

QLDC Council  
24 August 2016

**Report for Agenda Item: 12**

***Department: CEO Office***

**Chief Executive's Monthly Report**

**Purpose**

- 1 To update the Council on recent activities and progress on achieving Council priorities.

**Recommendation**

- 2 That Council:
  - a. **Note** the report;

Prepared by:



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Chief Executive

10/08/2016

## Update: Progress on QLDC 2015/16 Work Programme

### 1. Core Infrastructure and Services

#### 1.1. *Design build phase of Project Shotover / Sludge disposal:*

(a) ***Business case for disposal fields (Council report for noting by December 2015):***

Short term sludge disposal from Project Pure to Kings Bend has been agreed and is currently being implemented.

(b) ***Project completion report (Council report for noting November 2016):***

On track

#### 1.2. ***Wakatipu Master Plan – implementation of parts of the transport strategy, including effectiveness measures (milestones TBC):***

Project superseded by Queenstown integrated Transport Strategy. Business case progress is:

- \* Steering/technical groups established
- \* Programme business case being outsourced (by NZTA)
- \* Project co-ordinator being appointed

#### 1.3. ***Eastern Access Road:***

(a) ***Progress updates to monthly workshop:***

- Registration of Interest advertised for August 2016
- Business case with NZTA for approval
- Designation applications have been submitted

#### 1.4. ***Stage 2 of Asset Data completion:***

(a) ***Calibrated Waste Water Models***

Complete

(b) ***Level of Service Review***

Complete

(c) ***Asset Management Plan Review***

Complete

#### 1.5. ***Waste Management Strategy:***

(a) ***Draft report to Council workshop on findings by February 2016:***

Complete

(b) ***Final report to Council for adoption by May 2016:***

Complete

**1.6. Cardrona and Glenorchy Waste Water Treatment Options:**

- (a) **Glenorchy: Recommendation report on preferred option for Council by April 2016:**  
Complete
- (b) **Cardrona: Recommendation report on preferred option for Council by April 2016:**  
Complete

**1.7. Trade waste implementation: Council report presenting findings of Monitoring, Enforcement and Education Review by February 2016:**  
Complete

**1.8. Re-tender new road maintenance contract:**

- (a) **Report to Council on preferred procurement option seeking approval to proceed with procurement by November 2015:**  
Complete
- (b) **Recommendation report to award contract to Council by May 2016:**  
Complete

**1.9. Re-tender new streetlight contract:**

- (a) **Preferred procurement option report to Council for approval by October 2015:**  
Not proceeding this year

**1.10. Implement NZTA transportation funding model (ONRC):**

- (a) **Update to Councillor workshop by January 2016:**  
Complete

**1.11. Water Supply Bylaw Review:**

- (a) **Report to Council with recommendation by June 2016:**  
Complete

**1.12. Complete water meter installations:**

- (a) **Analysis and update report to Councillor workshop in October 2015 and March 2016:**  
Complete

**2. Community Services and Facilities**

**2.1. Establish Parks Strategy by May 2016:**

Draft strategy adopted, May 2016. Further stakeholder and community consultation commenced.

## **2.2. *Wanaka Sports Facility and Pool:***

The official opening for the Wanaka Recreation Centre occurred on 7 July. The centre opened to the public from 15 July. A pedestrian/cycle trail has been completed to promote safe access for users.

Contract documents for the pool project have been issued to the contractor and prices are being finalised for sub-trades.

## **2.3. *Wanaka Lakefront Development Plan:***

### **(a) *Council report for approval of draft plan by December 2015:***

Complete

### **(b) *Public consultation (February 2016):***

Complete

### **(c) *Report with final plan recommendations to WCB by May 2016:***

Complete

### **(d) *Report with final plan recommendations to full Council by June 2016:***

Complete

## **3. Regulatory Functions and Services**

### **3.1. *Public Obstruction Bylaw:***

#### **(a) *Initial report approving consultation to Council by February 2016:***

Completed April 2016

#### **(b) *Final report to Council with recommendations by June 2016:***

A hearing took place on 9 August, with 20 submitters speaking to their submissions. The hearing panel deliberated the matters raised and requested officers to review the proposed bylaw accordingly with further deliberations scheduled for late August before a recommendation is made to Council in September.

## **4. Environment**

### **4.1. *District Plan Notification Stage 1:***

(a) Three hearing streams have been completed involving the Strategic, Rural, Indigenous Vegetation and Wilding Exotic Trees, heritage and protected trees, and subdivision, comprising twelve individual chapters.

(b) The current Hearing stream is for Subdivision and Development. The hearing commenced on 25 July and has one day to be completed in Wanaka on 17 August.

- (c) The next hearing stream is on District Wide matters, including three chapters covering Energy and Utilities, Temporary Activities, and Noise.
- (d) The brief of work for a planning study of the Wakatipu Basin has been prepared. This work will be tendered shortly. The Hearing Panel suggested that the Council undertake a finer grained landscape study of the Wakatipu Basin than what currently supports the notified PDP. The Council have agreed, but stress that further studies or variations have the potential to extend the time taken to hear the submissions on rezoning in the Wakatipu Basin. This is likely to have a knock-on effect and delay the notification of Stage 2.

