

Wānaka-Upper Clutha Community Board

20 February 2025

Report for Agenda Item | Rīpoata moto e Rāraki take [2]

Department: Community Services

Title | Taitara: Otago Regional Council air quality and environmental monitoring station lease in Upton Street Reserve

Purpose of the Report | Te Take mō te Pūroko

The purpose of this report is to consider recommending to Council to grant a new reserve lease to the Otago Regional Council for an air quality and meteorological monitoring station at Upton Street Reserve, Wānaka.

Recommendation | Kā Tūtohuka

That the Wānaka-Upper Clutha Community Board:

1. **Note** the contents of this report;
2. **Recommend to Council** to approve a new lease, in accordance with section 54(1) of the Reserves Act 1977 to the Otago Regional Council over part of Section 3 Block XXXV TN OF Wānaka subject to the following terms and conditions:

Commencement	1 st November 2024
Term	10 years
Renewal	Two rights of 5 years by agreement of both parties
Rent	\$1.00 + GST (if charged)
Insurance	Requirement to have public liability insurance of \$2 million

3. **Recommend to Council** to delegate remaining terms and conditions to the General Manager of Community Services.

Prepared by:



Name: Matthew Judd
Title: Parks Property Planner
29 January 2025

Reviewed and Authorised by:



Name: Kenneth Bailey
Title: General Manager Community Services
29 January 2025

Context | Horopaki

1. Otago Regional Council (ORC) is expanding its air quality network and seeks a lease to install an air quality and meteorological monitoring station in the Upton Street Reserve which is located on the corner of Upton and Stone Steets, Wānaka shown on **Attachment A**.
2. Under the National Environmental Standard-Air Quality (NES-AQ) ORC is required to monitor the ambient air quality in the greater Wānaka urban area.
3. The air quality instrument will monitor levels of particulate matter in the air; tiny particles that are a harmful pollutant emitted by combustion.
4. The site in the Upton Street Reserve has been identified as an ideal location for the air quality instrument due to the proximity to emission sources and geography of Wānaka. The chosen location is preferred as it is flat with good environmental exposure, close to a power supply, and least likely to interfere with access to the reserve.
5. If approved, the new Wānaka monitoring station will join an existing network of seven monitoring sites across Otago. These include Milton, Mosgiel, Dunedin, Alexandra, Clyde, Cromwell and Arrowtown. Once operational, the air monitoring data from this instrument will be publicly available online.

Analysis and Advice | Tatāritaka me kā Tohutohu

6. ORC is proposing to install the necessary infrastructure and equipment for long term air quality and meteorological monitoring at this location. A mast of 4-6 metres height will be erected to mount the air quality sensors. **Attachment B** shows the monitoring equipment at an air quality and meteorological site in Porirua which is very similar to what ORC require in Wānaka.
7. Due to the sensitive nature of the equipment, fencing will be required to be installed around the compound. Queenstown Lakes District Council (QLDC) will require the lessee to plant around the compound to soften the visual impact of the fenced compound.
8. The site will be set up to monitor the small particulate matter that is less than 2.5µm. These are the air pollutant particles that can most effectively get into our lungs and cause health issues. To compliment measurement of this parameter ORC will also measure meteorological parameters that provide context to the pollutant data.
9. The instruments will also measure the following parameters using various individual sensors:
 - Air temperature
 - Humidity
 - Barometric pressure
 - Solar radiation
 - Wind speed
 - Wind direction
 - Rainfall

10. A 10-year Reserve lease is being sought along with two rights of renewal of 5 years. This will give the ORC the security to gather important data over an extended period.
11. ORC is providing an important service to the local community. As ORC is the regional council, we do not consider this to be commercial activity and accordingly have proposed a \$1 rental for this lease.
12. ORC has consulted with The Wānaka Croquet Club and Tennis Club. Both parties are satisfied with the proposed location. The proposed location is on land currently leased to the Wānaka Croquet Club. They have agreed to surrender this area, which they do not use, to allow for a lease to ORC.
13. As there is no reserve management plan for the Upton Street Reserve and in order to issue a lease over recreation reserve, Council must follow the appropriate process in accordance with the Reserves Act 1977. The intention to grant the lease to ORC was publicly notified in local and regional newspapers. No submissions were received.
14. This report identifies and assesses the following reasonably practicable options for assessing the matter as required by section 77 of the Local Government Act 2002.
15. Option 1 To recommend to Council to grant a reserve lease to the ORC for an air quality monitoring station subject to the terms and conditions outlined above:

Advantages:

- Monitoring the air will enhance knowledge of the region's air quality and may ultimately assist in positive environmental outcomes.
- The location is the most feasible and will have minimum impact on the public's use of the reserve.

