

## QLDC Council

23 June 2017

### Report for Agenda Item: 9

**Department: CEO Office**

#### Chief Executive's Monthly Report

#### Purpose

- a) To update the Council on some minor matters;
- b) To provide a summary of approvals made under delegated authority; and
- c) To provide a summary of items and recommendations from other meetings which have occurred during the previous meeting round.

#### Recommendation

That the Council:

1. **Note** the contents of this report;
2. **Agree** to budget reforecasts for 2016/17 and 2017/18 to provide for acceleration of Queenstown Town Centre Masterplan project.
3. Community and Services Committee (18 May 2017)  
**Adopt and sign** the Te Rōpū Taiao Otago Governance Charter and commit to becoming a fully participatory member of the Otago Te Rōpū.
4. Wanaka Community Board (22 June 2017)  
*Proposal to Vest Various Lands as Reserve and to Offset Reserve Land and Reserve Improvements Contributions as per the Development Contributions Policy*
  1. **Approve** the vesting of the 13 identified proposed reserves;
    - a. Lots 200 and 201, Orchard Road Holdings 'Alpha Ridge' Meadowstone Drive.
    - b. Lots 96 and 97, GAD Ltd, Kirimoko Crescent.
    - c. Lots 100 - 105, Quartz Development Group Ltd 'Sentinel Park' Hawea
    - d. Lots 998 and 999, Willowridge Developments Ltd 'Timsfield' Hawea
    - e. Lot 1000, Universal Developments Ltd, 'Hikuwai' Aubrey Road.subject to the following works being undertaken at the applicant's expense:
    - i. Consent being granted (as necessary) for any subdivision required to formally create the reserve;
    - ii. Presentation of the reserve in accordance with Council's standards for reserves;
    - iii. A potable water supply point to be provided at the boundary of the reserve lot;
    - iv. The registration 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;

- v. A three year maintenance period by the current landowner commencing from vesting of the reserve, except for Lots 998 and 999 in 'Timsfield', which shall have a one year maintenance period;
  - vi. Vesting of reserves to be undertaken in accordance with the QLDC Vesting of Roads and Reserves Policy.
2. **Offset** reserve land contributions in accordance with the Development Contributions Policy current at the time of contributions payment and the Parks and Open Space Strategy 2017, subject to recommendation three above, and excluding part of Lot 1000 'Hikuwai' (area of stormwater detention to be defined), all of Lots 998 and 999 in 'Timsfield' and all of Lot 200 in 'Alpha Ridge'.
  3. **Offset** reserve improvement contributions against those payable in accordance with the Development Contributions Policy current at the time of contributions payment (excluding Lots 998 and 999 in 'Timsfield' and Lot 200 in 'Alpha Ridge'), subject to:
    - a. Detailed design plans for the reserves to be submitted and the approval of these to be delegated to the Parks and Reserves Planning Manager.
    - b. Final approval of reserve improvement costs to be delegated to the Parks and Reserves Planning Manager and is subject to the applicant demonstrating the actual costs of the improvements.
    - c. If the cost of work to construct the approved plans exceeds the contributions available to be credited, the additional cost shall be at the applicant's expense.

## Comment

### 1. 2016/17 & 2017/18 Budget Reforecast: Queenstown Town Centre Masterplan

Adjustments to the budget for the Masterplan project are proposed for Council approval because:

- a) Since preparation of the budgets, the scope of works for the project has been clarified and a detailed programme schedule and budget has been developed; and
- b) The workstreams have been accelerated to ensure that the various business cases and cost estimates are completed in time to be captured within the 10-Year Plan in October 2017.

