



**Community & Services Committee
11 April 2019**

Report for Agenda Item 2

Department: Community Services

Glenorchy Airstrip Reserve Management Plan 2016 Review Notice of Intent

Purpose

The purpose of this report is to approve that a Notice of Intent is published to advise the public that the Glenorchy Airstrip Reserve Management Plan 2016 is to be reviewed, in accordance with s41(5) of The Reserves Act 1977.

Recommendation

That the Community & Services Committee:

1. **Note** the contents of this report and in particular;
2. **Approve** that a Notice of Intent is published advising the public that the Glenorchy Airstrip Reserve Management Plan 2016 is to be reviewed, in accordance with s41(5) of the Reserves Act 1977.

Prepared by:

A handwritten signature in black ink, appearing to read "Galavazi".

Jeannie Galavazi
Parks and Reserves Planning
Manager (Acting)

7/04/2019

Reviewed and Authorised by:

A handwritten signature in blue ink, appearing to read "Thunes Cloete".

Thunes Cloete
General Manager
Community Services

8/04/2019

Background

- 1 On 14 November 2013 Council resolved to accept the transfer of the Glenorchy Airstrip and associated land from the Department of Conservation.
- 2 Public consultation was undertaken prior to vesting, to understand the user's and community's view on how the airstrip should be operated.
- 3 The Council resolved on the motion of Councillors Gazzard and Ferguson:
 - i. **That the Council agree to receive the reserve and Airstrip by way of transfer from the Department of Conservation to allow the continued usage of the reserve and Airstrip at the current operational level;**
 - ii. **That the Council accept the terms proposed by the Queenstown Airport Corporation ['QAC'] for management of the Glenorchy Airstrip by QAC in its letter of 28 August 2013;**
 - iii. **That a Reserve Management Plan for the Glenorchy Airstrip and reserve be notified by December 2014; and**
 - iv. **That a representative selected by the Glenorchy Community Association and the Councillor designated to the Glenorchy Community Association be appointed to act as liaison between the community and the Queenstown Airport Corporation with regard to the Glenorchy Airstrip and reserve.**
- 4 A Reserve Management Plan was subsequently drafted, publically notified and heard on 7 June 2016. The Council adopted The Glenorchy Airstrip Reserve Management Plan (RMP) on August 2016. The RMP is included as **Attachment 1**.
- 5 The key objectives for the purpose of the Airstrip Reserve in the RMP are:
 - a. *Facilitate existing emergency community, recreational and low intensity commercial tourism aviation as the principle purpose of the Reserve.*
 - b. *Aviation activities are managed in a way that provides for the airstrip to be sustained into the future.*
 - c. *The nature, scale and intensity of the use of the airstrip remain generally unchanged from the level that exists from the date of adoption of this plan.*
 - d. *Other activities taking place at the Reserve remain compatible with the principle purpose of the Reserve.*
 - e. *The Reserve is managed and maintained so that the airstrip is safe to use.*

f. *The Reserve is managed and maintained so that the use remains compatible with the surrounding environment.*

6 Since August 2016 the Parks and Reserves Department have implemented the following actions in accordance with the RMP:

- Creating a new access road, fencing and airstrip layout
- Establishing the Glenorchy Airstrip Consultative Governance Committee with representatives from the Glenorchy Community Association, the neighbouring landowners, the operators and QLDC
- Recording and monitoring of flights
- Licencing the commercial operators based at the airstrip and commencing the process of licencing Queenstown based operators.
- Setting landing and user fees

Comment

7 As the RMP has been implemented a number of challenges have become apparent:

- a. Tourism in the district has experienced unprecedented growth, including at Glenorchy. Glenorchy township has become a tourism hub.
- b. The helicopter business established at the airstrip reserve has become increasingly relied upon by local businesses and farmers.
- c. Changes to the District Plan rules has made it easier to establish helicopter operations on private land.
- d. Restricting numbers of flights and aircraft infrastructure (hangars) for commercial operators has resulted applications for activities on private land. One particular application for a commercial helicopter activity and associated hangar in the area has not been received well by some in the Glenorchy community. This application disperses aviation activities and the associated effects around the wider Glenorchy district. The operator has stated they would prefer to operate from the airstrip however having restricted flights and limited ability to construct a hangar has meant they need to locate their operation elsewhere in the Glenorchy area.
- e. The two commercial operators based at the Glenorchy Airstrip have indicated that operating within 2016 limits makes operating at the airstrip commercially unviable.

