

QLDC Council
24 February 2016
Report for Agenda Item: 13

Mayor's report

Purpose

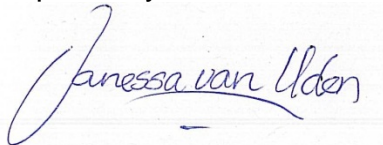
To summarise the Mayor's activities since the date of the last report and to raise other items of democratic and general interest, including a summary of actions taken in response to the decisions made at previous Council meetings.

Recommendation

That the Council:

1. **Note** the report; and
2. **Approve:**
 - a. Bringing forward \$229,214 from 2016/17 for Wanaka water supply Anderson Road extension into the current programme for 2015/16 for Albert Town ring main;
 - b. Transferring \$278,000 from Wanaka Yacht Club Borefield project) to Albert Town ring main; and
 - c. Making a submission to the 2016/17 Annual Plan to reinstate \$278,000 for the Wanaka Yacht Club Borefield.

Prepared by:



Vanessa van Uden
Mayor
9/02/2016

Mayor's Activities

The following is a summary of the principal functions and meetings attended by the Mayor over the period 16 December 2015 – 23 February 2016:

- Meeting with Ngai Tahu Tourism
- Meeting with Skyline Enterprises
- Two Citizenship Ceremonies
- Attendance at Gibbston Valley Concert
- Attendance at transport meeting with Chamber of Commerce

- Attendance at Kiwi Birdlife Park 30th Anniversary
- Destination Queenstown Board Meeting
- Meeting with Central Lakes Trust Trustees
- Attendance at Queenstown Airport Strategy Day
- Attendance at Queenstown Airport Board meeting
- Attendance at Destination Queenstown Board meeting
- Attendance at Air New Zealand Cocktail Event
- Meeting with NZ Trade and Tourism New Zealand representatives
- Meeting with United States Trade Representative Michael Froman
- Attendance at New Zealand Rural Games
- Attendance and Warbirds Sponsors and Supporters function
- Attendance at Wanaka Community Board meeting – presentation of Mayoral Citations
- Attendance at meetings regarding Ladies Mile Trees
- Meeting with Queenstown Airport Chief Executive
- Attendance at official naming of new coves, Kelvin Peninsula with Queenstown Trails Trust
- Chairing of Festive Season Debrief meeting
- Attendance at Queenstown Trails Trust Board meeting
- Welcome to American Chief Executives Organisation group
- Otago Mayoral Forum Meeting

Budget Adjustments, Wanaka Sports Facility

A Developers Deed between Willowridge Development Limited (WDL) and the Council formed part of the settlement for land acquired in respect to the Wanaka Sports Facility (WSF). The intent of the deed was later defined by a Water Supply Agreement which set out the obligations of the respective parties.

The agreement required that prior to the contract being awarded by WDL to the preferred tenderer, the Council must confirm a “permitted overall contract budget” which cannot be exceeded by WDL unless the Council’s prior approval is obtained.

The project is on a very tight timeline to ensure that water is available to the site for 29 April 2016 to allow for the scheduled opening of the new facility.

The original budget for the project was insufficient requiring the re-allocation of 2015/16 budgets and the bringing forward of 2016/17 budgets. The reasons for the budget shortfall were:

- The timeframe of the agreement did not align with the requirement for services for the scheduled opening of the Wanaka Sports Facility; and

- The scope of the project was more than was anticipated when the budgets were established for the 2015/16 annual plan, specifically the alignment of the new water main through the Three Parks subdivision site.

It is recommended that in order to ensure services are available for the scheduled opening of the Wanaka Sports Facility that the Council approve the following actions:

- Bring forward \$229,214 from 2016/17 for Wanaka water supply Anderson Road extension into the current programme for Albert Town ring main;
- Transfer \$278,000 from Wanaka Yacht Club Borefield project to Albert Town ring main; and
- Make a submission to the 2016/17 annual plan to reinstate \$278,000 for the Wanaka Yacht Club Borefield.

