

QLDC Council
28 July 2016
Report for Agenda Item: 14

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;
2. **Alter** the following resolution made at the ordinary meeting held on 28 April 2016:

Appoint Councillors Aoake, Ferguson and MacLeod to participate in a hearing panel to consider and hear submissions on the proposed Queenstown Lakes District Nuisance Bylaw 2016.

So that the resolution shall now read:

Appoint Councillors Aoake, Ferguson, MacLeod and the Mayor to participate in a hearing panel to consider and hear submissions on the proposed Queenstown Lakes District Nuisance Bylaw 2016.

Recommendations from Wanaka Community Board

Licence to Occupy for Wanaka Farmers and Gardens Market Inc

3. **Grant** a new licence to the Wanaka Farmers and Gardeners Market Inc over part of Recreation Reserve legally described as Section I Block L Town of Wanaka, certificate of title 130939 known as Pembroke Park subject to the following terms:
 - a. Term to be for a period of 3 years, with two further renewals of 3 years each by mutual agreement of both parties;
 - b. Operating day and hours to be limited to Sundays between 10am and 2pm;
 - c. Rent pursuant to the Community Pricing Policy;
 - d. Rent reviewed every 3 years in accordance with the Community Pricing Policy;
 - e. Termination to be possible within 3 months' notice by Council;
 - f. Public Liability Insurance of \$2 million to be provided;

- g. Operating health and safety plan to be received;
 - h. Applicant to ensure appropriate food and liquor licenses are held if required;
 - i. Public access to be maintained at all times, including the pathway. Adequate safety measures to be put in place to ensure public safety is maintained;
 - j. Market to sell domestically sourced handcrafted goods, with exclusion placed on the sale of manufactured or imported goods;
 - k. Reinstatement of the area to be completed within 2 hours of closing;
 - l. Craft market permitted to operate from the same area, subject to the craft market holding a current licence or hire agreement.
4. **Delegate** authority to approve final terms and conditions and execution authority to the General Manager, Property and Infrastructure.

Reserve Land Contributions and Reserve Improvements Off-Sets – Northlake Investments Ltd

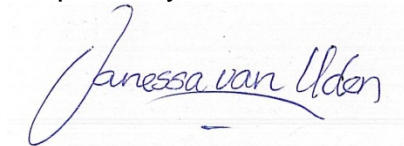
5. **Approve** the vesting of the land areas identified on the plan titled ‘Northlake Wanaka – ODP Open Space Reserves and Pedestrian Connections, 1949 – SK330 dated 22 June 2016, prepared by Baxter Design Group Ltd as:
- 3, 5 - 7, 20 - 25 as ‘Local Purpose Reserve – Walkway’; and
 - 4, 18 and 19 as ‘Recreation Reserve’; and
 - 8 – 11, 13, 15 & 17 as ‘Local Purpose Reserve – Drainage and Recreation’
- in lieu of reserve land contributions payable for the proposed subdivision of these stages.
6. **Approve** the vesting of the land areas identified on the plan titled ‘Northlake Wanaka – ODP Open Space Reserves and Pedestrian Connections, 1949 – SK330 dated 22 June 2016, prepared by Baxter Design Group Ltd as:
- Lot 12, 14 & 16 as ‘Local Purpose Reserve – Drainage and Recreation’ and recognise that these areas may only be offset up to 50% in assessing reserve land contributions that may be payable across the proposed subdivision of these stages.
7. **Approve** the deficit of reserve land associated with previous stages be credited by the additional reserve land provided by the ODP approved by Council on 8 June 2016, subject to Council’s legal agreement in relation to the bond held.
8. **Approve** to offset the reserve improvement contributions payable for the actual cost of the reserve improvements across proposed reserves 1 – 25 as approved by the Parks and Reserves Planning Manager. Final approval is subject to the applicant demonstrating the actual costs of the improvements prior to construction of the improvements. If costs of improvements exceed reserve improvements contributions, these will be borne by the applicant.

9. **Delegate** the Parks and Reserves Planning Manager to approve any future reserve improvement offsets within the area approved by the Outline Development Plan and included on the plan 'Northlake Wanaka – ODP Open Space Reserves and Pedestrian Connections, 1949 – SK330 dated 22 June 2016, prepared by Baxter Design Group Ltd subject to the following conditions
- a. Northlake Investments Limited registering a fencing covenant under Section 6 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. A five year maintenance period by Northlake Investments Limited commencing from receiving s224 certificate for the reserves included within each stage of proposed subdivision; and
 - c. A developers agreement under section 207A of the Local Government Act 2002 Amendment Act 2014 detailing the stormwater operation and maintenance conditions of the reserves for the five year period, and the condition of the reserves at end of the maintenance period, shall be provided by Northlake Investments Limited and approved by the Chief Engineer and Parks and Reserves Planning Manager.
10. **Note** that the approval of reserve land in the Structure Plan area not identified on the ODP approved by Council on 8 June 2016 and any improvements on these reserves in lieu of reserve contributions will be subject to a future report.

