recommended conditions as a pre-requisite to vesting.

16 Lot 86 is a proposed recreation reserve, which will provide amenity and recreational benefit to areas of future residential development.

17 The services/access reserves will facilitate pedestrian and cycle access through the proposed development, to areas of potential future development.

18 The utility reserve will accommodate a temporary booster pump station to ensure that adequate pressure and flow rates can be achieved for the residential development.

Disadvantages:

19 Council will have to maintain or manage the reserve at a cost to the ratepayer, after three (3) years, although this cost will be minimal and is already occurring.

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

Advantages:

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

Disadvantages:

22 Council will refuse areas of land being offered at no cost, which would otherwise be an improvement on the current situation.

- 23 There will be limited land identified for pedestrian and cycle access through the development.
- 24 There will not be land to fulfil a recreation purpose.
- 25 There will not be land to fulfil a utility purpose.
- 26 This report recommends Option 1 for addressing the matter.

CONSULTATION PROCESS | HĀTEPE MATAPAKI:

SIGNIFICANCE AND ENGAGEMENT | TE WHAKAMAHI I KĀ WHAKAARO HIRAKA

- 27 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 AND MITIGATIONS | NGĀ RARU TŪPONO ME NGĀ WHAKAMAURUTANGA

- 28 This matter relates to the Community & Wellbeing risk category. It is associated with RISK 00009 – Ineffective Management of Community Assets within the [QLDC Risk Register](#). This risk has been assessed as having a high risk rating.
- 29 The approval of the recommended option will support the Council by allowing for improved pedestrian connections.

FINANCIAL IMPLICATIONS | NGĀ RITENGA Ā-PŪTEA

- 30 The applicants will be required to maintain the reserve for the first three (3) 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.

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

- 31 The following Council policies, strategies and bylaws were considered:
 - Significance and Engagement Policy
 - Parks and Open Space Strategy 2017
 - Development Contributions Policy
 - Vesting of Roads and Reserves Policy
- 32 The recommended option is consistent with the principles set out in the named policies.
- 33 This matter is not included in the Ten Year Plan/Annual Plan.

LOCAL GOVERNMENT ACT 2002 PURPOSE PROVISIONS | TE WHAKATURETURE 2002 O TE KĀWANATAKA Ā-KĀIKA

34 The recommended option:

- a. Will help meet the current and future needs of communities for good-quality local infrastructure, local public services, and performance of regulatory functions in a way that is most cost-effective for households and businesses by provided for an improved pedestrian/cycle connection;
- b. Can be implemented through current funding under the Ten Year Plan and Annual Plan;
- c. Is consistent with the Council's plans and policies; and
- d. 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 | NGĀ TĀPIRIHANGA

A	Location Plan
B	RM180631 Stamped Plans
C	RM200158 Stamped Plans (Including Improvements)
D	RM200586 Stamped Plans
E	Proposed Recreation Reserve (Lot 86)