

QLDC Council

28 April 2016

Report for Agenda Item: 10

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

Wanaka Community Board (16 March 2016)

2. *New Licence for Fire Service Siren at Lismore Park*
 - a) Grant a new licence to the Fire Service on Lismore Park for a new aerial and siren subject to the following conditions:
 - i. Commencement 1 April 2016
 - ii. Term Five years
 - iii. Rent: Pursuant to the Community pricing Policy – initially \$1 per annum
 - iv. Reviews: Five-yearly
 - v. Renewals: Three of five years each by agreement of both parties
 - vi. Termination: Council to give twelve months written notice of termination if the siren and/or pole have to be removed to facilitate Council's utilisation of the land for other purposes.
 - vii. Insurance: The Fire Service to provide \$2 million public liability insurance.
 - b) Exercise the Minister's consent (under delegation from the Minister of Conservation) to the granting of this licence over Lismore Park, Recreation Reserve Pt Section 90 Block IX Town of Wanaka.

Wanaka Community Board (13 April 2016)

3. *Luggate Park: Proposal to Vest Reserve Land for Stage 2B*
 - a) Approve the vesting of proposed Lot 300 as Recreation Reserve in lieu of reserve land contributions for Stage 2B, with the following conditions fulfilled, and works to be undertaken at the applicant's expense:
 - i. Presentation of the reserve in accordance with Council's standards for reserves, with particular reference to (ii), (iii) and (iv) below;
 - ii. Prior to 224c, the land shall be in accordance with standards in the Landscape section (Part 7) of the QLDC Land Development and Subdivision Code of Practice.

- iii. Prior to 224c, the land shall be planted in accordance with the Luggate Park Planting Plan Stage 2B – 30 March 2016.
 - iv. Prior to 224c, tracks shall be implemented in accordance with track designs shown on the Luggate Park Stage 2B Rooding and Stormwater Plan – 29 January 2016.
 - v. Prior to 224c, the applicant shall form a Developer's Agreement to maintain the reserve for a period of three years from the time of 224c in accordance with the Luggate Park Management Plan – 4 April 2016. The Developer's Agreement shall ensure that the reserve is in the standard required by the Management Plan prior to handover to QLDC.
 - vi. A potable water supply point to be provided at the boundary of the reserve lot in a location to be endorsed as appropriate by the Parks and Reserves Planning Manager;
 - vii. The registrations 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 a public reserve vested in or administered by the Council and any adjoining land;
- b) Approve the implementation of new tracks on Lot 300 in lieu of reserve improvement contributions payable for Stage 2B, and to delegate authority to the Parks and Reserves Planning Manager, to approve the cost of these new tracks to offset reserve improvement contributions.
 - c) Note that the approval of reserve land as part of the subdivision consent RM060392 for Stage 2A in lieu of reserve land contributions and any improvements on these reserves in lieu of reserve contributions will be subject to a future report.

4 *Cardrona Water/Wastewater Treatment Preferred Option*

- a) Proceed with the proposed upgrades to the Cardrona Wastewater Treatment Plant (subject to ORC's response) to meet the requirements of current development with the exception of Benbrae Resort.
- b) Proceed with delivery of the Cardrona Township's wastewater reticulation. The detailed design contemplates a staged delivery of the reticulation to meet the needs of development.
- c) Proceed with modelling of the Cardrona Valley Pipeline and, subject to the outcomes of modelling and negotiations with key stakeholders, ongoing detailed design of the Cardrona Valley Pipeline.

5 *Wanaka Yacht Club Borefield – Approval of Notice of Requirement*

Proceed with the Notice of Requirement for creation of a designation area to adequately protect the Wanaka Yacht Club Borefield and associated facilities.

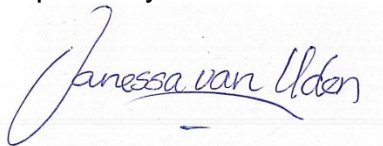
6 *Mt Aspiring Road Booster Designation – Approval of Notice of Requirement*

Proceed with the Notice of Requirement for creation of a Designation area to adequately protect the Mt Aspiring Road Booster Pump Station asset and associated facilities.

7 *Proposal to Offset Reserve Improvement Contributions for a New Track at Kirimoko Crescent upon a proposed Recreation Reserve*

- a) Approve a credit from reserve improvement contributions of \$24,644 excl. GST from development contributions payable for the proposed subdivision of Lot 5 DP 300734, subject to the following works being undertaken at the applicant's expense:
- i. A new track to be developed in the future Recreation Reserve described as Lot 27;
 - ii. Final approval of plans and specifications of the track and other improvements to be delegated to the approval of the Parks and Reserves Planning Manager;
 - iii. A credit be approved from the reserve improvement contributions payable for the actual cost of the reserve improvements as approved by the Parks and Reserves Planning Manager;
 - iv. If the cost of work to construct the approved plan exceeds the reserve improvement contributions available to be credited, the additional cost shall be at the applicant's expense;
 - v. A five year maintenance period of the track by the current landowner commencing from practical completion of the reserve improvements;
 - vi. A maintenance agreement for the five year period shall be provided by the applicant and approved by the Parks and Reserves Planning Manager.

