

Full Council

17 April 2025

Report for Agenda Item | Rīpoata moto e Rāraki take [8]

Department: Chief Executive

Title | Taitara : Chief Executive's Report

Purpose of the Report | Te Take mō te Pūroko

The purpose of this report is to report on items of general interest that do not require a full officer report and to summarise recent meetings of Queenstown Lakes District Council's (QLDC) Standing Committees and the Wānaka-Upper Clutha Community Board.

Recommendation | Kā Tūtohu

That the Council:

1. **Note** the contents of this report;

Attendance at Local Government New Zealand Annual General Meeting

2. **Delegate** authority to the Mayor (or the Chief Executive as alternate) to exercise the Council's vote at the Local Government New Zealand 2025 Annual General Meeting and to vote in accordance with the Council's direction.

Recommendations from Wanaka-Upper Clutha Community Board

Mount Iron Reserve Management Plan

3. **Adopt** the Mount Iron Reserve Management Plan

Proposed Reserves to Vest in the Upper Clutha

4. **Approve** the vesting of the following reserves:

Queenstown Lakes District Council – RM240141: Cardrona Valley

Recreation Reserve – Lot 2 being 16,975m² in area

Subject to the following works being undertaken at the Applicant's expense:

- i. Compliance with the conditions of resource consent RM240141 (and any subsequent variations) which include:

- a. The provision of a water supply to the recreation reserve in terms of Council's standards and connection policy;
- b. The existing vehicle crossing shall be upgraded and sealed to the recreation reserve in accordance with Council's standards;
- c. The formation of the right of way over the recreation reserve in accordance with Council's standards;
- d. All earth worked and/or exposed areas created as part of the subdivision shall be top-soiled and grassed, revegetated, or otherwise permanently stabilised;
- e. The consent holder shall obtain a Full Council decision confirming that all areas of reserve have been formally agreed to be vested;

Queenstown Lakes District Council – RM240413: Albert Town

Recreation Reserve – Lot 2 being 170,005m² in area

Subject to the following works being undertaken at the Applicant's expense:

- i) Compliance with the conditions of resource consent RM240413 (and any subsequent variations) which include:
 - a. The provision of a water supply to the recreation reserve in terms of Council's standards and connection policy;
 - b. The existing three metre wide vehicle crossing from Albert Town-Lake Hāwea Road shall be upgraded to comply with Waka Kotahi New Zealand Transport Agency's (NZTA) Diagram C standards;
 - c. The consent holder shall provide to Council correspondence from NZTA confirming that the vehicle crossing has been upgraded to Diagram C to NZTA satisfaction;
 - d. The provision for a basic access formation within the unformed legal road and right of way easement over the recreation reserve;
 - e. All earth worked and/or exposed areas created as part of the subdivision shall be top-soiled and grassed, revegetated, or otherwise permanently stabilised;
 - f. The following conditions of the consent shall be complied with in perpetuity and shall be registered on the relevant Titles by way of Consent Notice pursuant to section 221 of the Resource Management Act 1991 (the Act):

- i. At the time any further development occurs with the reserve area (being Lot 2) the existing access within the unformed legal road and right of way shall be upgraded to comply with Council's standards at that time. This shall include the provision for stormwater disposal from the carriageway;
- g. The consent holder shall obtain a Full Council decision confirming that all areas of reserve have been formally agreed to be vested;

Aspiring Tourism Holdings Limited – RM230697: Makarora

Local Purpose Reserve (Access) – Lot 101 being 699m² in area

Subject to the following works being undertaken at the Applicant's expense:

