

QLDC Council
28 April 2016

Report for Agenda Item: 11

Department: CEO Office

Chief Executive's Monthly Report

Purpose

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

Recommendation

That Council:

- a. **Note** the report; and
- b. **Confirm** condition (1)(v) of its decision of 27 August 2015 that land at a Lake Edge Limited Subdivision on Peninsula Road to be vested in Council as recreation reserve shall have a five year maintenance period by the current landowner commencing from practical completion of the reserve.

Prepared by:



Mike Theelen
Chief Executive

13/04/2016

Lakes Edge Developments Ltd

- 1 Lakes Edge Developments Limited have resource consent and are currently undertaking works to subdivide the balance of the land at Kawarau Falls into 54 low density residential sections. In August 2015, Council agreed a land area of 1,200m² within the subdivision to be vested as a Recreation Reserve. A condition of Council's agreement to vest the land as reserve was that the consent holder undertakes a 5 year maintenance period, after which time the Council would take over on-going maintenance. The consent holder disagrees that a 5 year maintenance period for a small reserve is necessary or reasonable and has noted that other areas agreed by Council to be vested as reserve in the District are subject to briefer maintenance periods.
- 2 Maintenance periods for land to be vested as reserve are guided by the QLDC Land Development and Subdivision Code of Practice, clause 7.4.11.1, which states that "the maintenance period will vary depending on the nature type of planting and should be covered in specifications and as required by QLDC". A five year maintenance period is considered appropriate in this case as the land to be vested as reserve includes the requirement to establish hedges from the cuttings of a historic hedge that was located on the land but was later removed by the developer. It is considered that it will take five years to establish the hedge to a standard appropriate for Council to maintain it without undue risk of its failure.
- 3 An alternative option of keeping the five year period for the hedge only whilst decreasing the maintenance period for the remainder of the reserve was considered. On reflection, this option is also not considered appropriate as could create unclear boundaries between the responsibilities of different contractors. In discussion with the Parks Portfolio Councillors, it is considered that the request by the developer to change the maintenance period is not supported, and this position is requested to be resolved by the Council.

Queenstown Lakeview Holiday Park Overflow Camping Area

- 4 Councillors have been made aware of the merits of and concerns about use of the overflow camping area at the Queenstown Lakeview Holiday Park as a short term accommodation facility over the Christmas/ New Year period. Recently, the age of many customers using this facility has reduced i.e. there are more minors present, which raises concerns about the Council permitting intoxication to occur in a local facility.
- 5 While Councillors have acknowledged that there is pressure on accommodation over this period, it was agreed that QLDC should no longer set aside part of the facility as a youth camping area, effective immediately. A request to action this should be communicated to the management company along with a wider communications plan.
- 6 Council recognises that the closure of this short term facility will mean that customers will need to find alternative accommodation before coming to Queenstown during this peak time, but has agreed that this activity should not be allowed to continue.

1. 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):***

Indications are that the dispersal system proposed will meet the stake holder's expectations. We are awaiting final confirmation before proceeding with full investigations. This will involve further testing and re-evaluation of past tests prior to development of a business case for Council.

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

On track for completion in November 2016 as per original programme.

(c) ***Sludge options workshop:***

Preliminary scoping investigations are nearing completion. This will be followed by an assessment of digesters and incineration options. It is expected to report back to Council by end May with an update on short term and long term sludge management options.

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

Reporting back to Council Workshop in May with proposed milestones for sign off. Reporting back to Council Workshop in May with possible realignment of business cases (NZTA are seeking to integrate more into the Frankton Flats (Programme Business Case). This report and the ONRC Programme Business Case are due in June 2016.

1.3. ***Hawthorne Drive (Eastern Access Road):***

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

Update on project given to Council workshop on 1 April 2016. Detailed road design finalised awaiting internal sign and review of budgets. Meeting held with NZTA on 7 April 2016 to agree designation and Business Case requirements. At this meeting QLDC was advised that in order to secure funding for the project from NZTA that the following will be required;

- Hawthorne Drive (EAR) is required to be designated in order to obtain a subsidy for the land component; and
- A full NZTA Business Case is required (this in part informs the designation process by considering all options).

