

QLDC Council
10 October 2019

Report for Agenda Item | Rīpoata moto e Rāraki take : 14

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 from recent standing committee meetings and other items of general interest.

RECOMMENDATION | NGĀ TŪTOHUNGA

That Council:

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

Waterways Moorings and Structures Pricing

2. **Approve** waterways fees for the year 1 July 2019 – 30 June 2020 as follows:
 - Moorings. Non-Commercial \$250 incl GST. Commercial \$290 incl GST.
 - Structures.

- Up to 15m ² :	\$235 incl GST
- 15m ² up to 28m ² :	\$350 incl GST
- 28m ² up to 56m ² :	\$580 incl GST
- 56m ² up to 84m ² :	\$870 incl GST
- 84m ² and over:	\$1040 incl GST
3. **Approve** the Wānaka Community Board Governance Protocol Statement with/without amendment.

Proposal to Vest Land in Wānaka, as one Recreation Reserve, and four Local Purpose Reserves, and to Offset Reserve Improvement Contributions as Appropriate, per the Development Contributions Policy (recommendation from Wānaka Community Board)

4. **Approve** the vesting of the one Recreation Reserve, three Local Purpose (Connection) Reserves, and one Local Purpose (Stormwater/Drainage) Reserve:

Bright Sky Ltd Special Housing Area, Wānaka –SH190490

- a) Lot 2000 (3,769m²) as Recreation Reserve
- b) Lot 2001 (251m²) as Local Purpose (Connection) Reserve

- c) Lot 2002 (371m²) as Local Purpose (Connection) Reserve
- d) Lot 2003 (5,601m²) as Local Purpose (Stormwater/Drainage) Reserve.
- e) Lot 2004 (478m²) as Local Purpose (Connection) Reserve

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 (if advised necessary by the Parks & Open Spaces Planning Manager);
- ii. Such a consent for any reserves shall ensure that in any staged development, the creation of any reserve is bound to the first stage to seek title, or subject to alternate timing requirements deemed necessary by the the Parks & Open Spaces Planning Manager. It is acknowledged that Lot 2000 is instead proposed in Stage 3, and provided that stage 3 is within the first three, of the four stages to seek title (and not the last), then this can be accommodated. Vesting of the Local Purpose reserves can also align with the respective stages, and the the Parks & Open Spaces Planning Manager can determine how such can be best achieved in discussion with the developer;
- iii. Presentation of the reserve in accordance with Council's standards for reserves;
- iv. Any proposed easements within any reserve shall be first agreed and authorised by the the Parks & Open Spaces Planning Manager prior to any reserve being vested;
- v. The submission of a Landscape Plan to Council by the developer for certification as appropriate, including subsequent implementation of landscape and planting for the reserves. The plan as it relates to Lot 2004 shall identify low maintenance landscaping, dictated as appropriate by the the Parks & Open Spaces Planning Manager. The certification of such a plan shall be by the the Parks & Open Spaces Planning Manager.
- vi. The formation of sealed pathways on the reserves to a minimum 2 metre wide width, and to also meet the Grade 2 standard of the QLDC Cycle Trail and Track Design Standards & Specifications (2016), and unless otherwise agreed by the the Parks & Open Spaces Planning Manager as it relates to reserve Lot 2004;
- vii. A potable water supply point to be provided at the boundary of the reserve lots;
- viii. Any car parking on the stated reserve area must be for users of the reserve only, and not intended to provide parking to support surrounding residential units;

- ix. 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 a public reserve (Lots 2000 to 2004 inclusive) vested in or administered by the Council and any adjoining land;
 - x. The registration of a Consent Notice on any land within the development adjoining the reserves, to ensure any fences on land adjoining, or boundaries along any reserve, shall be no greater than 1.2m in height, and be 50% visually permeable;
 - xi. A three year maintenance period by the current landowner commencing from vesting of the reserves;
 - xii. A maintenance agreement being prepared and signed by the the Parks & Open Spaces Planning Manager specifying how the reserves will be maintained during the maintenance period; and
 - xiii. Vesting of reserves to be undertaken in accordance with the QLDC Vesting of Roads and Reserves Policy.
5. **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 & Open Spaces Planning Manager.
 - b. Final approval of reserve improvement costs to be delegated to the the Parks & Open Spaces Planning Manager, and is subject to the applicant demonstrating the actual costs of the improvements.
 - c. That 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