- i) Compliance with the conditions of resource consent RM230697 (and any subsequent variations) which include:
 - a. A works archaeologist shall be appointed before works begin and a long term stabilisation plan prepared for the ongoing conservation for the chimney and shall be provided to the Queenstown Lakes District Council (QLDC) Parks and Reserves Team for approval;
 - b. The stone chimney structure must be retained on the site and precautions shall be put in place to avoid it being damaged during tree felling and earthworks;
 - c. The consent holder shall fully implement all of the recommendations of the archaeologist set out in the Stabilisation Plan approved by Council;
 - d. The submission of a detailed landscape plan (including design specifications) covering the street trees and verges within the subdivision and for any new planting within the Local Purpose Reserve (Lot 101 to vest) prepared by a suitably qualified Landscape Architect and in accordance with recommendations in the Morphem Environmental Memo dated 5 June 2024 to be certified by the QLDC Parks and Open Spaces Planning Manager;
 - e. Prior to certification given under section 224(c) of the Act, the consent holder shall fully implement all road/street landscaping and planting and reserve replanting as shown on the approved landscape plans;
 - f. All works undertaken on the reserve are to be in accordance with the QLDC Land Development and Subdivision Code of Practice 2020;
 - g. All tree planting works shall be undertaken in accordance with Appendix I – Street Tree Planting Guidelines;

- h. The consent holder shall enter into a maintenance agreement prepared and approved (signed) by the Parks and Open Spaces Planning Manager specifying how the reserves will be maintained during the three year maintenance period;
- i. The consent holder shall obtain a Full Council decision confirming that all areas of reserve have been formally agreed to be vested;

Northlake Investments Limited – RM240663: Northlake

Local Purpose Reserve (Access) – Lot 1000 being 180m² in area.

Subject to the following works being undertaken at the Applicant's expense:

- i) Compliance with the conditions of resource consent RM240663 (and any subsequent variations) which include:
 - a. Either provision of an irrigation water supply to Lot 1000 or evidence from the Parks and Reserves Team that no irrigation supply is necessary to the reserve lot;
 - b. The submission of a detailed landscape plan (including design specifications) for all land to vest to be certified by the QLDC Parks and Open Spaces Planning Manager;
 - c. The consent holder shall enter into a maintenance agreement prepared and approved (signed) by the Parks and Open Spaces Planning Manager specifying how the reserve will be maintained during the three-year maintenance period;
 - d. The consent holder shall ensure that a fencing covenant, required under section 6 of the Fencing Act 1978 (FA), is registered on Lots 86, 87, 116, 117, 124, and 125) to ensure that any reserves to vest in QLDC are protected and that Council has no liability to contribute towards any work on a fence between public reserve vested in or administered by the Council and any adjoining land;
 - e. All earth worked and/or exposed areas created as part of the subdivision shall be top-soiled and grassed, revegetated, or otherwise permanently stabilised; and
 - f. The consent holder shall obtain a Full Council decision confirming that all areas of reserve have been formally agreed to be vested.

5. Service Easements over the Kidson Lane Local Purpose (Road) Reserve, Wānaka

- i. **Approve** the following easements subject to section 48(1) of the Reserves Act 1977:

- a. Underground right to convey water (identified as Areas R & S in Attachment B) over Lot 21 DP 10589 and Lot 3 DP 10796, being Local Purpose (Road) Reserve;
 - b. Underground right to drain water (identified as areas R, S & T in Attachment B) over Lot 21 DP 10589 and Lot 3 DP 10796, being Local Purpose (Road) Reserve;
 - c. Underground right to convey electricity (identified as P & Q in Attachment B) in favour of Aurora Energy Limited, over Lot 3 DP 10796, being Local Purpose (Road) Reserve;
 - d. Underground right to convey telecommunications (identified as P & Q in Attachment B) in favour of Chorus New Zealand Limited, over Lot 3 DP 10796, being Local Purpose (Road) Reserve;
- ii. **Approve** easements, subject to the following conditions:
- a. Easement Fees to be determined and paid in accordance with Queenstown Lakes District Council's (QLDC) Easement Policy 2008, prior to registration of any easement;
 - b. The applicant shall notify and liaise with QLDC Infrastructure Department in advance of any onsite works, so that they can oversee and provide input relating to any existing in-ground infrastructure;
 - c. All activities are to be undertaken in accordance with Worksafe New Zealand's standards for the work environment;
 - d. A comprehensive safety plan must be prepared and implemented, at the applicant's cost, to ensure a safe environment is maintained around the sites;
 - e. The work site to be evidenced by before and after photographs, video or similar to be provided by the applicant to the QLDC Property Team;
 - f. Reinstatement of the areas to be completed immediately following installation and to the satisfaction of QLDC's Property Team;
- iii. **Agree** that notification to grant the easements is not required, as a statutory test in Section 48(3) of the Reserves Act 1977 is met for the reasons set out in this report;
- iv. **Agree** to exercise the Minister's consent (under delegation from the Minister of Conservation) to the granting of the identified easements over Council Reserve Land, is approved; and
- v. **Delegate** authority to approve final terms and conditions, and execution authority to the General Manager Property & Infrastructure.