1.4. Stage 2 of Asset Data completion:

(a) Calibrated Waste Water Models

Wakatipu wastewater model is built and calibrated. System performance runs have been completed and formal results are being collated.

Wanaka model build is underway with calibration 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

Collaborating with NZTA for a pre-AMP audit (to assess how we have embedded One Network Road Classification to the AMP).

Continue to develop the One Network Road Classification and Department of Internal Affairs performance measurements.

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:

Briefing to Council scheduled for April 19th 2016 at Councillor workshop, which was delayed due to staff and Councillor availability.

1.6. Cardrona and Glenorchy Waste Water Treatment Options:

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

Develop preferred option for treatment and report back to Council for recommendations. Due to minor delays this will be reported to Council in May 2016.

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

Report with recommendations has been prepared for Council's meeting in April.

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

Presentation given to Council workshop March 2016. The Trade Waste Bylaw will commence in May 2016.

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 the 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:**
On track to meet target deadlines.

2. Community Services and Facilities

2.1. Establish Parks Strategy by May 2016:

- (a) **Draft Consultation Plan:**
On track to bring Consultation Plan to Council workshop on 19 April.
- (b) **Draft Strategy to Workshop:**
On track to bring Strategy Framework to Council workshop on 19 April.

2.2. Wanaka Sports Facility and Pool:

Construction works are progressing well, with the opening date still scheduled for 1st July. Three Parks infrastructure works are continuing on site.

A gas supply agreement with Contact for the pool has been signed. Contact has commenced work to install piping and infrastructure to the pool and sports facility. Detailed design work is progressing.

2.3. **Wanaka Lakefront Development Plan:**

A draft plan will be prepared for the December Council meeting.

- (a) **Council report for approval of draft plan by December 2015:**
Complete
- (b) **Public consultation (February 2016):**
On track
- (c) **Report with final plan recommendations to WCB by May 2016:**
On track to have final plan prepared for WCB meeting in May 2016 pending WCB feedback from workshop.
- (d) **Report with final plan recommendations to full Council by June 2016:**
On track

3. Regulatory functions and Services

3.1. **Public Obstruction Bylaw:**

- (a) **Initial report approving consultation to Council by February 2016:**
A Council workshop was undertaken on 5th April regarding the informal consultation received and a report is tabled for Full Council on 28th April.
- (b) **Final report to Council with recommendations by June 2016:**
This final report is likely to be completed by July following the initial report in April, consultation in May and any necessary hearings in June.

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 due on 7 April.

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

Section 42A reports along with expert evidence is due 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:

- (a) **Establish pilot programme – report to Council for noting by April 2016:**
The Council has agreed a comprehensive review of options for building design standards and advice and this will be reported in the next 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):**
An Environment Court hearing has held for two days (4-5 April). A series of consent orders (between the appellants and the Council) were presented to the Court for its approval. Also presented was evidence from the urban design expert witnesses about the significance of PC50 to the character of Queenstown Bay. The Court has yet to issue its final decision.

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.

(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 consent all been issued. 8 remaining land use consents to be issued 12 April 2016. Applicant is currently working through pre-commencement conditions with Engineering. Works likely to start on site this week/early next week.
Arthurs Point	Deed being signed by Developer	All documents ready to send to the Minister. Letter drafted for Mayor to sign once Deed has been executed.
Shotover Country	Deed currently being signed by Developer	Documentation ready to be sent to Minister. Letter drafted for Mayor to sign once Deed has been executed/
Onslow Road	Pack finalised and ready to be sent to Minister	Documentation reviewed by MBIE and amended to reflect changes recommended. QLCHT agreement has been sent through. Final pack sent to Minister by 15 April.
Arrowtown Village Retirement	Deed being signed by Developer.	Pack ready to be sent to Mayor for signing and then to Minister.
Gorge Road	Pack ready to be sent to Minister	Draft pack prepared to Minister. Draft pack discussed with MBIE. Addressing point raised by MBIE. Letter drafted for Mayor to sign. Will submit to Minister by 15 April.
Ladies Mile Retirement Village	Expression of Interest due to be received 11 April 2016	Discussed with Developer who has advised that EOI will be submitted 11 April 2016.

5.3. Convention Centre:

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

Work on funding is still 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. An update will be provided to the Audit & Risk Committee. 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.

(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 2016.