Prepared by:



Name: Mike Theelen

Title Chief Executive

01/10/2019

CONTEXT | HOROPAKI

Waterways Moorings and Structures Pricing

1. Council recently adopted a new Navigation Safety Bylaw in 2018, replacing the Waterways and Ramp Fees Bylaw 2014. The new bylaw requires that mooring fees be set by the Council from 1 July 2019. The existing fees being set for the current financial year are unchanged from those set in 2014. The fees were set via a consultation process associated with the Waterways and Ramp Fees Bylaw 2014.
2. Structures are no longer included within the Navigation Safety Bylaw 2018, but the majority will now be permitted via their occupation of Council administered reserve, legal road and stopped road. This recommendation reconfirms the existing fees being set for the current financial year, being unchanged since 2014.
3. The Council has also identified through a recent survey of the lakes that approximately 20 of the existing structure permit holders do not occupy Council land. These permittees will be refunded their fees for the current financial year (1 July 2019 to 30 June 2020) and be referred to Land Information New Zealand whilst it seeks approval from LINZ to permit these structures going forward.

Governance Protocol Statement

4. A Governance Agreement between the Wānaka Community Board and the Council was established in 2004 to set out the terms of engagement between the Board and the Council. It remained largely in its original form until a more substantial update was prepared in 2016 which also involved it being renamed as the 'Governance Protocol Statement'.
5. In the document it states that the agreement should be placed on the agenda of the final meetings for the triennium of both parties, for the purpose of reviewing the agreement and recommending any changes to the incoming Council and Board. This has occurred at the end and beginning of every triennium since 2004.
6. The Wānaka Community Board considered the Governance Protocol at its final meeting of the term held on 26 September. The Board made no amendments to the text but questioned how effectively the protocol had been implemented over the 2016/19 term. Members suggested there would be value in considering the protocol more frequently than at the end and beginning of the triennium only, and in this way being subject to ongoing visibility and review.

Committee meetings of Previous Round

Wanaka Community Board – Councillor Smith (26 September 2019)

Recommendation:

4. Proposal to Vest Land in Wanaka, as one Recreation Reserve, and four Local Purpose Reserves, and to Offset Reserve Improvement Contributions as Appropriate, per the Development Contributions Policy

Information:

- 1 Additional names for the 'Road Name Suggestions' list, Upper Clutha Area
- 2 Exclusive Developments Ltd application to name roads 1 and 6 within the "Hikuwai" subdivision on Aubrey Road, Wanaka
- 3 Licence to Occupy Road Reserve – 12 and 18 Highfield Ridge, Wānaka
- 5 Chair's Report

Appeals Subcommittee – Councillor Hill (3 October 2019)

Information:

- 1 Update on appeals relating to Council's decisions on the Proposed District Plan

This meeting was held with the public excluded.

Audit, Finance and Risk Committee – Councillor McRobie (3 October 2019)

Information:

- 1 2018:19 Full Year Actual to Full Year Re-forecast Financial Overview
 2018:19 Full Year Capital Expenditure Reporting Overview
 2018:19 Full Year Debtors Analysis
 2018:19 Full Year Statement of Financial Position
- 2 Sensitive Expenditure
- 3 Risk Management Update
- 4 QLDC Organisational Health, Safety and Wellbeing Performance
- 5 Report on the Readiness of the Building Consent Authority (BCA) for the October 2019 International Accreditation of New Zealand (IANZ) Assessment
- 6 Audit of Annual Report for 2018/19
- 7 Treasury Update: September 2019

Items 6 and 7 were considered with the public excluded.