

QLDC Council

7 March 2019

Report for Agenda Item: 12

Department: CEO Office

Chief Executive's Report

Purpose

The purpose of this report is to report on items from recent standing committee and Wanaka Community Board meetings.

Recommendation

That Council:

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

Recommendations from Wanaka Community Board

- 2 **Adopt** the Reserve Management Plan for Lismore Park, Allenby Park, Kelly's Flat, Faulks Terrace Recreation Reserve, Domini Park and Kennedy Crescent Recreation Reserve.
- 3 **Approve** the vesting the vesting of the one Recreation Reserve and seven Local Purpose reserves:
Northlake Investments Ltd, Northlake Road, Wanaka – RM181451
 - a. One Recreation Reserve (11,200m²): Road 1 Northlake Drive.
 - b. Three Local Purpose (Connection) reserves, referenced as A (231m²), B (420m²) & C (420m²).

Exclusive Developments Ltd, Hikuwai development, Aubrey Road & Outlet Road, Wanaka – RM170797

- c. Lot 500 (185m²): Local Purpose (Connection) Reserve.
- d. Lot 501 (185m²): Local Purpose (Connection & Stormwater) Reserve.
- e. Lot 502 (635m²): Local Purpose (Connection & Stormwater) Reserve.
- f. Lot 503 (260m²): 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 & Reserves Planning Manager);
- ii. Such a consent for any Recreation Reserves shall ensure that in any staged development, the creation of a Recreation Reserve is bound to the first stage to seek title, or subject to alternate timing requirements deemed necessary by the Parks & Reserves Planning Manager;

- iii. Presentation of the reserve in accordance with Council's standards for reserves;
- iv. 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 certification of such a plan shall be by the Parks and Reserves Planning Manager.
- v. 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);
- vi. A potable water supply point to be provided at the boundary of the reserve lots;
- vii. 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 vested in or administered by the Council and any adjoining land;
- viii. 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 no greater than 1.2m in height, and be 50% visually permeable;
- ix. A three year maintenance period by the current landowner commencing from vesting of the reserves;
- x. A maintenance agreement being prepared and signed by the Parks and Reserves Planning Manager specifying how the reserves will be maintained during the maintenance period; and
- xi. Vesting of reserves to be undertaken in accordance with the QLDC Vesting of Roads and Reserves Policy.

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 Parks and Reserves Planning Manager.
- b. Final approval of reserve improvement costs to be delegated to the Parks and Reserves 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.

4 **Grant** a new lease to the Hawea Playgroup Incorporated over Part Section 11 Block V Lower Hawea Survey District subject to the following conditions:

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|--------------|---|
| Commencement | TBC |
| Term | 3 Years |
| Renewal | Two further terms of 3 years by agreement of both parties |

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|---------------------|---|
| Rent | Pursuant to Community Facility Funding Policy (\$1 per annum at commencement) |
| Reviews | 5 yearly or when the Funding Policy is reviewed |
| Use | Activities associated with a community playgroup and playcentre |
| Operational costs | All rates and charges associated with the land to be paid for by lessee |
| Assignment/Sublease | With Council approval |
| Liability Insurance | \$2 million |
| Expiry Conditions | Lessee can elect to remove improvements and make good or improvements to revert to Council ownership with no compensation payable |
| Break Clause | Council can give 1-year cancellation notice if the land is required for the 'provision of core infrastructure services' |
| Maintenance | All maintenance of the building and property including gardening to be paid for by lessee |

Agree to delegate signing authority to the General Manager of Property and Infrastructure.

Recommendations from Community and Services Committee

5 **Approve** the vesting of the Recreation Reserve:

Shotover Country Ltd – RM181520

Lot 900 (1,645m²): Recreation Reserve, Shotover Country.

