

QLDC Council

26 May 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:



Mike Theelen
Chief Executive

11/05/2016

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):**

Positive engagement underway with IWI regarding alternative disposal field design on River side of revetment line.

(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):**

Integration of modal & area based business cases may advance some individual elements but may slow business casework on others. QT Town Centre progress unaffected.

1.3. **Eastern Access Road:**

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

Options assessment and work on consents underway. Final design received, peer reviews underway, and preparation of funding application for NZTA underway.

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

(a) **Calibrated Waste Water Models**

Wakatipu wastewater model is built and calibrated. System performance results have been drafted and reviewed, awaiting final report.

Wanaka model build has been built and calibration is underway to be completed late April. System performance results targeted for May.

Overall, both models are on track to allow an assessment of current system performance before the end of the financial year.

(b) **Level of Service Review**

On track to report current Levels of Service to Council in June workshop including benchmarking against other councils around the country.

(c) **Asset Management Plan Review**

Collaboration with CODC in developing One Network Road Classification and Dept. of Internal Affairs performance measurements (footpath Level of Service).

ONRC Investment Logic Map's for Strategic district-wide BBCs being developed.

Domestic Tourism model for Economic Network Plan under development.

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:***

Agreed at Council workshop (19th April) to adopt Waste Minimisation Management Plan in November 2017: Complete

Council staff presented a sludge workshop to Councillors on 13 May. This considered the key drivers Council identified as priorities for long term sludge management and canvassed the broad options available for its management. A more detailed assessment and evaluation matrix of the key options against the evaluation matrix will be reported back to Council.

1.6. Cardrona and Glenorchy Waste Water Treatment Options:

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

Following feedback from the community, report to Council in May will reconsider options.

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

The WCB recommended that Council approve the recommendations of the report at their April 28th meeting. The WCB recommendations were included in the Majors report, which was accepted by Council.

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:***

On track

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:**
The proposed Water Supply Bylaw was adopted at the Full Council meeting on 26 November 2015.

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:

On track to workshop draft strategy with Council and key stakeholder group in June.

2.2. Wanaka Sports Facility and Pool:

Construction works are progressing well, with the opening date scheduled for early July. Three Parks infrastructure works are continuing on site with the roading element behind schedule.

Council agreed at a recent workshop to defer sealing of the road to the complex until the new season if the former could not be completed to a satisfactory standard ahead of the winter period.

Contract documents for the Pool project will be issued to contractor in the next few weeks. Detailed design work is progressing.

Staff are continuing to implement the plan to 'operationalise' the complex, following an opening date at the beginning of July. This is on track.

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:**
On track
- (d) **Report with final plan recommendations to full Council by June 2016:**
Final plan for adoption deferred following feedback from WCB. On the basis of this delay, final plan to full Council will be in June 2016.

3. Regulatory Functions and Services

3.1. Public Obstruction Bylaw:

- (a) **Initial report approving consultation to Council by February 2016:**
A report was tabled with Full Council on 28 April, and adopted for formal public consultation. To date the main submissions being received relate to Walking Bar Tours; though there are two more weeks to run in the submission period. Consultation closes on 30 May 2016.
- (b) **Final report to Council with recommendations by June 2016:**
On track

4. Environment

4.1. District Plan Notification Stage 1:

- (a) **Commencement of hearings**

Hearing Stream 1A - Introduction and tangata Whenua

Council's opening was held on 7 and 8 March 2016. Hearing of submissions on Hearing Streams 1A (Introduction and tangata Whenua) was completed on 9 March 2016.

Hearing Stream 1B - Strategic Direction, Urban Development, and Landscape

Hearing Stream 1B was adjourned on 30 March 2016. Council's right of reply on hearings streams 1A and 1B was completed in April.

Hearing Stream 2 – Rural, Rural Residential, Gibbston Character, Indigenous vegetation, Wilding exotic trees

Section 42A reports along with expert evidence was made publicly available on 8 April 2016. The submissions will be heard from 2 May to 2 June.

Hearing Stream 3 – Heritage and Protected Trees

Section 42A reports are due in June, with the hearing also set down for late June. Officers are working on these reports now.

