

QLDC Council
29 September 2016
Report for Agenda Item: 14

Mayor's report

Purpose

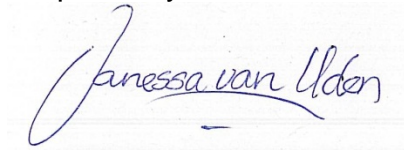
To summarise the Mayor's activities since the date of the last report and to raise other items of democratic and general interest, including a summary of actions taken in response to the decisions made at previous Council meetings.

Recommendation

That the Council:

1. **Note** the report;
2. **Note** that the Queenstown Lakes Family Centre has recently merged with Jigsaw and **agree** that the \$26,400 approved in the 2016/17 Annual Plan for their rent shall instead be paid to Jigsaw.

Prepared by:



Vanessa van Uden
Mayor
19/09/2016

Mayor's Activities

The following is a summary of the principal functions and meetings attended by the Mayor over the period 25 August to 29 September 2016:

- Attendance at two meetings with Housing Working Group
- Meeting with H.E. Jonathan Sinclair, British High Commissioner
- Attendance at two Baby Box meetings
- Meeting with Susan Jenkins & Simon Hayes, Abbeyfield NZ
- Attendance at Wakatipu Conifer Group reporting night
- Attendance at LGNZ Governance and Strategic Advice Group meeting
- Chair the Queenstown Lakes District Transport Governance Group meeting
- Attendance at Kim & Marie Wilkinson's Farewell function
- Citizenship Ceremony
- Queenstown Airport Corporation quarterly review meeting
- Attendance at meet the Candidates meeting and Mayoral debate
- Speak at Chartered Accountants ANZ Conference
- Attendance at Economic Development workshop
- Participation in Trustpower Queenstown Lakes Community Awards Judging
- Attendance at Destination Queenstown AGM

- Participation in Roost Mortgage Brokers Scholarship meeting
- Attendance at Shanghai Media Group MOU signing
- Attendance at Queenstown & Arrowtown Fire Brigade Annual Dinner
- Meeting with South Island Tuia Representative

Queenstown Lakes Family Centre

In the 2016/17 Annual Plan provision has been made to provide a grant to the Queenstown Lakes Family Centre of \$26,400 for their rent. Since the plan was adopted the Queenstown Lakes Family Centre Trust has been amalgamated into the Jigsaw operation. Jigsaw has confirmed they are continuing to deliver the same services from the same site as per the following information received from Tina Mongston of Jigsaw:

"Just to confirm that the services operating from the Family Centre will remain the same... They will still offer:

- *Family counselling services*
- *Support and Advocacy*
- *Psychology services for education assessments and mental health assessments for mild/moderate*
- *Parenting Programmes*
- *Pregnancy and You Programme*
- *Friends for Life Programme in schools"*

Council needs to agree to make the grant to Jigsaw for the rent rather than the Queenstown Lakes Family Centre Trust.

Portfolio Leader reports

Operations (from Portfolio Leader, Councillor Gazzard)

- Work has progressed on the development of a Parks and Open Spaces Strategy, with feed-back from Councillors being incorporated into the draft plan.
- Levels of service for parks reserves and sports field maintenance remain under scrutiny as they will necessarily be a factor in future contractor engagement.
- There has been discussion around whether there would be benefit gained from bringing some work, currently contracted out, back "in-house".

Planning and Development (from Portfolio Leader, Councillor Gilmour)

Extension of SHA legislation

Housing Minister Nick Smith has announced an extension of the special housing areas legislation for a further three years. This will overcome the immediate issue of resource consents potentially running out prior to the initial deadline under the original HASHA. However it also raises some serious issues for the new Council, in terms of potential pressure to approve further SHAs prior to the completion of several pieces of work/research that would better inform such development for the long-term benefit of the Wakatipu.

Three studies are currently underway or soon will be – the Wakatipu Basin Landscape and Infrastructure Study, Ladies Mile Structure Plan and the Gorge Road Natural Hazards Study. The first two will identify those areas that could best absorb further development in terms of both landscape impact and infrastructural efficiency/costs. The Gorge Road study will help better identify the levels of different natural hazard risks in this SHA area (refer next item below).