Portfolio Leader reports

Operations (From Portfolio Leader, Councillor Gazzard)

1. Levels of Service

Draft levels of service have been developed for sports fields and high profile turf have been established and are intended to be brought to a Council workshop in March.

2. Parks Strategy

A new Parks Strategy is being drafted and is on track to be brought to a Council workshop in May. Communications are to go out to the public advising of the strategy review and to seek feedback for consideration.

3. Wanaka Lakefront Development Plan

The draft development plan is being publicly consulted and the consultation events have received good turn-outs. The plan is on track to seek Wanaka Community Board endorsement in May.

4. Reserve management plans

Queenstown Bay Reserves Management Plan – plan is to seek adoption at Council meeting in February.

Glenorchy Airstrip Reserve Management Plan – consultation is complete and a submissions hearing is to be rescheduled.

Wanaka Recreation Reserve Management Plan – a plan is being drafted and is intended to be brought to Wanaka Community Board in the first half of 2016 to seek approval to be publicly notified.

5. Wilding Conifers

A contractor has been engaged to undertake a pre-harvest inventory of the Coronet Forest. This inventory and associated recommendations are scheduled to be brought to the Council meeting in March.

6. Reserve development and subdivision input

A report to the Council meeting in February is seeking approval to vest two new reserves and to develop a sports field in lieu of reserve improvement contributions in Shotover Country. Reserve inputs to subdivisions across the district are ongoing.

7. Capital programme

Delivery of the 2015/16 programme is progressing and is on track to be completed by July. There are no substantial issues.

8. Community and volunteer group coordination

A Memorandum of Understanding (MoU) has been entered with the Wakatipu Reforestation Trust. A MoU with Skyline and the Queenstown Mountain Bike Club regarding Ben Lomond tracks is being progressed. A MoU is to be formed with the Wanaka Frisbee Disc Golf Club.

Planning and Development (from Portfolio Leader, Councillor Gilmour)

Summary of activities:

- Resignation of and farewell to District Plan Manager, Matthew Paetz.
- Appointment of and welcome to General Manager Planning and Development, Tony Avery.
- Summarising of 845 original submissions and 365 further submissions on the District plan review, totalling over 2000 pages of summary alone. 1 GB of full submissions uploaded to website.
- Section 42A reports prepared in response to submissions and further submissions to the proposed district plan, in preparation for the hearings.
- Proposed district plan independent commissioners given two day tour of district.
- Project plan hearing calendar drafted. Hearings will begin March 7 and all text chapter hearings should be completed by mid-September. Mapping chapters (over 350 submissions to up-zone rural land have been made) will not be heard until after the October 2016 elections, and are likely to run through until June 2017.
- Previous advice that all councillors could be part of the hearing panel proved unfounded. Only four councillors have the Resource Management Commissioner qualifications required. Three others will be aiming to get their qualification by May. Only these seven councillors will be able to be part of the hearing panels. Council agreed in December that there would be one councillor on every panel; there will be two on the strategic directions chapters. Those councillors involved in hearings for over a week (three are currently set down for between 6.5 and 7.5 weeks of hearings, with commitment to reading of submissions, deliberations and editing of decisions

consuming several weeks either side) will not be able to undertake their normal full Council duties during these times.

- Advice in the same agenda item re remuneration for councillors appointed as commissioners also proved wrong. This is covered in a separate report on this agenda.
- Further work has been undertaken in investigating and negotiating proposed Special Housing Areas ('SHAs'). Four reports on SHAs are to be presented to an Extraordinary Council meeting, with each at various stages of the process. Government has set the end of March as the deadline for SHA recommendations to be received by the Minister of Housing.
- 86 non-notified resource consent decisions were issued in December (87 in Dec 2014) with 90 (79) issued in November and 72 (95) in October. The median charge is \$1,123 which is below the \$1,500 target.
- The percentage of resource consents issued within statutory timeframe has declined slightly to 91% in January, down from 92% in December and 96% in November. 81 applications were received in January, down from 86 in December and a high of 101 in November. In the corresponding periods there were 70, 88 and 95 decisions issued. The average number of working days for a non-notified consent has fallen from 16 in November, to 15 in December and 13 in January. This is in part due to the stopping of the statutory time clock in December and January.
- The number of building consent applications received continues to be high with 102 received in January although this is down from the 134 received in December and the 145 in November. The percentage issued within statutory timeframe has improved to 93%, up from 87% in December and 77% in November. 100 building consents were issued in January, down from 113 and 178 in the previous two months. The average number of working days for a building consent has fallen from 17 in November to 16 in December and 12 in January. This is in part due to the stopping of the statutory time clock between December and January.
- LIM applications are still very high with 116 in January, up from 113 in December, but all processed within statutory 10 working day limit, with average processing time just five to six days over the last three months.