Chair's Report

11. **Adopt** the Allenby Park Concept Plan.

Prepared by:



Vanessa van Uden
Mayor
15/07/2016

Mayor's Activities

The following is a summary of the principal functions and meetings attended by the Mayor over the period 24 June to 28 July 2016:

- Attendance at Shotover Primary School Official Opening
- Participation in Opening Ceremony of Winter Festival
- Judge Drag Race Winter Festival event
- Ribbon Cutting at 75 Years of Women in Police event
- Meeting with MBIE Leadership Team
- Attendance at Local Government New Zealand National Conference and AGM
- Baby Box meeting

Nuisance Bylaw 2016

At the Council meeting held on 28 April 2016 the Council adopted the proposed Queenstown Lakes Nuisance Bylaw 2016 so that the special consultative procedure could occur. As reported at the meeting held on 30 June 2016, 582 submissions were received and of these, 34 individuals wish to speak at the hearing. I suggested at this meeting that the hearings process would be more robust with an additional member on the panel and volunteered to fill this position.

In order to add a further member to the panel, the Council needs to alter its earlier decision establishing the hearings panel to add a further member. This is permissible under Standing Order 3.19.18 and recommendations to achieve this are included in this report.

Portfolio Leader reports

Operations (From Portfolio Leader, Councillor Gazzard)

1. Levels of Service
Work is progressing on establishing levels of service and specifications for contracts reviews in 2016/17
2. Asset Management
Parks asset data is being collated and verified towards including information for contracts reviews.
3. Open Space Strategy
The Open Space Strategy will be considered at a Council workshop on 28 July that will also include representatives from key stakeholder groups.
4. Wanaka Lakefront Development Plan
Council has adopted the Wanaka Lakefront Development Plan and detail design is progressing on priority facilities including the new jetty, yacht club car park and the Aspiring Road toilets and surrounding area upgrades.
5. Reserve management plans
 - Glenorchy Airstrip Reserve Management Plan – Following deliberations on the submissions hearing, the plan was amended and it is intended to bring to the Council in August for adoption.

- Wanaka Recreation Reserve Management Plan –The draft plan has been developed and will be considered at a Wanaka Community Board workshop in July.

6. Capital programme

Work is progressing on the completion of projects proposed to be carried over into 2016/17, including trail renewals and playground upgrades. A delivery programme has been developed for all projects in 2016/17.

7. Community and volunteer group coordination

Parks are meeting with 'high risk' volunteers to discuss the new Health and Safety Act and to provide relevant information and enter agreements where required.

Parks have collaborated with the Wanaka Community Board and the local community in developing a concept plan for Allenby Park, which has been adopted by the board.

Planning and Development (from Portfolio Leader, Councillor Gilmour)

Proposed District Plan

- Three hearing streams have been completed involving the Strategic, Rural, Indigenous Vegetation and Wilding Exotic Trees, heritage and protected trees, comprising twelve individual chapters.
- The next hearing is for subdivision commencing on 25 July, followed by the Energy and Utilities Chapter, Noise Chapter and Temporary Activities Chapter in early September as part of a group of 'district wide' chapters.
- The Hearing Panel have suggested that the Council undertake a finer grained landscape study of the Wakatipu Basin than what currently supports the notified PDP and investigate whether the method of management in both the Operative and Proposed District Plans is suitable. The Council have agreed to undertake such a study, but have noted to the Panel that a body of work was already contemplated as part of the body of information to assess the rezoning submissions, and also 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. Current policy planning workload means work has not begun on this as yet.
- Variation one (incorporating by reference the Arrowtown Design Guidelines) to the Proposed District Plan will be notified imminently.

SHAs

There is continued work on stakeholder deeds, consents and MOUs of the SHAs already accepted by Council and the Minister of Conservation and two proposed SHAs currently under investigation (Ayrburn's third iteration and a new one opposite Shotover Country). Further work is being undertaken on parking requirements in the Gorge Road SHA.

IANZ

The deadline of July 15 to respond to IANZ concerns re-building consent processing met, with all concerned except processing time addressed. Processing time considerably reduced, though not yet within statutory requirements. Verbal update will be given if available at the meeting.

Resource Consents

- \$20,781 was the median charge per notified resource consent for May.
- \$1,737 was the median charge per notified resource consent in May.
- 91% of resource consents were processed within the statutory timeframe in June
- 103 resource consent decisions were issued in June
- 114 resource consents were formally received in June
- The average resource consent processing time for a non-notified resource consent was 18 working days in June. This remains below the target of 20 working days.

