

QLDC Council
27 August 2015
Report for Agenda Item: 18

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

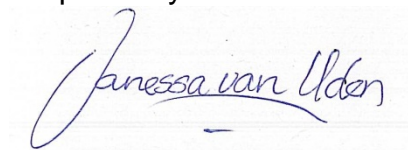
That Council:

1. **Note** the report.
2. Arrowtown Ablutions Block
 - a. **Agree** to grant Lessor's Approval to CCR for the construction of two new ablution blocks at the Arrowtown Camping Ground, legally described as Section 38 Blk VII Shotover SD subject to the following terms:
 - i. Resource and building consent to be obtained;
 - ii. Construction to be completed within two years of lessor approval;
 - iii. Building materials to be on site only once construction has commenced;
 - iv. Ownership of improvements to transfer to Council on lease expiry;
 - v. Other terms as deemed necessary by Council;
 - b. **Grant** affected party approval on behalf of QLDC for the proposed works to CCR.
 - c. **Delegate** the final terms and conditions and execution authority to the General Manager, Infrastructure.
3. Restoration of Arrowtown Gaol

Agree to making an application to the Central Lakes Trust for funding support of up to \$55,000 to assist with the restoration and seismic strengthening of the Arrowtown Gaol.
4. Upper Clutha A&P Society – New Lease
 - a. **Grant** a new lease to the Upper Clutha A&P Society over approximately 930m² of part section 12 block XV Town of Wanaka for their existing building and to construct a building extension with a footprint no greater than shown on Attachment A, subject to the following conditions:
 - Term of 33 years
 - Rental subject to the Council's community pricing policy
 - Any developments to be subject to the approval of the lessor
 - b. **Delegate** the authority to approve the final terms and conditions of the ground lease and execution authority to the General Manager, Infrastructure.

- c. **Approve** the granting of the new lease as the delegate of the Minister of Conservation.

Prepared by:



Vanessa van Uden
Mayor
14/08/2015

Mayor's Activities

The following is a summary of the principal functions and meetings attended by the Mayor over the period 1-27 August 2015:

- Queenstown Golf Club Reserve Hearing
- Audit and Risk Committee meeting
- Commander Wayne Andrew and Allison Heydon re NZ Defence Force showcase of NZ Military, Industry & Culture
- Discussions re plans to mark 150th anniversary of Queenstown Gardens
- Comment on Breakfast Show, More FM, Queenstown
- Speech at Hospitality Industry Breakfast
- NZTA bus tour
- Queenstown Airport Board meeting
- Citizenship Ceremony
- Mayoral Forum (Alexandra)
- NZ Ice Hockey League Finals
- Winter Games function
- DQ Board meeting

Arrowtown Ablutions Block

The Property Subcommittee considered a request at its meeting on 28 May 2015 from CCR Ltd, the lessee of the Arrowtown Camping Ground, to remove the current single Portacom ablution block at the Arrowtown Camp and replace it with two new Portacom ablution blocks.

The lease allows the lessee to make improvements to the facility, but additional buildings require the lessor's consent. Further, the Reserve Management Plan requires any new buildings to be notified calling for submissions and if opposing submissions are received, a hearing must be held.

One submission was received but was considered by staff to raise matters of little relevance to the actual proposal. This was discussed with the submitter who agreed to withdraw the submission. For this reason no hearing was required and the Council's agreement as lessor is now sought to allow the proposal to proceed.

Restoration of Arrowtown Gaol

The Arrowtown Gaol is a Category 1 building which the Wakatipu Heritage Trust wishes to restore. It intends to apply to local funding agencies for financial support for the project and is currently preparing an application to the Central Lakes Trust for a grant of up to \$55,000.

The Council is the legal owner of building and whilst the Wakatipu Heritage Trust is driving the project, the Central Lakes Trust requires the Council, as the owner, to be the applicant. This can be facilitated via a formal Council resolution agreeing to an application being made to the CLT for up to \$55,000 towards the restoration and seismic strengthening of the Arrowtown Gaol. This resolution can then be reproduced on the Council's letterhead and submitted with the application. A recommendation which will serve to fulfil this requirement is included in this report.

Agreement to the funding application does not commit the Council to anything financially.