Prepared by:



Vanessa van Uden
Mayor
14/04/2016

Mayor's Activities

The following is a summary of the principal functions and meetings attended by the Mayor over the period 25 March to 27 April 2016:

- Participation in Tackling Poverty NZ Workshop
- Attendance at LGNZ Governance and Strategy Advisory Group meeting
- Meeting with Thomas Simonson, LGNZ
- Meeting with Frank Gibbons and Jenni Martin, Air New Zealand

- Dinner with American Congress representatives
- Officially Close the Relay for Life
- Attendance at Heilongjian Party Secretary Business Dinner
- Meeting with Mr Kamil, Mayor of Bandung, Indonesia and the Prime Minister's ASEAN Fellow
- Dinner with Mayor Kamil
- Citizenship Ceremony for 45 candidates
- Meeting with Senior Citizens Association sub committee
- Open SKAL National Conference
- Lunch meeting with Mr Michalis Rokas, European Union's Chargé d'Affaires in New Zealand
- Visit to China as guest of Tourism New Zealand
- Attendance at Anzac Dawn Service in Queenstown and Anzac Service in Glenorchy
- Attendance at Queenstown Airport Board Meeting

Queenstown Lakes Community Housing Trust update

David Cole was farewelled as Trust Chair at a function held on 19 April at Barmuda. The present Trustee structure is: Stephen Brent (Acting Chair), Peter Southwick, Joanne Conroy, Gigi Hollyer, Raymond Key, Martin Hawes. Staff are Julie Scott (Executive) and Corina Sommerville.

The following recent statistics are presented:

- 44 new houses are under construction at Shotover Country, Queenstown.
- 10 new families are living in affordable rentals at Suffolk Street, Arrowtown.
- 11 new houses are to be constructed at Riverside Park, Albert Town, Wanaka.
- There are 330 families on the waiting list.
- 1150 responses were received to the rental survey; it will be publicly released soon and will be available at www.qlicht.org.nz

Aspen Sister City Relationship

Councillor Alexa Forbes was part of a Queenstown Chamber of Commerce delegation travelled to Aspen for a sister city fact finding mission in early April. Other delegates were Ann Lockhart (Chamber CEO), Steve Wilde (Downtown QT), Richard Thomas (Chamber Chair) and Graham Budd (Destination Queenstown CEO). The purpose of the delegation was to revitalise the sister city relationship and look at how Aspen responds to issues – many of which are very similar to ours. Her report, entitled 'Learning from Aspen' is attached.

Portfolio Leader reports

Operations (From Deputy Portfolio Leader, Councillor Gazzard)

1. Levels of Service

Draft levels of service (LOS) have been developed for sports fields and high profile turf sites and were brought to a Council workshop in March. Council agreed LOS to be included for contractor pricing, and to prioritise LOS once costs are known and prior to entering contractor agreement. A detailed programme and specifications have been developed for contractor pricing.

2. Asset Management

A business case for improving parks asset management is being undertaken with a view of establishing an improved asset management system in time for Parks contract reviews in 2017.

3. Parks Strategy

A framework for a new Parks Strategy and a consultation plan to develop the strategy has been prepared.

4. Wanaka Lakefront Development Plan

Consultation is completed and a workshop has been held with the Wanaka Community Board to discuss consultation outcomes and changes required to the draft plan. The plan is on track to seek Wanaka Community Board formal endorsement in May.

5. Reserve management plans

- Queenstown Bay Reserves Management Plan – plan was adopted at Council meeting in February.
- Glenorchy Airstrip Reserve Management Plan – consultation is complete and a submissions hearing is currently scheduled to be held in Glenorchy on 7 June.
- Wanaka Recreation Reserve Management Plan – meetings with key stakeholders have been held. A workshop with these stakeholders and the Wanaka Community Board is to be arranged. After this workshop, the draft plan will be completed and reported to the Wanaka Community Board in July for approval to notify it for public submissions.

6. Reserve development and subdivision input

A report to the Council meeting on 28 April is seeking a Council agreement to vest new reserves and undertake reserve improvements in Bridesdale Farm in lieu of development contributions.

A report to the Wanaka Community Board on 13 April received a recommendation from the board to Council that a new track is implemented in Kirimoko in lieu of reserve improvement contributions.

A report to the Wanaka Community Board on 13 April received a recommendation from the board to Council to vest a new reserve and implement new tracks in Luggate in lieu of reserve land and reserve improvement contributions.