It had been hoped that any extension of the SHA legislation would not come into force until after these had been completed, so that Council could direct SHAs to those areas best suited for development, with least potential to impact negatively long-term on the landscape, community or the infrastructural networks (including public transport, three waters and roading).

Extension of the HASHA also raises the need to strengthen the Lead Policy, the main instrument through which Council currently influences special housing areas produced under this national government legislation.

A Council resolution in response to lessons learnt from the first SHA succeeded in strengthening the Lead Policy in terms of community housing contributions. But portfolio leaders and staff agree that lessons learnt since could help formulate a stronger Lead Policy, to community benefit. Ensuring developments do in fact include affordable housing (councillors were initially advised this could not be done) and providing a retention mechanism to ensure “affordable housing” is not a one generation wonder among mooted improvements.

The Housing Accord itself could be adapted, in conjunction with the Minister of Housing, to allow us to be more strategic about where we as a Council want the community to grow. Through this process, the Council could potentially also look to extend the Accord to areas outside the Wakatipu Basin, to which it is currently limited.

We have learned a lot from the initial round of HASHA and its extension does provide opportunities to help with our community’s affordable housing issues.

But going forward, it is Council that needs to drive the process; to better align SHA development with the district’s needs, constraints and opportunities and the strategic directions of the proposed district plan. Having this process driven by developer EOIs is not the ideal way to achieve this.

Moving to accept further SHAs without the benefit of both a stronger Lead Policy and the outcomes of these investigations (and potentially, a renegotiated Housing Accord with the government) would stand to undermine potential long-term benefits to the district and or people in favour of short-term developer gains.

Staff have been asked to provide a report to the first meeting of the next triennium to inform the new Council of the issues at stake.

To ensure that the district gains the maximum potential value with least possible detriment from HASHA extension opportunities, I would recommend to the incoming Council that it does not accept any further SHA applications until it has decided whether or not to adapt the Lead Policy and Housing Accord and received and

reviewed the Wakatipu Landscape and Infrastructure Study and Ladies Mile Structure Plan.

First resource consent applied for in Council's Gorge Road BMU SHA

Resource consent has been received for the first workers accommodation development proposed under QLDC's business mixed use SHA. The \$30 million-plus, 143 unit, two 6-storey buildings proposed for Gorge Road by New Ground Capital (headed by a part-time Queenstown Roy Thompson, who was part of the community affordable housing workgroup) will seek head lease partnerships with local businesses. He identified the poor ground conditions and major car parking requirements as factors that would prevent them offering the units at less than market rents.

Resource Consents

Note this is the first financial reporting month that reflects the update in fees and charges.

Formally received August	132
Decisions issued August	98
Median cost of notified decisions July	\$25,249.50 (KPI <\$15,000.00)
Median cost of non-notified decisions July	\$1,610.68 (KPI <\$1,875.00)
% within statutory timeframe August	91%

Building Consents

BC formally received August	178
BC decisions issued August	172
% of BC within statutory timeframe August	81% (compared with 52% in July)
LIMS issued August	152
% of LIMs within statutory timeframe August	100%

Infrastructure (from Portfolio Leader, Councillor Cocks)

1. Lake Hawea water supply, new bore and UV treatment: Commissioning is complete – O&M manuals issued and formal handover to O&M team during September. Air entrapment has been fixed.
2. Beacon Point Road/Bremner Park Road Project: Construction is underway.
3. Mt Aspiring Road Widening Project: 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. Information will be presented to the next Wanaka Community Board workshop on 28 September.
4. Hawthorne Drive: Project is out for tender and will close on 29 September. Tender evaluation will be undertaken in the first week of October with possible award of the contract in mid-October.