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

- a. Consent being granted (and subject to any variations) for subdivision required to formally create the reserve and to level out topography (if advised necessary by the Parks & Reserves Planning Manager);
- b. Such a consent for the Recreation Reserve shall ensure that in any staged development, the creation of a Recreation Reserve is bound to the first stage to seek title, or subject to alternate timing requirements deemed necessary by the Parks & Reserves Planning Manager;
- c. Presentation of the reserve in accordance with Council's standards for reserves;
- d. The formation of any sealed pathways to a minimum 2 metre wide width and to a minimum Grade 2 standard, of the QLDC Cycle Trail and Track Design Standards & Specifications (2016);
- e. Areas of reserve shall exclude areas of road;

- f. The submission of a Landscape Plan to Council by the developer for certification as appropriate, including subsequent implementation of landscape and planting for the reserve. The certification of such a plan shall be by the Parks & Reserves Planning Manager;
- g. All areas of Lot 900 RM181520 shall be mowable, and not have a gradient steeper than 1:5;
- h. A potable water supply point to be provided at the boundary of the reserve lot;
- i. 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 the reserve vested in or administered by the Council, and any adjoining land;
- j. The registration of a Consent Notice on any land (being Lots created by RM181520) adjoining the Lot 900 RM181520 reserve, to ensure any fences on land adjoining, or boundaries along the reserve, shall be 50% visually permeable and no higher than 1.2 metres;
- k. A three year maintenance period by the current landowner commencing from vesting of the reserves;
- l. A maintenance agreement being prepared and signed by the Parks and Reserves Planning Manager, specifying how the reserve will be maintained during the maintenance period; and
- m. Vesting of reserves to be undertaken in accordance with the QLDC Vesting of Roads and Reserves Policy

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 reserve to be submitted and the approval of these to be delegated to the Parks and Reserves Planning Manager.
- b. Final approval of any reserve improvement costs to be delegated to the Parks and Reserves 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.

Prepared by:



Name: Mike Theelen
Title Chief Executive
24/01/2019

Committee meetings of Previous Round

Planning and Strategy Committee – Councillor Hill (7 February 2019)

Information:

- 1 Proposed District Plan Decisions on Stage 2 Chapters

Appeals Subcommittee – Councillor Hill (7 February 2019)

Information:

- 1 Request To Mediate in Relation to the Appeal by Brett Giddens and Berry & Co Trustees as Trustees of the Brett Giddens Trust against the Grant of Resource Consent RM171332 to Subdivide Lot 4 DP 12952 and for Building Platforms
- 2 Request to Mediate in Relation to the Appeal by Allister Saville against the Grant of Resource Consent RM180396 to Establish and Operate an Airport (Helipad) granted in favour of Timothy Roberts
- 3 Update on appeals relating to Council's resource consent and plan change functions under the Resource Management Act
- 4 Update on appeals relating to Council's decisions on the Proposed District Plan Stage

Note that this meeting was held with the public excluded.

Traffic and Parking Subcommittee – Councillor Forbes (11 February 2019)

Information:

- 1 Proposed permitting framework, conditions and fees for consultation

Audit, Finance and Risk Committee – Councillor McRobie (19 February 2019)

Information:

- 1 2018:19 Quarter 2 Actual to Quarter 2 Budget Financial Overview
2018:19 Quarter 2 Full Year Re-forecast to Full Year Budget Overview
2018:19 Quarter 2 Capital Expenditure Reporting Overview
2018:19 Quarter 2 Statement of Financial Position
2018:19 Debtors Analysis
- 2 Sensitive Expenditure
- 3 Risk Management Update
- 4 QLDC Organisational Health, Safety and Wellbeing Performance
- 5 Treasury Update – February 2019

Item 5 was considered with the public excluded.

Wanaka Community Board (21 February 2019)

Information:

- 1 Road Naming Application – J Blennerhassett and J Hayward application to name a right of way at 104-114 Studholme Road
- 4 Temporary Road Closure Application – Wanaka A&P Show 2019
- 6 Chair's Report

Ratification

- 2 Reserve Management Plan for the following reserves:
 - a. Lismore Park
 - b. Allenby Park
 - c. Kelly's Flat

- d. Faulks Terrace Recreation Reserve
 - e. Domini Park
 - f. Kennedy Crescent Recreation Reserve
- 3 Proposal to Vest Land in Wanaka as One Recreation Reserve and Seven Local Purpose Reserves and to Offset Reserve Improvement Contributions as per the Development Contributions Policy
- 5 Hawea Playgroup Incorporated – New Lease

Community and Services Committee – Councillor Stevens (28 February 2019)

Information:

- 2 Heritage Incentive Grant Application – Paradise Trust
- 3 Heritage Incentive Grant Application – Big Cottage situated at Paradise, Glenorchy
- 4 Heritage Incentive Grant Application – Gravity Cottage, 9 Gorge Road, Queenstown

Ratification:

- 1 Proposal to vest land as Recreation Reserve

