

**QLDC Council**

**14 December 2023**

**Report for Agenda Item | Rīpoata moto e Rāraki take [5]**

**Department: Chief Executive**

**Title | Taitara : Chief Executive's Report**

**Purpose of the Report | Te Take mō te Pūroko**

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The purpose of this report is to report on items of general interest and to summarise items from recent meetings of the Wānaka-Upper Clutha Community Board and Standing Committees.

**Recommendation | Kā Tūtohuka**

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That the Council:

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

Audit, Finance and Risk Committee (5 October 2023)

2. **Request** officers to produce a draft Development Agreement and Commercial Investment Policy with supporting guidance documents (for the purposes of developing, agreeing, executing and reporting on development, partnering and commercial agreements) for consideration by Council;

Wānaka-Upper Clutha Community Board

3. **Agree** that vesting of the following reserves be approved:

- Northlake Investments Limited RM211044 – Local Purpose (Access and Services) Reserve. Lot 1037, being 400m<sup>2</sup>.
- Orchard Road Holdings RM220897 – Local Purpose (Access) Reserve. Lot 101, being 115m<sup>2</sup>.

Subject to the following works being undertaken at the applicant's expense.

- i) Compliance with the conditions of Resource Consents RM211044 and RM220897 (and any subsequent variations) which include:
  - The formation of a sealed pathway on the reserve to meet the Grade 2 standard of the QLDC Cycle Trail and Track Design Standards & Specifications (2016);
  - Provision of a potable water supply point to be provided at the boundary of the reserve lot;

- The registration of a fencing covenant under s6 of the Fencing Act 1978 on the reserve 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;
  - The registration of a Consent Notice (or alternative encumbrance) on any land within the development adjoining the reserve, 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;
  - A three-year maintenance period by the consent holder commencing from vesting of the reserve; and
  - A maintenance agreement for reserve prepared and approved (signed) by the Parks & Open Spaces Planning Manager specifying how the reserves will be maintained during the maintenance period.
- i. Vesting of reserves to be undertaken in accordance with the QLDC Vesting of Roads and Reserves Policy; and
- ii. Presentation of the reserve in accordance with Council's policies.

**Prepared by:**



**Name:** Mike Theelen  
**Title:** Chief Executive  
27 November 2023

Context | Horopaki

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**Committee Meetings of the Previous Round**

Audit, Finance & Risk Committee – Mr Stuart McLauchlan (Chair) (5 October 2023)

Information:

1. Risk and Compliance Update July 2023
2. Sensitive Expenditure
3. Organisational Health, Safety and Wellbeing Report
4. Climate and Biodiversity Plan Update
5. Lakeview Update
6. Treasury Update
7. Deloitte 2022/23 Annual Report Update

Recommendation:

8. Legal Update (includes recommendation re request for a draft Development Agreement and Commercial Investment Policy – see below for context).

Items 6-8 were considered with the public excluded. The recommendation from the Legal Update item is being presented in public because it refers to an issue from within the report that does not need to be considered with the public excluded.

Infrastructure Committee – Councillor Gavin Bartlett (Chair) (23 November 2023)

Information:

1. Frankton Track Surfacing
2. Butlers Green Retaining Wall

Wānaka-Upper Clutha Community Board – Mr Simon Telfer (Chair) (30 November 2023)

Information:

1. Temporary Road Closure Application – New Year's Eve, Wānaka
2. Licence to Occupy Road Reserve - Dublin Bay Road, Wānaka - Domestic water pipe
4. Chair's Report

Recommendation

3. Reserves to vest in Wānaka\*

\* See below for context.

Audit, Finance & Risk Committee – Mr Stuart McLauchlan (Chair) (12 December 2023)

Information:

1. Year to date Financial Overview
2. Risk and Compliance Update July 2023
3. Sensitive Expenditure
4. Organisational Health, Safety and Wellbeing Report
5. Climate and Biodiversity Plan Update
6. 2024-14 LTP Update
7. QLDC Risk on QAC Masterplan
8. Lakeview Update
9. Legal Update
10. Treasury Update

Items 9 and 10 were considered with the public excluded.

Planning and Strategy Committee – Councillor Lyal Cocks (Chair) (14 December 2023) (10.00am)  
Information:

1. Update on Resource Consent Appeals
2. Update on Proposed District Plan Appeals
3. Resource consent appeals by 100WPS Trustee Ltd against Council decisions on RM210209 and RM201040

This meeting took place with the public excluded.

**Request for a Development Agreement and Commercial Investment Policy**

1. At the Audit, Finance and Risk Committee meeting held on 5 October 2023, concern was expressed about the lack of governance oversight on (for example) development agreements. The Committee wished to require the development of a policy but it was not considered appropriate for such an action to come from a committee. Instead, it was agreed that it would be couched as a recommendation for consideration by Council.

**Reserves to Vest in Wānaka**

2. Two reserves in two separate residential subdivisions are proposed, both to facilitate public access /connectivity with one also containing underground services.

Northlake Investments Limited

3. Stage 17B of the Northlake subdivision has been approved via Resource Consent RM211044. This stage of the subdivision comprised a total of 35 residential lots and one reserve strip for access.
4. The Local Purpose (Access and Services) Reserve is Lot 1037 and has an area of 400m<sup>2</sup>. The location of the reserve is shown below circled in red.
5. The reserve will provide access to the adjacent building restriction area.



Orchard Road Holdings

7. Resource consent RM220897 has been approved for an 89-lot subdivision, with one road to vest in Council, one Local Purpose (Access) Reserve and one Local Purpose (Drainage) Reserve.
8. The Local Purpose (Access) Reserve is Lot 101 and has an area of 115m<sup>2</sup>. The location of the reserve is shown below circled in red.
9. The reserve will comprise a walkway connection between the southeast corner of the proposed subdivision through to land owned by Council at 58 Charles Court (Lot 30 DP 327385).
10. As a condition of consent, a path is required to be provided within the reserve that meets Council’s Grade 2 standard (minimum).