Portfolio Leader reports

Operations (From Portfolio Leader, Councillor Gazzard)

- 1 Levels of service for parks and reserves across the district are under scrutiny. Downtown grassed areas in particular are under pressure and in need of attention.
- 1 Work is underway to establish a district-wide standard for the maintenance of trees and tracks to ensure that a consistent approach is taken. Alongside this, a programme for the removal of dangerous trees is being developed.
- 2 A cost neutral bid for an ODI has been sent to NZ Cricket. If successful, the game will be held at the Queenstown Event Centre this summer. There has been no commitment beyond 2016 as work would need to be done on the costs and benefits of upgrading the grounds and facilities to the standard required for continuing to stage international games.
- 3 Facilitating additional space for burial plots at the Queenstown and Arrowtown cemeteries is being undertaken as there is room for limited expansion at both sites.

Planning and Development (from Portfolio Leader, Councillor Gilmour)

- Hui with Ngai Tahu's regulatory resource management bodies, Te Ao Marama and Kai Tahu ki Otago, planning staff and councillors to discuss ways forward with Tangata Whenua - Council relationship and District Plan review. Resulted in agreement to form a joint "one-stop shop" for manawhenua consultation and

pulling of the draft Tangata Whenua chapter from the District Plan review for further work and consideration at an extraordinary Council meeting on 20 August.

- Housing Accord discussions/workshop.
- Affordable Housing discussions.
- Further discussions/editing/tying together of district plan review for notification in August.
- Discussion re Arrowtown charrette on density/affordable housing and design guidelines, towards Shaping Our Future forum in late August and development of residential design guidelines for district plan review submission.

Operational matters:

- Median cost of notified resource consents at \$35,282 was almost double the previous month due to controversial matters with long hearings - Glenorchy campground (Pounamu Holdings Ltd) and the application by Phiskie for retrospective consent for indigenous vegetation clearance. The year-to-date aggregate cost is \$16,000, ahead of the \$12,000 target.
- 93 resource consent decisions were issued in July, all within statutory timeframes. However, there are pressing staffing issues in the resource consent team, with high consent volumes, complex applications, staff resignations and difficulty recruiting adequately trained staff. A number of initiatives are underway to address these issues.
- The 89 non-notified resource consent decisions issued in July was the highest number since October 2014. Despite the average number of working days taken to process the applications reducing by one day to 17, this figure remains high because of the extremely high volume of applications being received.
- Flow-through from last month's high consent volume led to the number of building consents processed within statutory timeframe (20 working days) dropping to 87%, from 95% last month. Recruitment initiatives and contracting underway to address this issue.
- LIM applications are also high at 134, up from 103 in July 2014. All were processed in time at an average of seven working days.
- A total of 39 urgent animal control requests were received, predominantly roaming dogs, all responded to within two hours.

Infrastructure (from Portfolio Leader, Councillor Cocks)

Capital Works

1. EAR/Glenda Drive, Road 2 (link between Glenda Drive and roundabout in EAR): Road work completed and 224c has now been issued for SPL.

2. Roundabout State Highway and 350m of EAR: Still working through the details of the request by Fulton Hogan for an extension of time, but if approved completion will be early December.
3. Hawea Water supply, new bore and UV treatment: On track for commissioning in August 2015 and final completion by September 2015.
4. Edgewater gravity sewer, Stage 2 (Wanaka Station Park to Mt Aspiring Road): On track to start September 2015.
5. Beacon Point Road/Mt Aspiring Road: Design complete and tender documents are being reviewed. Project is to be procured this year and carry forward construction into 15/16, pending NZTA approval.
6. Ardmore Street build-out: Tender awarded to Fulton Hogan. Veolia has completed the watermain replacement and work on the main buildout area is well underway.
7. Brownston Street Parking: Five tenders were received with some good, competitive prices. Tender awarded to The Roding Company and construction is due to start in late August.
8. Plantation Road reservoir pipe work upgrade is complete. Budget carried forward to fund upgrade and reconfiguration of pipe work/valves between the reservoir and Plantation Road and around the Link Way Booster, by Veolia when rates are agreed.
9. Ardmore Street water and wastewater main upgrade is scheduled to be completed by October 2015.
10. New Sewer line along Aubrey Road (East): Approximately 220m of pipes have been laid. Project is ahead of programme.
11. Negotiations to possibly roll over the Fulton Hogan reseal contract are ongoing.
12. Tenders have closed for the Eastern Access Road Trunk Infrastructure design project. Tender evaluation has started and is due to be finished the first week in September 2015.

Other projects:

1. Queenstown Town Centre Transport Strategy: The Hearings Panel will delay further deliberation until the draft DowntownQT strategy is available (expected in two weeks), with the intention of reporting the Town Centre Transport Strategy to the October Council meeting.
2. Wanaka Transport Strategy: The completion of this report has been delayed by EAR tender process. The intention is for it now to be reported to the September Community Board workshop.
3. Cardrona wastewater: An unconditional Sale & Purchase agreement for the purchase of the Baxter 2009 system (interim solution) has been signed.