Disadvantages:

- The infrastructure would restrict the use of reserve land in this location, for example potentially limiting future planting of vegetation.

16. Option 2 To recommend to Council to decline a reserve lease to the ORC for an air quality monitoring station subject to the terms and conditions outlined above:

Advantages:

- Would not restrict the use of the reserve land in this location.

Disadvantages:

- Would not be able to provide the region with air quality monitoring data from Wānaka, reporting on pollution events and reviewing air quality trends over time.

17. This report recommends **Option 1** for addressing this matter, because it will enable equipment to be installed which will assist in the monitoring and management of air quality, benefiting the community.

Consultation Process | Hātepe Matapaki

Significance and Engagement | Te Whakamahi I kā Whakaaro Hiraka

18. This matter is of medium significance, as determined by reference to the Council's Significance and Engagement Policy 2024 because it involves a long term lease of a Council reserve that will restrict public access to the leased portion of the reserve.
19. The persons who are affected by or interested in this matter are users of the reserve.
20. The Council has publicly notified the intention to grant this lease in accordance with the Reserves Act 1977. Additionally, the other leaseholders on the reserve, the Wānaka Tennis Club and Wānaka Croquet Club, have been consulted regarding this application.

Māori Consultation | Iwi Rūnaka

21. The Council has not specifically consulted with Iwi regarding this matter. It is considered low risk as this proposed lease covers an area already currently leased and has gone through a public consultation process.

Risk and Mitigations | Kā Raru Tūpono me kā Whakamaurutaka

22. This matter relates to the Community & Wellbeing risk category. It is associated with RISK10023 Disruption event to facility or service within the QLDC Risk Register. This risk has been assessed as having a moderate residual risk rating.
23. The approval of the recommended option will allow Council to implement additional controls for this risk. This will be achieved by imposing terms and conditions within the lease as to the use of the reserve land.

Financial Implications | Kā Riteka ā-Pūtea

24. There are no financial implications to QLDC.

Council Effects and Views | Kā Whakaaweawe me kā Tirohaka a te Kaunihera

25. The following Council policies, strategies and bylaws were considered:
- This lease aligns with the principles of the Vision Beyond 2050. The air quality monitoring specifically relates to the Vision Statements of Thriving people and Zero carbon communities.

- Community Facility Funding Policy.
- Parks & Open Spaces Strategy 2021.
- Reserves Act 1977.
- Local Government Act 2002.

26. The recommended option is consistent with the principles set out in the named policies.

27. This matter is not included in the Long Term Plan/Annual Plan.

Legal Considerations and Statutory Responsibilities | Ka Ture Whaiwhakaaro me kā Takohaka Waeture

28. To grant a lease on reserve land, Council must follow the required process set out under the Reserves Act 1977.

Local Government Act 2002 Purpose Provisions | Te Whakatureture 2002 o te Kāwanataka ā-Kiaka

29. Section 10 of the Local Government Act 2002 states the purpose of local government is (a) to enable democratic local decision-making and action by, and on behalf of, communities; and (b) to promote the social, economic, environmental, and cultural well-being of communities in the present and for the future. This lease will promote community environmental well-being by providing environmental monitoring data. As such, the recommendation in this report is appropriate and within the ambit of Section 10 of the Act.

30. The recommended option:

- Can be implemented through current funding under the Long Term Plan and Annual Plan;
- Is consistent with the Council's plans and policies; and
- Would not significantly alter the intended level of service provision for any significant activity undertaken by or on behalf of the Council or transfer the ownership or control of a strategic asset to or from the Council.

Attachments | Kā Tāpirihaka

A	ORC air quality monitoring station location in the Upton Street Reserve
B	Porirua air quality monitoring station

Attachment A : ORC air quality monitoring station location in the Upton Street Reserve

Location of proposed air quality monitoring station shown in red below (Upton Street Reserve outlined in yellow).



Attachment B: Porirua air quality monitoring station

Air quality monitoring and meteorological monitoring site in Porirua.