The following budget re-allocation and adjustments are required to the 2016/17 and 2017/18 budgets:

Queenstown Town Centre Masterplan Projects	Budget	FORECAST Budget	Variance
Feasibility phase 16/17	\$728,980.00	\$1,524,003.00	-\$795,095.00
Feasibility phase 17/18	\$729,000.00	\$503,798.00	\$225,202.00
Implementation (design phase) 17/18	\$2,000,000.00	\$1,430,107.00	\$569.893.00

The combined 2016/17 & 2017/18 revised budget of \$2,027,801 is in excess of the current total budget (pre-implementation) by **\$569,893**. Note that this revised budget includes a contingency sum of \$100,000. To address this shortfall, the following adjustments are sought to the 2016/17 and 2017/2019 budgets:

Budget Adjustment 16/17						
Project Code	Project Description	Budget 16/17	Budget B/Forward from 17/18	Budget Transfer	Forecast 16/17	Total Budget versus Forecast
000448	The Mall	\$ 250,000		-\$ 250,000	\$ -	-\$ 250,000
New Project 16/17	<b>Town Centre Master Plan &amp; Spatial Framework</b>	\$ -	\$ 237,069	\$ 250,000	\$ 487,069	\$ 487,069
	<b>Total</b>	<b>\$ 250,000</b>	<b>\$ 237,069</b>	<b>\$ -</b>	<b>\$ 487,069</b>	<b>\$ 237,069</b>
000449	Inner Links & Carpark	\$ 420,000	\$ -	-\$ 420,000	\$ -	-\$ 420,000
000179	Inner Links Business Case (NZTA subsidised)	\$ 58,908	\$ -	-\$ 58,908	\$ -	-\$ 58,908
New 17/18	<b>Inner Links CBD Bypass Road</b>	\$ -	\$ -	\$ 408,723	\$ 408,723	\$ 408,723
	<b>Total</b>	<b>\$ 478,908</b>	<b>\$ -</b>	<b>-\$ 70,185</b>	<b>\$ 408,723</b>	<b>-\$ 70,185</b>
New 17/18	<b>New Public Transport Hub in CBD</b>	\$ -	\$ 240,061	\$ 70,185	\$ 310,246	\$ 310,246
New 17/18	<b>New Parking Facilities in CBD</b>	\$ -	\$ 317,965	\$ -	\$ 317,965	\$ 317,965
	<b>Total</b>	<b>\$ -</b>	<b>\$ 558,026</b>	<b>\$ 70,185</b>	<b>\$ 628,211</b>	<b>\$ 628,211</b>
	<b>Grand Total</b>	<b>\$ 728,908</b>	<b>\$ 795,095</b>	<b>\$ -</b>	<b>\$ 1,524,003</b>	<b>\$ 795,095</b>

Budget Adjustment 17/18							
Project Code	Project Description	Draft AP 17/18	Budget B/Forward to 16/17	Revised Budget 17/18	Budget Transfer	Forecast 17/18	Total Budget versus Forecast
New 17/18	Town Centre Master Plan (Incl Mall)	\$ 158,000	-\$ 122,069	\$ 35,931	-\$ 35,931	\$ -	-\$ 158,000
New 17/18	Spatial Framework	\$ 115,000	-\$ 115,000	\$ -	\$ -	\$ -	-\$ 115,000
New Project 16/17	<b>Town Centre Master Plan &amp; Spatial Framework</b>	\$ -	\$ -	\$ -	\$ 126,539	\$ 126,539	\$ 126,539
	<b>Total</b>	<b>\$ 273,000</b>	<b>-\$ 237,069</b>	<b>\$ 35,931</b>	<b>\$ 90,608</b>	<b>\$ 126,539</b>	<b>-\$ 146,461</b>
New 17/18	<b>Inner Links CBD Bypass Road</b>	\$ 186,000	\$ -	\$ 186,000	-\$ 33,242	\$ 152,758	-\$ 33,242
New 17/18	<b>New Public Transport Hub in CBD</b>	\$ 122,000	-\$ 122,000	\$ -	\$ 111,058	\$ 111,058	-\$ 10,942
New 17/18	<b>New Parking Facilities in CBD</b>	\$ 148,000	-\$ 148,000	\$ -	\$ 113,443	\$ 113,443	-\$ 34,557
	<b>Total</b>	<b>\$ 456,000</b>	<b>-\$ 270,000</b>	<b>\$ 186,000</b>	<b>\$ 191,259</b>	<b>\$ 377,259</b>	<b>-\$ 78,741</b>
New 17/18	<b>Town Centre Master Plan Implementation</b>	\$ 2,000,000	-\$ 288,026	\$ 1,711,974	-\$ 281,867	\$ 1,430,107	-\$ 569,893
	<b>Total</b>	<b>\$ 2,000,000</b>	<b>-\$ 288,026</b>	<b>\$ 1,711,974</b>	<b>-\$ 281,867</b>	<b>\$ 1,430,107</b>	<b>-\$ 569,893</b>
	<b>Grand Total</b>	<b>\$ 2,729,000</b>	<b>-\$ 795,095</b>	<b>\$ 1,933,905</b>	<b>\$ -</b>	<b>\$ 1,933,905</b>	<b>-\$ 795,095</b>
	Pre-Implementation Budgets	\$ 729,000	-\$ 507,069	\$ 221,931	\$ 281,867	\$ 503,798	-\$ 225,202
	Pre-Implementation projects						\$ 569,893
	Total Budget versus forecast						\$ 569,893