8 The above issues were presented to Council at a workshop in February 2019. Direction was given by Council to commence the process to undertake a review of the RMP.

- 9 The Reserves Act 1977 process for developing Reserve Management Plans requires that the Council declares its intention to prepare or review a management plan, and this must be notified and suggestions called for to inform the development of the plan.

Next Steps

- 10 A notice will be placed in the Otago Daily Times, the Mountain Scene and the Wanaka Sun, advising the public that Council intends to commence a review of the RMP. All stakeholders, commercial operators and neighbouring landowners will be individually contacted. Working with all interested parties, a reviewed plan will be drafted. This reviewed plan will go to Council to seek a resolution that the draft plan be publically notified. The draft plan will then be publically notified for no less than two months, inviting submissions. A public hearing will then be held.

Options

- 11 **Option 1** Notify the Intent to review the RMP in accordance with the s41(5) Reserves Act 1977

Advantages:

- 12 A notice will be published in the local papers, information will be put on the QLDC website and all stakeholders will be contacted, seeking feedback on how the draft should be prepared
- 13 All efforts will be made to ensure public are aware of Council's intent to review the RMP
- 14 Council will be acting in accordance with the Reserves Act.
- 15 The Draft RMP, when it is notified, will be seek to be representative of the public's views.

Disadvantages:

- 16 None

- 17 **Option 2** Do not Notify the Intent to review the RMP in accordance with the s41(5) Reserves Act 1977

Advantages:

- 18 None

Disadvantages:

- 19 Council will not be acting in accordance with the Reserves Act 1977.
- 20 The public may not be fully aware of Council's intentions to review the RMP.

- 21 This report recommends **Option 1** for addressing the matter.

Significance and Engagement

22 This matter is of [medium] significance, as determined by reference to the [Council's Significance and Engagement Policy](#) because of the high level of community interest in Glenorchy Airstrip.

Risk

23 This matter relates to the Regulatory/Legal/Compliance risk category. It is associated with RISK00031 Ineffective Management and Governance over Legislative Compliance within the [QLDC Risk Register](#).

24 This matter will support the Council by allowing us to retain the risk at its current level. This matter relates to this risk because the options highlighted require the Council to follow a notification process to manage current activities on land and reserves.

Financial Implications

25 Reviewing the RMP is planned for within existing budgets.

Council Policies, Strategies and Bylaws

26 The following Council policies, strategies and bylaws were considered:

- The Glenorchy Airstrip Reserve Management Plan 2016

27 The recommended option is consistent with the principles set out in The Reserves Act 1977 which requires review of Reserve Management Plans every 10 years or as required in order to remain relevant.

28 This matter is not included in the 10-Year Plan/Annual Plan. Costs will be met within existing operational budgets.

Local Government Act 2002 Purpose Provisions

29 The recommended option:

- Will help meet the current and future needs of communities for good-quality local infrastructure, local public services, and performance of regulatory functions in a way that is most cost-effective for households and businesses;
- Can be implemented through current funding under the 10-Year Plan and Annual Plan;
- Is consistent with Council's obligations under the Reserves Act 1977; and
- Is consistent with the Council's plans and policies; and
- Would not alter significantly the intended level of service provision for any significant activity undertaken by or on behalf of the Council, or transfer the ownership or control of a strategic asset to or from the Council.

Consultation: Community Views and Preferences

30 The persons who are affected by or interested in this matter are residents/ratepayers of the Queenstown Lakes district community, The Glenorchy Community Association, Wyuna Preserve Residents Associated, Queenstown Milford User Group, all operators and recreational pilots who use the Glenorchy Airstrip.

31 Consultation will be undertaken in accordance with s45 and s119 of The Reserves Act.

Legal Considerations and Statutory Responsibilities

32 The review of the RMP is to be completed under the Reserves Act 1977.

33 The Conservation Minister has delegated decision-making powers for reserve management plans to local administering bodies

Attachments

Attachment 1: Glenorchy Airstrip Reserve Management Plan 2016