4.2. Wilding conifers:

- (a) **Report to Council proposing options for future logging or removal of Coronet Forest by November 2015:**
Complete

4.3. Eco design advisor:

Council agreed to undertake a more detailed review on Eco design and how best to support this function in the 2016/17 financial year.

5. Economic Development

5.1. Lakeview:

- (a) **Preferred Developer – Council report decision (June 2016):**
Formal market engagement is paused pending progress with the rezoning (PC 50) and 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 operative (under appeal) – Council report (June 2016):**
Council is still awaiting a final decision from the Environment Court. A recent application by one of the appellant parties to amend the scope of their appeal has recently been declined by the Court.

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 Decision Issued	Subdivision, earthworks and infrastructure consents all been issued. Applicant is current working through pre-commencement conditions with Engineering. Works likely to start on site this week/early next week.
Arthurs Point	Final Decision Issued	Document awaiting Ministerial approval.
Shotover Country	Final Decision Issued	Document awaiting Ministerial approval.
Onslow Road	Final Decision Issued	Document awaiting Ministerial approval.
Arrowtown Retirement Village	Final Decision Issued	Document awaiting Ministerial approval.
Gorge Road	Final Decision Issued	Document awaiting Ministerial approval.
Ladies Mile Retirement Village	Application for SHA to be considered by Council at May 2016 Council Meeting.	Consultation has been undertaken by the developer, and an SHA assessment report prepared by staff. The Minister of Housing has been made aware that a further application is pending. It will be considered by Council this month.

5.3. **Convention Centre:**

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

Work on funding remains underway. The decisions pending on PC50 will clarify options for the Convention Centre.

6. Service

6.1. *Single Council office in Queenstown:*

- (a) ***Report to Council on options for Council office accommodation by November 2015:***
Complete. Project scoping (investigation, planning and preliminary design) is being developed ahead of being discussed with Council.

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 and is currently under internal review. Staff have also been requested to document procurement procedures to ensure that the policy and procedures are collectively in sync before presenting the policy for consideration by Council. An informal draft of the policy has been circulated to Councillors for their feedback.
- (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 report the proposed policy to Council before the end of June 16.

8.0 Use of Council Land for Immediate Short Term Accommodation Relief:

In recent weeks the Council has received approaches from a range of parties wishing to utilise the Lakeview campsite to house temporary accommodation units (variously pods, containers modular units) either in a self-contained capacity or also involving the reopening of parts of the campsites' earlier infrastructure. This matter was canvassed informally by Council at a recent workshop. The general view around the table was that the Council was not

persuaded that despite the squeeze in the market, it was appropriate for Council to intervene directly to provide accommodation to those sectors who were struggling to house employees themselves. In particular, it was noted that pressure on worker accommodation was a regular element of the marketplace across the Queenstown lakes, and that the market had historically found ways of dealing with this, including self-provision of accommodation, the purchase or leasing of properties to provide accommodation at subsidised rates, or as part of employment packages.

The Council noted that some employers were already being proactive in this area, and that the Council's role was less in providing short term relief and more in ensuring that initiatives such as the SHA in Gorge Road was facilitated and encouraged to be a successful medium-term solution for the worker accommodation sector. The Council was concerned not to be seen to be picking winners by making Council land available to support the accommodation needs of any particular sector or industry. It was also mindful of the risk of undermining the market's ability to provide accommodation or to manage its own solutions, and the potential risks associated with becoming inadvertently enmeshed in de-facto forms of social housing.

The Council noted that there remained opportunity under the District Plan for people to apply for resource consent and building consent to establish a range of modular or other housing forms on suitably zoned land across the district. The Council would be happy to facilitate and assist developers who wished to consider such proposals and would support them being fast tracked through the system, particularly where they were clearly intended to be short-term interventions with specific end and or removal dates.

The Council noted that the Mayor was to brief the Minister of Building and Housing Nick Smith on progress with the SHAs on 15 May. The report demonstrated good progress with delivery against the accord as well as a significant supply of suitably zoned land across the district for development. Staff will report to the June Council meeting on progress with land supply and uptake.