Infrastructure (from Portfolio Leader, Councillor Cocks)

Capital Works

1. Roundabout State Highway and 350m of EAR: Project to be complete by end of February.
2. Hawea water supply, new bore and UV treatment: Commissioning was finalised on 12 February 2016.

3. Beacon Point Road/Mt Aspiring Road: Project has been tendered and the prices received exceed the budget. Propose to carry forward and undertake work in the next financial year
4. Brownston Street Parking: Working with parks and reserves staff to design and obtain a price for the footpath around Pembroke Park (Brownston Street and Dungarvon Street sides) after which work will commence on all aspects.
5. Plantation Road reservoir pipe work upgrade is complete. Quotation received from Veolia to upgrade and reconfigure pipe work between the reservoir and Link Way booster and is being reviewed along with their programme and timing for the start of the work.
6. Ardmore Street water and wastewater main upgrade: Project is on hold due to budget constraints. The project has been repriced as Veolia indicated it may be able to complete the work at a lower cost. Costs came back lower but are still over budget.
7. New Sewer line along Aubrey Road (East): Project completed.
8. Re-seal work is underway in Wanaka and Glenorchy.
9. Eastern Access Road Trunk Infrastructure design project: Approval of various design components is under way. Staff are negotiating with NZTA to accelerate the procurement process.
10. 2015/16 waste water renewals programme for Queenstown is complete.
11. Lake Hayes Estate water supply falling main renewal is complete.
12. Mount Aspiring Booster pump station upgrade and Wanaka Yacht Club bore injection: Design is near completion and both jobs are due to be tendered this financial year.
13. Andrews Road design work is finished. Approval is being sought from 5 St Matthews Place in regards to soil pinning the retaining wall, as the soil pins will encroach this property and an easement is required. The land owners are requesting that Council increase the size of the wall so that they are able to develop the land as they wish. The negotiations could delay the project.
14. Wanaka wastewater renewals work is underway with Clematis Court complete and Kowhai Drive work is underway.

Other Projects

1. Queenstown Town Centre Transport Strategy: Draft Programme Business Case submitted to NZTA in January 2016.
2. Wanaka Transport Strategy: Reported to Wanaka Community Board December 2015. Programme Business Case in preparation for submission to NZTA in February/March 2016.

3. Cardrona wastewater: Design complete. Tender of reticulation work will occur in March 2016.
4. The ILM session was held on the Waste Minimisation Strategy Review. Briefing at a Councillor workshop is planned in February to report feedback and findings to date.
5. The engineering team is currently working on various requests for infrastructure input from developers' consultants and planners including Henley Downs, SHA Arrowtown retirement village, Northlake, SHA Ayrburn Retirement Village, and Queenstown Central.
6. Glenorchy wastewater scheme. Design review to be finished by the end of March. Questionnaire in regards of occupancy rates, wastewater generation and attitude to water of commercial sites underway.
7. Water Meter Trial: Installations are complete and first phase of analysis is underway. Residential, Commercial and Accommodation water use surveys were undertaken through December – February. Preliminary meter trial findings are expected for presentation in March at a Councillor workshop.
8. AMP documentation update/refresh is continuing and is on target for March. Latest population projection data (moving to the medium high projection) has been circulated to QAC and Destination Queenstown. Following the Councillor Workshop in January, work has progressed to tweak our existing asset management documents with the ISO55000 document structures.
9. TechOne: TechOne contract module issues have been resolved.
10. Wastewater Model Update project: Queenstown wastewater model is in the final stages of being calibrated. The Wanaka wastewater model build is complete and the calibration process has commenced. System performance and service level validation is on schedule to commence from March/April.
11. Water Supply Model Update Project: The water survey is complete. This data is being used in advance to better inform the 2016/17 water renewals programme. Water models are under construction. There have been delays in starting the model build with the resignation of Emily Murphy. However we believe we are on target to have the models completed and system performance and service level validation is on schedule to commence from May/June.