Disposal of Ironside Drive, Wānaka

6. **Approve** Council officers commencing the disposal of the Council-owned property at Ironside Drive, Wānaka.

Prepared by:



Name: Mike Theelen

Title: Chief Executive

28 March 2025

Context | Horopaki

Attendance at Local Government New Zealand Conference and Annual General Meeting

1. The Local Government New Zealand [‘LGNZ’] annual conference is taking place in Christchurch 16-17 July 2025. It is customary for the Mayor and Chief Executive to attend and there is an opportunity for another Councillor to attend the LGNZ conference should anyone wish to do so.
2. The LGNZ Annual General Meeting also occurs during the conference and the Council should delegate authority to the Mayor to vote on the Council’s behalf (and in line with the Council’s direction), with the Chief Executive as alternate.

Recommendations from Wānaka-Upper Clutha Community Board

Mount Iron Reserve Management Plan

3. Queenstown Lakes District Council (QLDC) purchased part of Mount Iron and Little Mount Iron in May 2023. The area has been gazetted as a Recreation Reserve under the Act, and the Mount Iron Recreation Reserve (the Reserve) comprises two parcels of land totalling 94 hectares.
4. Under Section 41(1) of the Reserves Act 1977 all recreation reserves under Council’s administration are required to have reserve management plans, prepared in accordance with the Act.
5. The Mount Iron Reserve Management Plan (RMP) sets out the direction for the use, maintenance, protection, preservation and enhancement of the Reserve, through a vision and a series of objectives and policies. These will be a guide for Council officers in making both day-to-day and long-term decisions about how the reserve will be used, managed or developed.
6. The RMP has been in development since June 2023 and formal consultation was undertaken between 23 September and 29 November 2024 with a hearing of submissions held on 10 December 2024.
7. The final version of the RMP was presented to Wānaka-Upper Clutha Community Board on 27 March 2025 and the Board recommended that the Council adopt the RMP.

Reserves to Vest in the Upper Clutha

8. Two Recreation Reserves and two Local Purpose Reserves (Access) are proposed to be vested within four separate subdivisions in the Upper Clutha. They are as follows:
 - Lot 2 at Cardrona is to be a Recreation Reserve which will provide public green space within the Cardrona settlement area.
 - Lot 2 at Albert Town is to be a Recreation Reserve which will provide additional open/green space adjacent to the Cardrona River.

- Lot 101 within a subdivision at Rata Road, Makarora is to be a Local Purpose Reserve (Access) that contains a historic stone chimney and will provide green space as well as pedestrian/cycle access from the development through to Rata Road.
 - Lot 1000 within Stage 18 of Northlake is to be a Local Purpose Reserve (Access) that will provide access from the development to the building restriction area contained in the adjoining Lot 2000. This will provide a connection to the pedestrian/cycle trail that will be located in Lot 2000 and constructed as part of Stage 3 of the development.
9. The reserves have been identified through the approved subdivision consents and conditions of consent apply to their development and vesting.
10. The Wānaka-Upper Clutha Community Board recommended at its meeting held on 27 March 2025 that Council approve the vesting of the new reserves. A graphic showing the proposed reserves are contained on Attachment A.