## 2. Delegations Exercised

Presented below is a list of applications for licences to occupy and temporary road closures considered recently by the Chief Executive under delegated authority:

Address/Site/Event	Type	Brief Description	Date of Decision	Outcome
Queenstown Winter Festival	Temporary Road Closure	Various temporary road closures in central Queenstown 22-25 June.	6/06/2017	Approved
Madam Woo	Table and Chair Licence	Variation to provide for new furniture	9/06/2017	Approved
Jervois Steak House	Table and Chair Licence	Variation to provide for new furniture	9/06/2017	Approved
Atlas Beer Café	Table and Chair Licence	Variation to provide for new furniture	9/06/2017	Approved

Address/Site/Event	Type	Brief Description	Date of Decision	Outcome
Ivy and Lola's	Table and Chair Licence	Variation to provide for new furniture	9/06/2017	Approved
Caribe Latin Kitchen	Table and Chair Licence	Variation to provide for new furniture	9/06/2017	Approved
Cookie Time	Table and Chair Licence	Variation to provide for new furniture	9/06/2017	Approved
New commercial building, 27 Shotover Street	Licence to Occupy Road Reserve	Licence to Occupy Road Reserve to erect hoarding over the adjacent footpath to enable construction activities to take place	12/06/2017	Approved

### 3. Committee meetings of previous meeting round

#### **Community and Services Committee – Councillor Stevens (18 May 2017)**

Ratification:

2. Progressing towards QLDC joining the Local Authorities of the Otago Region in a Te Rōpū with the Papatipu Rūnanga of the Kai Tahu ki Otago Takiwa

#### **Planning and Strategy Committee – Councillor Hill (8 June 2017)**

Information:

1. Proposed District Plan Review Timeline

#### **Appeals Subcommittee – Councillor Hill (8 June 2017)**

Information:

1. Request to Mediate in Relation to the Appeal by Willowridge Developments Ltd: Against the Decline of Consent RM160606
2. Request to Mediate in Relation to the Appeal by Glencoe (Joint Venture) Ltd: Against the Decline of Consent RM160137

#### **Audit, Finance and Risk Committee – Councillor McRobie (8 June 2017)**

Information:

1. QLDC Organisational Health Safety and Wellbeing Performance
2. Risk Management Update
3. Ten Year Plan (Long Term Plan) Project Update
4. Sensitive Expenditure
5. Quarterly Financial Overview – March 2017
6. Treasury Update: May 2017 (public excluded)
7. Deloitte Planning Report for 2016/17 Audit (public excluded)
8. Legal Update (public excluded)

#### **Infrastructure Committee – Councillor Forbes (15 June 2017)**

Information:

1. QLDC Water Meter Policy Update

#### **Wanaka Community Board – Ms R Brown (22 June 2017)**

Ratification:

1. Easement to Aurora Energy – Lake Hawea Holiday Park\*
5. Proposal to Vest Various Lands as Reserve and to Offset Reserve Land and Reserve Improvements Contributions as per the Development Contributions Policy

7. Road Dedication – Quartz Development Group Limited – Grandview Stage 3 Subdivision, Hawea\*

Information

2. Licence to Occupy Road Reserve – 59 Stratford Terrace, Wanaka
3. Glen Dene Holdings – Affected Person’s Approval for Hawea Holiday Park Redevelopment
4. Classification & Reclassification of Reserves – Luggate Red Bridge
6. Road Naming Application – New subdivision of Lot 2 DP362505 off Orchard Road
8. Chair’s Report

\*Presented as a separate report.