8. Capital programme

Delivery of the 15/16 programme is progressing and is on track to be completed by July. There are no substantial issues. Some minor adjustments to the programme are being made through the Property and Infrastructure reforecast report on 28 April.

Options to upgrade a park and install a memorial to Dr William Anderson with funds contributed from his daughter's estate are being prepared and are intended to be brought to Council for consideration in May.

9. Community and volunteer group coordination
Among others, Parks are currently collaborating with the Wakatipu Reforestation on revegetation projects and the Albert Town Community Association on enhancing the Albert Town Lagoon.

Planning and Development (from Portfolio Leader, Councillor Gilmour)

Proposed District Plan

- First hearing stream of Proposed District Plan stage one completed. The introduction and four strategic directions chapters created 17 folders full of double sided submissions and evidence to be read, considered, heard and deliberated over the past two months, by three independent commissioners and two Councillor commissioners.
- This district plan review process is a massive undertaking for staff and Councillor commissioners. 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 election, and are likely to run through until June 2017. The budget has been reworked to reflect the hearings needed and extra work required by the massive number of submissions. Investigations toward stage II will begin as staffing resource and budget allow.
- Following the hearing of evidence at three weeks of hearings, Council's right of reply to the evidence presented in relation to Hearings Stream 1A and 1B was released on 7 April 2016.
- Section 42A officer reports for five Proposed District Plan chapters were released on 7 April for hearing stream 2 (Rural). Chapters covered include Rural, Rural Residential, Rural Lifestyle, Gibbston Character, Indigenous Vegetation and Wilding Exotic Trees.

March Performance Data

- 95 non-notified resource consent decisions and 130 notified resource consent decisions were issued in March. These numbers are significantly higher than previous months due to the Bridesdale SH150001 decision.
- The percentage of resource consents issued within the statutory timeframe decreased slightly to 96% in March, down from 98% in February. 232 applications were received in March, up significantly from 109 in February and 81 in January. The average number of working days for a non-notified consent has remained at 17 in March and for notified consents dropped to 12 in March compared to 54 in February. This is again due to the Bridesdale application and subsequent decision.
- The number of building consent applications received continues to be high with 182 received in March. The percentage issued within the statutory timeframe has declined to 80%, down from the previous 83% in February. 111 building consents were issued in March, down from 147 in February. The average number of working days for a building consent has increased to 18, up from 16 in February.

- There have been very high LIM applications, with 200 received in March, up from 141 in February and 116 in January, but all were processed within the statutory 10 working day limit, with an average processing time of just five to six days over the last three months.

Other work

- Further work has been undertaken finalising proposed Special Housing Areas Deeds, with Shotover Country and Arrowtown Retirement Village Deeds in the final stages of being signed by the proposers. The Arthurs Point SHA is yet to be signed by the proposers, but this is likely to take place this week. Onslow Road has been sent to the Minister, with Shotover Country, Arrowtown Retirement Village and the Gorge Road SHA due to be sent to the Minister by the end of the week.
- The Environment Court issued a Consent Order on 13 April 2016 to resolve the final appeal on PC49 – Earthworks. This was a Council led plan change to reform the rules and provisions around earthworks. The Council and Remarkables Park related companies prepared a Consent Memorandum to the Court, following the withdrawal of the one area in contention. A public notice will shortly be issued declaring the Plan Change operative.
- Work has commenced on a revised set of Design Guidelines for Arrowtown. The revised Guidelines are to reflect the proposed Medium Density Residential zone proposed as part of the Proposed District Plan. The work is being led by a heritage architect (Richard Knott) and a consultant planner. A paper will be brought to Council in May on this topic.
- Council was successful in its defence in the High Court of the judicial review proceedings taken by Ayrburn Farm Developments Limited. The High Court dismissed the claim in its entirety and concluded that planning matters were relevant factors for the Council to consider and that it did not err in how it considered them.

Infrastructure (from Portfolio Leader, Councillor Cocks)

Capital Works

1. Hawea Water supply, new bore and UV treatment: Currently resolving issue with the bore pumps. Suspected mechanical issue and back with the manufacturers getting repaired.
2. Beacon Point Road/Mt Aspiring Road: Propose to carry forward and undertake work in next financial year.
3. Brownston Street Parking: Pricing received for the footpath and to move chain link fence with work programmed to commence after Easter weekend and on track to be completed by end of April.
4. Ardmore Street water and wastewater main upgrade: Propose to carry forward this project due to budget constraints and package up as one project with the final two buildouts on Upper Ardmore Street.

5. Hawthorne Drive infrastructure design project: Detailed design reports due 22 April 2016. Various peer reviews underway. Revised cost estimate due 29 April 2016.
6. Mount Aspiring Booster pump station upgrade and Wanaka Yacht Club bore injection: Both projects were reported to the WCB meeting in April and the Board's recommendations to proceed with the Notice of Requirement to create designations are contained in the Mayor's report.
7. Andrews Road design work is finished. Redesign of the retaining wall is complete but sign-off from affected parties is still needed, although new design should satisfy their needs.