Recent Meetings

Resource Consent Commissioner Appointment Committee minutes (26 November 2015)

1. Commissioner Appointments:
 - Flax Trust (RM150185)
 - Willowburn Arrowtown Ltd (RM140468)
 - Section 357B Objection lodged by G & T Weinburg (OB140391)
 - iFly Indoor Skydiving NZ Ltd (RM150766)

Property Subcommittee minutes (10 December 2015)

1. Licence to Occupy to Place Tables & Chairs on Legal Road – Taco Medic
2. Licence to Occupy to Place Tables & Chairs on Pedestrianised Legal Road – Starbucks Coffee, Queenstown
3. Licence to Occupy Road Reserve, Otago Regional Council, Kingan Road, Luggate
4. Extension of Licence to Occupy Road Reserve – ZQT Limited, 5 Athol Street, Lot 1 DP 20244, Queenstown

Resource Consent Commissioner Appointment Committee minutes (10 December 2015)

1. Commissioner Appointments:
 - Wanaka Community House Charitable Trust (RM150434)
 - Varina Proprietary Ltd (RM141047)
 - Wanaka Watersports Facility Trust (RM150679)
 - Stuart McMaster & Winestock Trustees Ltd (RM150521)
 - Langbein Hewetson Nominees Ltd (RM150424)
 - Kawarau Jet Services Holdings Ltd (RM150546)
 - Kawarau Jet Services Holdings Ltd (RM150773)
 - Flax Trust (RM150184)
 - Shotover Hamlets Ltd (RM150607)
 - Fire Service Commission (RM150872)

Property Subcommittee minutes (17 December 2015)

1. New Lease for Wakatipu Abuse Prevention Network
2. Lessor's Approval for Outdoor Café – Queenstown Ice Arena
3. Right of Way Easement – Mipad Holdings Limited
4. Licence to Occupy Road Reserve – Mipad Holdings Limited, 4 Henry Street Development

Property Subcommittee minutes (28 January 2016)

Meeting lapsed for want of a quorum. Business was transferred to a meeting of the Property Subcommittee held on 5 February 2016.

Resource Consent Commissioner Appointment Committee minutes (28 January 2016)

Meeting lapsed for want of a quorum. Business was transferred to a meeting of the Resource Consent Commissioner Appointment Committee held on 5 February 2016.

Property Subcommittee draft minutes (5 February 2016)

1. Licence to Occupy Road Reserve (Amendment) – Beach Street Holdings Ltd, 23-27 Beach Street, Queenstown
2. Temporary Easement, 2 Henry Street, Queenstown

Resource Consent Commissioner Appointment Committee draft minutes (5 February 2016)

1. Commissioner Appointment:
 - J Nicol and K Nicol (RM150810)

Attachments

- A Resource Consent Commissioner Appointment Committee minutes (26 November 2015)
- B Property Subcommittee minutes (10 December 2015)
- C Resource Consent Commissioner Appointment Committee minutes (10 December 2015)
- D Property Subcommittee minutes (17 December 2015)
- E Property Subcommittee minutes (28 January 2016)
- F Resource Consent Commissioner Appointment Committee minutes (28 January 2016)
- G Property Subcommittee draft minutes (5 February 2016)
- H Resource Consent Commissioner Appointment Committee draft minutes (5 February 2016)
- I Action list from previous Council meetings