#### 4.2. **Wilding conifers:**

***Report to Council proposing options for future logging or removal of Coronet Forest by November 2015:***

Complete

#### 4.3. **Eco design advisor:**

Staff will address options for supporting Eco Design advice with Council in order to agree funding in the 2017/18 Annual Plan.

### 5. Economic Development

#### 5.1. **Lakeview:**

- (a) ***Preferred Developer – Council report decision (June 2016):***  
Formal market engagement is paused pending funding decisions regarding the Convention Centre. Any future development scenarios will need to be considered and adopted by the Council before proceeding further.
- (b) ***Plan Change 50 – Council report (June 2016):***  
Complete: Plan Change 50 is now operative.

#### 5.2. **Housing Affordability:**

- (a) ***Report scoping (pending Councillor working group brief) – Report to Council TBC:***  
Underway – an agenda item was presented to the Extraordinary Meeting of Council on 1 March 2016 setting out recommendations from the Queenstown Lakes Community Affordable Housing Working group. Further action requires prioritisation and funding through the 2016/17 Annual Plan.
- (b) ***Special Housing Areas***

An update is below on the various stages:

SHA	Status of decision/deed	Progress
Bridesdale	Final Resource Consent Decision Issued	Subdivision, earthworks and infrastructure consents all been issued. Work has commenced onsite.
Arthurs Point	Order in Council Approved 23 June 2016	SHA approved by the Minister. Awaiting resource consent application.
Shotover Country	Order in Council Approved 23 June 2016	SHA approved by the Minister. Awaiting resource consent application
Onslow Road	Order in Council Approved 20 May 2016	SHA approved by the Minister. Awaiting resource consent application.
Arrowtown Retirement Village	Order in Council Approved 23 June 2016	SHA approved by the Minister. Awaiting resource consent application
Gorge Road	Order in Council Approved 23 June 2016	SHA approved by the Minister. Awaiting resource consent application.
Ladies Mile Retirement Village	Order in Council Approved 4 July 2016	SHA approved by the Minister. Awaiting resource consent application.
Waterfall Park	Expression of interest being processed	EOI considered by Council on 11 August 2016 and declined.
Glenpanel	Expression of interest being processed	EOI considered by Council on 11 August 2016 and declined.

A meeting on SHA progress was held on 2 August with the Minister (by phone) and MBIE officials. The target levels for Queenstown Lakes District Council have been revised (650 in year two and 750 in year three).

### 5.3. Convention Centre:

(a) ***Report to Council on alternative funding sources by June 2016:***

Work on funding remains underway.

## 6. Service

### 6.1. *Single Council office in Queenstown:*

- (a) ***Report to Council on options for Council office accommodation by November 2015:***  
Complete. A proposal to be considered in the 2017/18 Annual Plan will be prepared over the next 6 months.

## 7. Financial Management

### 7.1. *Review of rates:*

- (a) ***Rates review workshops with Elected Members by November 2015:***  
The review is complete with final workshops having occurred in February 2016.
- (b) ***Report to Council on recommended approach by February 2016:***  
Report has been completed and was adopted for consultation at the March 2016 Council meeting.

### 7.2. *Procurement Policy:*

- (a) ***Initial review report on policy and practice to Audit and Risk Committee by February 2016:***  
Draft Policy reflecting best practice within the sector has been completed.
- (b) ***Report to Council for adoption of policy by March 2016:***  
Report will be drafted when the review of procedures is completed. It is intended to discuss the proposed policy with Council at a workshop in August (deferred from July) and to prepare a report for the September Council meeting.

## 8. IANZ Building Control Authority Review

Staff have continued to implement changes in the light of the IANZ review. Following the July report:

- 7 of the CARs have been cleared, subject to a satisfactory assessment outcome in October.
- 2 of the CARs have not yet cleared, relating to Compliance Schedules and staff supervision. Council has until 26 August 2016 to provide further information on those and the team are confident about having those cleared then.

- 1 of the CARs, relating to our processing times not meeting the statutory 20 working days requirement, remains open subject to a satisfactory assessment outcome in October.

Accordingly Council retains its accreditation but is continuing to work towards a full reassessment in October this year.

## **9. Frankton Arsenic Issues**

Council staff have been working closely with the Otago Regional Council, the Medical Officer of Health and Remarkables Park Limited, following the receipt of information that suggested heightened levels of arsenic in soil in a residential area south of Remarkables Park. Testing of the soil in the road berms identified heightened levels of arsenic beyond the residential standard (20 milligrams per kg of soil (-mg/kg), but below the recreational standard (80 mg/kg).

The Council has met with residents in the affected area, and advised all property owners. Advice from the Medical Officer of Health is that while levels are heightened they are below concentrations that pose a serious risk to health. The primary risks are associated with the regular ingesting of soil, either directly or through soil attached to vegetables over a sustained period.

The Council is obliged under the National Environmental Standard Hazardous Substances and under the LGA to record known hazard information through Land Information Memorandum. Staff are in the process of preparing this notice. Residents have also been addressed that they can conduct individual testing on their own properties and Council will reference these tests where they are provided to us.

The source of the heightened arsenic levels is unknown, and there is no evidence of particular historic land use on the site that would have led to this. At the time of the subdivision there were no standards in NZ to test for soil contamination. This has now been amended. New developments are required to test for, and remove any hazardous material from sites before development proceeds. This is now a standard practice.