

19.3 INVESTIGATIONS TO POTENTIALLY ACQUIRE ADDITIONAL LAND FOR SPORT AND RECREATION PURPOSES

Objective Reference:**Authorising Officer:** Peter Best, General Manager Infrastructure & Operations**Responsible Officer:** Bradley Salton, Group Manager City Infrastructure**Report Author:** Vladimir Steljic, Project Manager - City Infrastructure Group**Attachments:** Nil

The Council is satisfied that, pursuant to Section 275(1) of the *Local Government Regulation 2012*, the information to be received, discussed or considered in relation to this agenda item is:

- (h) *other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.*

PURPOSE

To seek approval to identify, investigate and negotiate opportunities to potentially acquire additional land in Redland City, for sport and recreation purposes.

BACKGROUND

The development of the draft Master Plan for Redlands Coast Regional Sport and Recreation Precinct (the Precinct) highlighted deficiencies in meeting current sport and recreation land demands. To augment the Precinct and achieve long term service levels additional suitable land is required.

Redland City's current sporting land, including the Precinct at Heinemann Road, is not sufficient to meet the current and future needs. A number of current sporting and recreation clubs do not have adequate space and facilities to grow or to run efficiently.

An initial city-wide scan for land with minimal constraints, suitable for the development of sport and recreation facilities, has found a limited and diminishing number of possibilities.

ISSUES

The Open Space Strategy (OSS) 2026 recommends undertaking initiatives to acquire suitable land in Redland City to accommodate current demands and future growth. The OSS establishes a desired level of service of 1.65 hectares of suitable sporting parkland for every 1000 residents (this does not include non-sport activity related open space).

The sporting parkland shortfall within OSS had been assessed at approximately 75 hectares, with the Redlands Coast Regional Sport and Recreation Precinct providing approximately 24 hectares of usable land.

Land for sport and recreation purposes should generally have the following attributes to facilitate appropriate development and management and meet sporting facility specification requirements:

- be 10 hectares or larger in size
- located on a relatively flat land

- limited affect by the bushfire hazard overlay
- minimal areas subject to flooding or ability to utilise the flood prone areas for active recreation
- be clear of significant vegetation, providing an opportunity to develop a functional sporting precinct with a mix of fields, courts, car parking, buildings and indoor facilities. Land with some vegetated areas can be considered as this may present opportunities for Council to meet its goals relating to environment protection
- Multiple adjoining sites can offer Council more control over the scale, nature, range of activities and services provided to the community in the longer term
- In the short to medium term, consider the potential to lease some or all of the land to generate income until such a time that Council is ready to commence development
- Good connectivity to the potential sites is advantageous, however, options on how the potential land may facilitate public transport options in the future should be evaluated

Zoning affects the level of development assessment, and by acquiring suitable land, the time to amend to a self/code assessable zone provides efficiencies for any future projects.

In cases where one or more City Plan overlays apply to the land, City Planning and Assessment Group advice should be sought, to assure a low likelihood of a major impediment to developing the site for recreation and open space purposes.

Identifying further suitable land would offer a unique opportunity for Council to consider acquisition and provide a strategic intergenerational legacy to Redlands Coast, its community, its identity and its prosperity.

An initial scan has identified a limited number of suitable properties for future sport and recreation purposes including the following:

- [REDACTED]
- [REDACTED]
- [REDACTED]

STRATEGIC IMPLICATIONS

Legislative Requirements

Investigations of suitable land and the purchase of property is consistent with provisions contained in the *Local Government Act 2009* which gives Council an ability to investigate and purchase property for Local Government purposes.

Risk Management

Council would undertake a due diligence assessment of the land to consider any associated risks or issues.

Financial

Investigations of suitable land can be conducted within existing operational budgets.

People

Existing employees can accommodate the undertaking of investigations and preliminary concept design to identify possible short, medium and long-term actions/uses.

Environmental

Investigations of suitable land would incorporate reviewing environmental values.

Social

Investigations of suitable land would contribute to improvements in social connectedness, visitor, sport and recreational opportunities.

Alignment with Council's Policy and Plans

The OSS recommends undertaking initiatives to acquire suitable land in Redland City to accommodate current demands and future growth.

The identification and potential subsequent acquisition of additional land would address corporate plan outcomes related to:

- Green living
- A supportive and vibrant economy
- Strong and connected communities

CONSULTATION

| Position Consulted | Date | Comments |
|---|----------------------------|---|
| Councillor workshop | 22 Oct 2019 | Advice to develop the property acquisition report for Council's consideration |
| Chief Financial Officer | 18 Oct 2019 01 Nov 2019 | Potential funding options |
| Executive Leadership Team | 25 Nov 2019 | Timing considerations on presenting the report to Council |
| General Manager Infrastructure and Operations | 26 Nov 2019 | Briefed and confirmed understanding of GM's and A/CEO's focus for this report from ELT feedback |
| Acting Chief Executive Officer | 27 Nov 2019 | Briefing |

OPTIONS

Option One

That Council resolves as follows:

1. To delegate authority to the Chief Executive Officer under section 257(1)(b) of the *Local Government Act 2009*, to identify, investigate and commence negotiations for additional suitable sport and recreation land, to augment the Redlands Coast Regional Sport and Recreation Precinct at Heinemann Road.
2. That the officers prepare a report back to Council outlining:
 - a) the investigation and negotiation outcomes, and
 - b) the proposed funding strategy to acquire additional land for sport and recreation purposes.
3. That this report remains confidential as required by any legal or statutory obligation, subject to maintaining the confidentiality of legally privileged, private and commercial in confidence information.

Option Two

That Council resolves as follows:

1. To not investigate opportunities to acquire additional sport and recreation land.
2. That this report remains confidential as required by any legal or statutory obligation, subject to maintaining the confidentiality of legally privileged, private and commercial in confidence information.

OFFICER'S RECOMMENDATION

That Council resolves as follows:

1. To delegate authority to the Chief Executive Officer under section 257(1)(b) of the *Local Government Act 2009*, to identify, investigate and commence negotiations for additional suitable sport and recreation land, to augment the Redlands Coast Regional Sport and Recreation Precinct at Heinemann Road.
2. That officers prepare a report back to Council outlining:
 - a) the investigation and negotiation outcomes, and
 - b) the proposed funding strategy to acquire additional land for sport and recreation purposes.
3. That this report remains confidential as required by any legal or statutory obligation, subject to maintaining the confidentiality of legally privileged, private and commercial in confidence information.