4. Wanaka Airport Water Supply modelling and options report is being produced but the wastewater modelling and options have yet to be started.
5. Consultation over Frankton parking changes (McBride Street/Ross Street, Douglas Street, Glenda Drive/Margaret Place) commenced on Monday 17 August. The outcomes and recommended changes are expected to be reported to Council for a decision in November.
6. The two months survey of the wastewater flow has been completed in Wanaka and Queenstown. A review of the data indicates that we have sufficient quality calibration data to stop the survey as planned at the end of August. This data is critical for the calibration of the Council's legacy uncalibrated wastewater models.
7. Work continues to implement NZTA's One Network Road Classification (ONRC). This new approach requires QLDC to capture an increased amount of data to support future investment decisions. A workshop was held in Queenstown with other local councils and NZTA to ensure this process is efficient and consistent.
8. The work to enable the efficient annualised roll-over of the contracts modules of TechOne has been completed.

Recent Meetings

Property Subcommittee minutes (23 July 2015)

- 1 Affected Party Approval - 7 Anglesea Street, Arrowtown
- 2 Free Walking Tours Queenstown Limited – New Licence
- 3 Temporary Road Closure Application – Vertigo Bikes DirtMasters Downhill 2016
- 4 Temporary Road Closure Application – Winter Games 2015 Opening Party
- 5 Temporary Road Closure Application – WanakaFest Street Markets

Audit and Risk Committee draft minutes (5 August 2015)

- 1 10 Year Plan
- 2 Risk Mitigation Update
- 3 Sensitive Expenditure
- 4 Update of Council Property Compliance
- 5 Report on Amendment and Re-adoption of the Elected Member Code of Conduct
- 6 Management of Conflicts of Interest
- 7 Treasury Update July 2015
- 8 Infrastructure Insurance

Property Subcommittee draft minutes (13 August 2015)

- 1 Temporary Road Closure Application – Motatapu 2016

- 2 Temporary Road Closure Application – 2015 Tour of Southland Cycle Race
- 3 Temporary Road Closure – New Year's Eve Celebrations Wanaka and Queenstown 2015
- 4 Temporary Road Closure Application – Sovereign Tri Series 2016 – Wanaka
- 5 Notification of the intention to grant a license to Kawarau Jet to allow vehicle access on the Frankton foreshore
- 6 Wanaka New Life Church Board – Waiver of Fire Wall Requirement
- 7 Lessor's Approval for the Queenstown Bowling Club Improvements

Resource Consent Commissioner Appointment Committee draft minutes (13 August 2015)

- 1 Commissioner Appointments:
 - JM Clear & PA Gowing (RM150347)
 - Inderlee Limited (RM150361)
 - Little Stream Ltd (RM150231)
 - Langbein Hewetson Nominees Ltd (RM150424)
 - Orchard Road Holdings Ltd (RM150049)
 - W & T Weinburg (RM140391)
 - Kawarau Jet Services Holdings Ltd (RM150546)
 - J Kerwin (RM140835)

Wanaka Community Board meeting draft minutes (19 August 2015)

- 1 Upper Clutha A & P Society – New Lease
- 2 Temporary Road Closure – Upper Clutha A & P Show 2016
- 3 Contact Energy proposed transfer of land parcel to QLDC
- 4 Chair's Report

Attachments

- A Property Subcommittee minutes (23 July 2015)
- B Audit and Risk Committee draft minutes (5 August 2015)
- C Property Subcommittee draft minutes (13 August 2015)
- D Resource Consent Commissioner Appointments Committee draft minutes (13 August 2013)
- E Wanaka Community Board draft minutes (19 August 2015) (To follow)
- F Action list from previous Council meetings (To follow)

ATTACHMENT A: Upper Clutha A&P Society Lease

Attachment A: Amended building plan



The map is an approximate representation only and must not be used to determine the location or size of items shown, or to identify legal boundaries. To the extent permitted by law, the Queenstown Lakes District Council, their employees, agents and contractors will not be liable for any costs, damages or loss suffered as a result of the data or plan, and no warranty of any kind is given as to the accuracy or completeness of the information represented by the GIS data. While reasonable use is permitted and encouraged, all data is copyright reserved by Queenstown Lakes District Council. Cadastral information derived from Land Information New Zealand. CROWN COPYRIGHT RESERVED