Building Consents

- 100% of LIMS processed within 10 days, with an average of 6 days
- 155 LIMS issued in June
- 147 Building applications received
- 191 Building consents issued
- 26% of building consents were issued within the statutory timeframe

Infrastructure (from Portfolio Leader, Councillor Cocks)

1. Lake Hawea water supply, new bore and UV treatment: Three of the four pumps are fully functional and water is being pumped from the bore field for the Lake Hawea water supply. The fourth pump is being commissioned over the next two weeks.
2. Beacon Point Road/Mt Aspiring Road Seal Widening: Beacon Point Road tender in award process and work programmed to start mid-August. Mt Aspiring Road currently in detailed design and discussing options to work in with Department of Conservation and the work they intend to do at the Mt Roy car park.
3. Hawthorne Drive: Business case has been submitted to NZTA. Notice of Requirement is to be lodged with planners by end of July 2016.
4. Mount Aspiring Booster pump station upgrade: Notice of Requirement process is being worked through with affected parties and will be submitted for planning approval.
5. Andrews Road design work is finished and programmed to commence in 2016/17. Negotiations to get affected party approvals continue.

6. Queenstown Town Centre Transport Strategy: Short term actions approved by Council are being implemented. Proposal for evening parking restrictions will be reported to the next Council meeting. Other work includes scoping projects and detailing a work programme.
7. Wanaka Transport Strategy: Identified projects are being confirmed and Business Case will be updated. Funding will be revisited with NZTA before the end of 2016.
8. Cardrona Water Supply: Undertaking financial assessment of the scheme.
9. Waste Management Minimisation Plan: Aim is to have it adopted by December 2017 following consultation. Waste Assessment and Solid Waste Analysis Survey planned during August 2016.
10. Glenorchy wastewater scheme: Review of treatment plant and disposal option site underway.
11. Water Meter Trial: Report to Council planned for September 2016.
12. Sludge Management Options: BBC in progress with intention to report back to Council at workshop in August 2016.
13. Wanaka and Queenstown Water Supplies: Addressing algae and drinking water standard non-compliances. Master Planning/BBC underway for long term options.
14. Cardrona wastewater: Tender for reticulation and extension of disposal field out on the market, tender will close end of July 2016.
15. Queenstown Integrated Transport Strategy and Programme Business Case are being advanced through Steering and Technical Groups.
16. Contract Management: 16 audits of work carried out by Downers and Veolia were completed during June 2016.

Recent Meetings

Audit and Risk draft minutes (15 June 2016) (In the Public Excluded part of the meeting)

1. Sensitive Expenditure
2. Update of Council Property Compliance
3. Risk Mitigation Update
4. Health, Safety & Wellbeing Report
5. Treasury Update: May 2016

Property Subcommittee minutes (23 June 2016)

1. Waiver of conditions under existing Licence to Occupy Road Reserve – 9 Marine Parade, Queenstown
2. Easement – Project Shotover
3. Affected Person's Approval – Southern Flight Holdings, Wanaka Airport
4. Easement – Vodafone New Zealand Limited
5. Temporary Road Closure - Light Up Wanaka Street Festival and Markets 2016
6. Licence to Occupy Road Reserve, DM & CA Annand and DK & JM Buckley, 49 Plantation Road, Lot 2, Deposited Plan 479696, Wanaka
7. Road Naming Application – Suburban Estates Limited
8. Licence to Occupy Road Reserve – CG & EL Streat Family Trust, Arthur's Point Road, Arthur's Point

Property Subcommittee draft minutes (5 July 2016)

1. Temporary Road Closure Application - Motatapu 2017
2. Licence to Occupy Road Reserve – C Pawson and T & M Sievers, plantings on Templeton Street, Wanaka
3. Licence to Occupy Road Reserve Extension – Cook Brothers Construction, 69 Beach Street, Queenstown

Resource Consent Commissioner Appointment Subcommittee draft minutes (5 July 2016) (In the Public Excluded part of the meeting)

1. Commissioner Appointments

Wanaka Community Board draft minutes (13 July 2016)

1. Licence to Occupy for Wanaka Farmers and Gardeners Market Inc*
2. Reserve Land Contributions and Reserve Improvements Off-Sets – Northlake Investments Ltd*
3. Chair's report*

*Recommendations to Council

Attachments

- A Audit and Risk draft minutes (15 June 2016) (In the Public Excluded part of the meeting)
- B Property Subcommittee minutes (23 June 2016)
- C Property Subcommittee draft minutes (5 July 2016)
- D Resource Consent Commissioner Appointment Subcommittee draft minutes (5 July 2016) (In the Public Excluded part of the meeting)
- E Wanaka Community Board draft minutes (13 July 2016)
- F Northlake Investments Ltd: Reserve Land Contributions and Reserve Improvements Off-Sets (Wanaka Community Board recommendation)
- G Allenby Park Concept Plan (Wanaka Community Board recommendation)
- H Action list from previous Council meetings