Service easements over the Kidson Lane Local Purpose (Road) Reserve, Wānaka

11. Four service easements are required over Local Purpose (Road) Reserve, referred to as Kidson Lane, Wānaka to enable a twelve-lot residential development, approved by Subdivision Consent RM230742.
12. The development will be serviced from Kidson Lane for water, drainage, electrical and telecommunications.
13. The Wānaka-Upper Clutha Community Board recommended at its meeting held on 27 March 2025 that Council approve the proposed easements (subject to various recommended conditions), agree that public notification is not required, delegate final terms and conditions to the General Manager, Property & Infrastructure and exercise the Minister of Conservation's consent to the granting of identified easements of reserve land.
14. Graphics showing the location of Kidson Lane and the proposed easements are contained in Attachment B.

Disposal of Ironside Drive, Wānaka

15. Ironside Drive, Wānaka is a vacant, fee simple land parcel, being Lot 2 DP 340530 Record of Title 166554, and is located adjacent to Wānaka Primary School. The property is primarily flat at the northern boundary and extends up a steep slope to Ironside Drive on its southern boundary. The property has an area of approximately 1.8040ha.
16. The property was originally two parcels that Council acquired in two parts. The first part being former Crown land purchased in January 1988, and the second part being former Ngāi Tahu land purchased in September 2000. The two land parcels were subsequently redefined and amalgamated in October 2004 via the subdivision consent RM040425.

17. In December 2023, a land review was undertaken and presented at a Council workshop. The property has been identified as surplus to requirements and could therefore be considered for disposal. A report was presented to the Wanaka-Upper Clutha Community Board held on 27 March 2025 and the Board recommended that the Council approve Council officers commencing the disposal of the Council-owned property at Ironside Drive, Wānaka.
18. In terms of the proceeds, the Council can choose to put them into the 'Scurr Heights' reserve (Wānaka Asset Sales Reserve) or general asset sales.
19. Photographs of Ironside Drive Wānaka are appended as Attachment C.

Committee Meetings of the Previous Round

Infrastructure Committee – Councillor Bartlett (Chair) (13 March 2025)

Information:

1. September – October 2024 Weather Event
2. Queenstown Package (formerly NZUP) Proposed Traffic Control Devices
3. Queenstown Town Centre Parking Restrictions
4. Travel Demand Management – Policy Review
5. Ballarat and Stanley St Car Parks
6. Land Development and Subdivision Code of Practice update – Stage 3

Planning & Strategy Committee – Councillor Cocks (Chair) (18 March 2025)

Information:

1. Proposed District Plan (PDP) Updates and Other Key Updates
2. Update on Proposed District Plan (PDP) Appeals*
3. Update on Resource Consent Appeals*

Wānaka-Upper Clutha Community Board – Mr Simon Telfer (Chair) (27 March 2025)

Recommendation:

1. Recommendation to adopt the final Mount Iron Reserve Management Plan
3. Proposed Reserves to Vest in the Upper Clutha
4. Service easements over the Kidson Lane Local Purpose (Road) Reserve, Wānaka
5. Disposal of Ironside Drive, Wānaka

Information:

2. Notification of right of way and right to drain water easement over part of the Wānaka Golf Course Recreation Reserve
6. Chair's Report

Planning & Strategy Committee (Extraordinary meeting) – Councillor Cocks (Chair) (3 April 2025)

Information:

1. Arthurs Point Rezoning Appeal: Gertrude's Saddlery Limited *

*Public excluded items

Attachments | Kā Tāpirihaka

A	Reserves to vest in the Upper Clutha
B	Kidson Lane Easements
C	Photographs of Ironside Drive, Wānaka