Other Projects

1. Queenstown Town Centre Transport Strategy: Draft Programme Business Case submitted to NZTA in January 2016. NZTA approved – work and monitoring programme to April Council meeting for approval.
2. Wanaka Transport Strategy: NZTA declined to support strategic case. To be reported back to WCB.
3. Cardrona wastewater: Project was presented at the 13 April Wanaka Community Board meeting and to the community and ratepayers association in the evening of the same day. The Board's recommendation is included on the Mayor's report.
4. Waste Minimisation Strategy Review: Discussions have taken place with the MfE about the statutory requirements of the review. Briefing at Councillor workshop planned for 19 April 2016.
5. Glenorchy wastewater scheme. A meeting was held with the community on 14 April with update on procurement and costs. A report will go to Council in May 2016 in regard to the procurement strategy.
6. Water Meter Trial: Findings to date to be presented on 19 April at Councillor workshop.
7. AMPs: Continuing to develop the One Network Road Classification (ONRC) and Department of Internal Affairs performance measurements. ONRC Investment Logic Maps for Strategic district-wide BBCs is being developed. Collaborating with NZTA for a pre-AMP audit (to assess how we have embedded One Network Road Classification to the AMP).
8. Domestic Tourism model for Economic Network Plan is under development.
9. On track to report current Levels Of Service to Council in June workshop including benchmarking against other councils around the country.
10. TechOne: There is ongoing management of improvements to TechOne contracts. Early upload of 2016/17 Annual Plan Projects as a direct result of Property & infrastructure workshops. Workshops are continuing.

11. Wastewater Model Update project: Wakatipu wastewater model is built and calibrated. System performance results have been drafted and reviewed with final report awaited.

Wanaka model 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.

12. Water Supply Model Update Project: All water surveys have been completed. Survey data is being analysed to be fed into the model build and calibration.

Luggate model has been completed. Arrowtown model is calibrated and awaiting system performance results. Queenstown model calibration is underway and may take some time. Wanaka model is due to complete calibration end of April. A fifth model is being considered for Hawea or Lakes Hayes, depending on the Asset Performance Team's priority requirements and completion of capital works. The highest priority models are on track to allow an assessment of current system performance before the end of the financial year.

13. Sludge Options Assessment – Short, medium and long term options are being explored for Project Shotover and Project Pure sludge disposal. Options are planned to be presented at a workshop with Councillors in May.

Recent Meetings

Wanaka Community Board minutes (16 March 2016)

1. New Licence for Fire Service Siren at Lismore Park*
2. Right of Way Easement, 299 Dublin Bay Road
3. Chair's report

Property Subcommittee minutes (24 March 2016)

1. Licence Variation Request - Around the Basin
2. Temporary Road Closure – National Aeronautics and Space Administration (NASA) Balloon Launch 2016
3. Licence to Occupy Road Reserve – SG & NF Lambert, 56B Tenby Street, Lot 2 Deposited Plan 421011, Wanaka
4. Temporary Road Closure - Arrowtown Autumn Festival 2016

Wanaka Community Board draft minutes (13 April 2016)

1. Cardrona Water/Wastewater Treatment preferred option*
2. Wanaka Yacht Club Borefield – Approval of Notice of Requirement*
3. Mt Aspiring Road Booster Designation – Approval of Notice of Requirement*

4. Proposal to Offset Reserve Improvement Contributions for a New Track at Kirimoko Crescent upon a proposed Recreation Reserve*
5. Luggate Park: Proposal to Vest Reserve Land for Stage 2B*
6. Chair's Report

Property Subcommittee draft minutes (14 April 2016)

1. Proposed New lease – Young – Zoological Gardens, Frankton
2. Temporary Road Closure – Arrowtown Trolley Race 2016
3. Licence to Occupy Road Reserve – Cook Brothers Construction, 81-85 Beach Street, Queenstown
4. Licence to Occupy Road Reserve – Water Supply to Lot 2 DP 23278 and Lot 3 DP 22742
5. Road Naming Application – Albatross QT Limited
6. Licence to Place Tables and Chairs in a Public Space – Joe's Garage, Queenstown

*Recommendations to Council

Attachments

- A 'Learning from Aspen': Report from Councillor Forbes
- B Wanaka Community Board minutes (16 March 2016)
- C Property Subcommittee minutes (24 March 2016)
- D Resource Consent Commissioner Appointment Subcommittee draft minutes (24 March) (in public excluded part of meeting)
- E Wanaka Community Board draft minutes (13 April 2016)
- F Property Subcommittee draft minutes (14 April 2016)
- G Action list from previous Council meetings