

QLDC Council
17 March 2022**Report for Agenda Item | Rīpoata moto e Rāraki take : 6****Department: Chief Executive's Office****Title | Taitara: Chief Executive's Report****PURPOSE OF THE REPORT | TE TAKE MŌ TE PŪRONGO**

The purpose of this report is to report on items of general interest and to summarise items from recent meetings of the Wānaka Community Board and standing committees.

RECOMMENDATION | NGĀ TŪTOHUNGA

That Council:

1. **Note** the contents of this report;
2. **Resolve** pursuant to Schedule 8, clause 4 of the Local Government Act 2002 to extend the deadlines by one calendar month for:
 - a. Delivery of the Statement of Intent (LGA 2002, Sch.8, cl 1(2)), thereby changing the deadline from 1 March to 31 March 2022 or earlier; and
 - b. Consideration of shareholder comments by the Board (LGA 2002, Sch.8, cl 2), thereby changing the deadline from 1 May to 1 June 2022;
3. **Approve** the appointment of a hearing panel consisting of Councillor Ferguson, Councillor Lewers, Councillor MacLeod and Councillor Whitehead as a panel to hear submissions and make a recommendation to Council on (a) the Queenstown Kayak Club structure in Jubilee Park and (b) on the Bridesdale Easement, noting that three members will be required to achieve a quorum;
4. Wanaka Community Board recommendation: Proposed Reserves to vest in Wānaka
 1. Approve the vesting of the following reserves:
 - Studholme Developments Limited: Subdivision Consent RM191033
 - a. Local Purpose (Access) Reserve. Lot 10, being 1145m².
 - b. Local Purpose (Access) Reserve. Lot 11, being 305m².
 - Orchard Road Holdings Limited: Subdivision Consent RM200259
 - c. Local Purpose (Connection and Services) Reserve. Lot 901, being 255m².
 - Pembroke Terrace Limited: Subdivision Consent RM210412
 - d. Recreation Reserve (Local Park). Lot 200, being 4237m².

subject to the following works being undertaken at the applicant's expense:

- i. Consent being granted (as necessary and subject to any subsequent variations) for any subdivision required to formally create the reserves, and to also level out topography for reserves (if advised necessary by the Parks and Open Spaces Planning Manager);
 - ii. Presentation of the reserves in accordance with Council's policies;
 - iii. The submission of Landscape Plans to Council by the developer for certification as appropriate, including subsequent implementation of landscape and planting for the reserves. The certification of such a plan shall be by the Parks and Open Spaces Planning Manager.
 - iv. The formation of sealed pathways on reserves to a minimum two-metre wide width, and to also meet the Grade 2 standard of the QLDC Cycle Trail and Track Design Standards and Specifications (2016);
 - v. A potable water supply point to be provided at the boundary of the reserve lots;
 - vi. 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 any public reserve vested in or administered by the Council and any adjoining land;
 - vii. The registration of a Consent Notice (or alternative encumbrance) on any land within the development adjoining the reserves, to ensure any fences on land adjoining, or boundaries along any reserve, shall no greater than 1.2m in height, and be 50% visually permeable;
 - viii. A three-year maintenance period by the current landowner commencing from vesting of the reserves;
 - ix. A maintenance agreement for reserves being prepared and signed by the Parks and Open Spaces Planning Manager specifying how the reserves will be maintained during the maintenance period; and
 - x. Vesting of reserves to be undertaken in accordance with the QLDC Vesting of Roads and Reserves Policy.
 - xi. For Pembroke Terrace Limited, any lot to vest as recreation reserve, including the completion of pedestrian and cycle connections in Easement Area A, shall vest as part of the first, second or third stage of this development, but not the last.
2. Agree that any reserve improvement contributions are offset against those payable in accordance with the Development Contributions Policy current at the time of contributions payment, subject to:

- a. Detailed design plans for the reserves to be submitted and the approval of these to be delegated to the the Parks and Open Spaces Planning Manager.
 - b. Final approval of any reserve improvement costs to be delegated to the Parks and Open Spaces 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.
- 5 Community and Services Committee Recommendation: Queenstown Lakes-Central Otago Sub-Regional Sport and Recreation Facility Strategy 2021
1. Adopt the Queenstown Lakes-Central Otago Sub-Regional Sport and Recreation Facility Strategy 2021.