5. Mount Aspiring Booster pump station upgrade: Modelling work currently finalised, project will be reviewed based on the model outcome.
6. Andrews Road design work is finished and programmed to commence in 2016/17. Easement negotiations are still to be finalised.
7. Queenstown Town Centre Transport Strategy: Initial feedback on winter parking hours trial from enforcement team is positive and feedback is being sought from Downtown QT. Boundary Street car park work is imminent, along with Campervan signage. Evening parking restrictions' work is on track for the week commencing 3 October 2016.
8. Wanaka Transport Strategy: Strategy to be reviewed January 2017 onwards with discrete projects to be agreed with operations team and implemented before June 2017.
9. Cardrona Water Supply: Work is on-going with concept design.
10. Waste Management Minimisation Plan: Solid Waste Analysis Survey draft report has been received. Waste Assessment findings to be shared with Council and stakeholders in October/November to enable review of plan.
11. Glenorchy wastewater scheme: Review of treatment plant and disposal option site is still ongoing. Consultation is to occur in the coming month with airport stakeholders. Soil testing has occurred on the airport site to ascertain its suitability for subsurface drip irrigation.
12. Water Meter Trial: Report to Council workshop planned for 23 September 2016.
13. Sludge Management Options: Preferred options reported to Council at a workshop in August 2016. Proceeding with:
 - Sludge to Kingsbend;
 - Vermicomposting trial
 - Groundswell contract finalisation; and
 - Veolia feasibility study.
14. Wanaka and Queenstown Water Supplies: Master Planning/Best Business Case underway for long term options. Second options workshop held to take long list to shortlist and economic assessment of shortlist is underway. Recommendations planned to be presented to Council in October/November 2016.
15. Cardrona wastewater: Contract awarded to Downer; work is underway.
16. Queenstown Integrated Transport Strategy and Programme Business Case (PBC) is under way with first of four workshops held 20 September 2016. Target for completion is March 2017. Ongoing projects unaffected by this work.
17. Contract Management: 14 Contract audits completed in August. Outcomes from audits addressed with the Contractors and where necessary improvements made.

18. Following the recent drinking water contamination event in Havelock and widespread illness the Ministry of Health is asking TLAs to review Water Safety Plans and prioritise options to protect public health, including the consideration of permanent chlorination. Recommendations for QLDC supplies are being prepared including a response to MOH.

Recent Meetings

Property Subcommittee minutes (23 August 2016)

1. Heritage Incentive Grant Application – Arrowtown Goldfields Gaol
2. Temporary Road Closure – Weather Contingency Days – Light Up Wanaka Street Festival and Markets 2016
3. Proposed New Licence for Wakatipu Dog Agility Club at Jardine Park
4. Proposed New Licence for Fork and Pedal Limited
5. Affected Person's Approval – CCR Limited, Wanaka Lakeview BBQ Shelter

Resource Consent Commissioner Appointments Subcommittee minutes (23 August 2016) (Public Excluded)

1. Commissioner Appointments

Property Subcommittee minutes (7 September 2016)

1. Licence to Occupy Road Reserve – S & R Ward connection to Closeburn Water Supply
2. Licence to Occupy Road Reserve – Moreton Investments Limited – Oxford Street, Kingston
3. Temporary Road Closure - Tri NZ 2016-17 Sovereign Tri Series: Wanaka
4. Temporary Road Closure Application – Queenstown Car Club - Coronet Peak Hill Climb 2016
5. Licence to Occupy Road Reserve Extension – Skyline Investments Limited, 9 Marine Parade, Queenstown
6. Variation to Licence to Occupy Road Reserve – Cook Brothers Construction, 81-85 Beach Street, Queenstown

Resource Consent Commissioner Appointments Subcommittee draft minutes (13 September 2016) (Public Excluded)

1. Commissioner Appointments

Attachments

- A Property Subcommittee minutes (23 August 2016)
- B Resource Consent Commissioner Appointments Subcommittee minutes A (23 August 2016)
- C Property Subcommittee draft minutes (7 September 2016)
- D Resource Consent Commissioner Appointments Subcommittee draft minutes (13 September 2016)
- E Action list from previous Council meetings