Name: Mike Theelen
Title Chief Executive
28/02/2022

Queenstown Airport Corporation [‘QAC’] Statement of Intent

1. Schedule 8, cl 1(2) of the Local Government Act 2002 [‘LGA 2002’] requires a draft Statement of Intent to be delivered to its shareholders ‘on or before 1 March.’
2. QAC has approached the Council and asked for a one month extension on delivery of their Statement of Intent. LGA 2002 (Sch. 8, cl 4) states that *“the shareholders of a council-controlled organisation may, by written notice, extend a deadline specified in clause 1(2), 2, or 3 for a period or periods not exceeding in total 1 calendar month.”*
3. It is recommended that the Council agree to the extension of time. This will make the new deadline 31 March or earlier, with the Council to consider the draft Statement of Intent at the meeting scheduled for 28 April 2022.
4. Sch. 8, cl 2 LGA 2002 requires the Board to consider any comments on the draft Statement of Intent on or before 1 May. So that the Board has a reasonable amount of time in which to achieve this, it is recommended that the timeframe under clause 2 also be extended by one month, which is enabled by LGA 2002.
5. It is still expected that the Council will receive the final Statement of Intent at the meeting scheduled for 30 June 2022.

Queenstown Kayak Club: Licence for new kayak shed, Jubilee Park; Bridesdale application for Right of Way Easement

6. The Licence for the Queenstown Kayak Club’s new kayak shed on Jubilee Park was publicly notified in November 2021 and a number of submissions have been received. Various submitters have indicated that they wish to speak at a hearing.
7. Bridesdale Farm Developments Ltd (BFDL) has developed the Bridesdale subdivision. As part of the development, BDFL provided garden allotments on adjacent low-level farm land that linked to the main property title for each subdivided property. Originally, access was to be via a piece of land that was to be vested in Council as legal road, but Council declined this because the land was in a flood zone.
8. BDFL is now applying to Council for a Right of Way easement over Council recreation reserve for the benefit of farm access and the gardening lots. The easement was notified in January with one submission received, and this party wishes to be heard.
9. A hearing for both proposals will be necessary and it is proposed that a hearing panel comprising Councillors Ferguson, Lewers, MacLeod and Whitehead be appointed. The quorum requires three of the four to be present to act.

Committee Meetings of the Previous Round

Planning and Strategy Committee – Councillor Clark (3 February 2022)

Information:

- 1 Proposed District Plan Appeals Update
- 2 Stage 1 Bunker and Rouse (Sticky Forest) Appeal
- 3 Topic 37 – Settlement Zone Appeals
- 4 Stage 3b Walter Peak Rural Visitor Zone Appeal

The meeting was conducted with the public excluded.

Wānaka Community Board – Mr Barry Bruce (17 February 2022)

Information:

- 1 Licence to occupy application for 54a Hunter Crescent, Wānaka
- 2 Licence to occupy application for 67 Brownston Street, Wānaka
- 4 Chair's Report

Recommendation:

- 3 Proposed Reserves to vest in Wānaka

Community & Services Committee – Councillor Ferguson (10.00am, 24 February 2022)

Information:

- 2 Memorial Plaque and Seat request for the Glenorchy Village Green Reserve

Recommendation:

- 1 Queenstown Lakes–Central Otago Sub-Regional Sport & Recreation Facility Strategy 2021

Planning and Strategy Committee – Councillor Clark (1.00pm, 24 February 2022)

Information:

- 1 Proposed District Plan Appeals Update
- 2 Resource Consent Appeals Update
- 3 General Industrial and Services Zone Stage 3 PDP Decisions Appeal – Bush Creek Investments Limited

The meeting was conducted with the public excluded.

Audit, Finance and Risk Committee – Mr McLaughlan (3 March 2022)

Information:

- 1 Year-to-date Financial Overview, Debtors' Analysis and Statement of Financial Position Overview
- 2 Sensitive Expenditure
- 3 Risk and Resilience Update
- 4 QLDC Organisational Health, Safety and Wellbeing Performance
- 5 Climate Action Plan
- 6 Treasury Update
- 7 Legal Update

Items 6 and 7 were considered with the public excluded.

Traffic & Parking Subcommittee – Councillor Smith (10 March 2022)

Information:

- 1 Additional Parking Restrictions under the Traffic and Parking Bylaw 2018 – Arawata Terrace
- 2 Approval of Bus Stops and Shelters with associated parking restrictions under the Traffic and Parking Bylaw 2018