

**Minutes of an ordinary meeting of the Queenstown Lakes District Council held via Zoom on Thursday 30 June 2022 commencing at 1.00pm**

**Present:**

Mayor Boulton; Councillors Clark, Copland, Gladding, Lewers, MacLeod, Miller, Shaw, Smith and Whitehead

**In attendance:**

Mr Mike Theelen (Chief Executive Officer), Mr Stewart Burns (General Manager, Finance, Legal and Regulatory), Mr Peter Hansby (General Manager, Property and Infrastructure), Dr Thunes Cloete (General Manager, Community Services), Mr Tony Avery (General Manager, Planning & Development), Mr Simon Flood (Deputy Chair, QAC Board), Mr Glen Sowry (CEO, QAC), Ms Michelle Morss (Strategy & Development Manager), Mr Bill Nichol (Risk & Resilience Manager), Ms Katherine Durman (Climate Action Programme Manager), Ms Erin Auchterlonie (Policy Advisor), Ms Alyson Hutton (Planning Policy Manager), Ms Liz Simpson (Senior Policy Planner, Urban Development), Ms Amy Bowbyes (Senior Policy Planner), Mr Peter Harris (Economic Development Manager), Mrs Jan Maxwell (Relationship Manager, Arts & Events) and Ms Jane Robertson (Senior Governance Advisor)

**Apologies/Leave of Absence Applications**

An apology was received from Councillor Ferguson.

**On the motion of the Mayor and Councillor Gladding the Queenstown Lakes District Council resolved that the apology be accepted.**

**Declarations of Conflict of Interest**

No declarations were made.

**Special Announcements**

No special announcements were made.

**Public Forum**

The public forum speakers appeared via Zoom.

1. Julie Scott, Queenstown Lakes Community Housing Trust (item 9)

Ms Scott advised that the Trust currently had about 800 households on its waiting list. With the Council there was a shared goal of building 1,000 homes by 2028 and she commended the productive relationship with Council during the current term. This had been helped by the Relationship Framework Agreement and the proposed amendments would only improve it. The Trust was currently having trouble accessing finance for its

next development in Jopp Street and it hoped to work with the Council secure funding. The Trust had been providing public housing since 2015 and most clients were either those on low incomes or senior people on a fixed income.

2. Graeme Todd, Todd & Walker Law (item 8: Ladies Mile)

Mr Todd spoke on behalf of the Ladies Mile Pet Lodge who were opposed to any development of Ladies Mile. However, if it were to proceed, they supported the comprehensive nature of what was proposed by way of variation rather than ad hoc development. They also supported using an independent hearings panel and allowing public submissions but were concerned to ensure that an experienced traffic engineer was a member of panel. There had not been extensive discussion with landowners as claimed, with an example being that their property was adjacent to a key crossing and they had struggled to access details. This key crossing was a quasi-designation and would limit any development of their property because until the crossing was in place, any development in the commercial area would be non-compliant.

3. Paul Anderson, NZ Ski Ltd (item 7)

Mr Anderson encouraged the Council to approve the proposed use of Warren Park in September for a Snow Machine music and entertainment event. The event was being produced in collaboration with Mountainwatch NZ Ltd and would promote both skiing and Queenstown. The ski industry was an important part of the local economy and this event would attract people to town and encourage local spending, especially over the traditionally quieter period in September.

4. Rob Grieg (item 10)

Mr Grieg expressed concern about the direction recommended in item 10 ('Gorge Road natural hazards preferred response package.'). He believed that the proposed \$100M spend to rectify the risk was very large. He was also aware of a very concerned group of residents with Geotech expert advice that was contrary to Beca's findings. He proposed to make new bore holes over the coming weeks to demonstrate this opposite view. He believed these results could provide the evidence needed to discredit Beca's findings and he asked the Council to delay any decisions on this matter until these new results were available.

5. James Hadley (item 10)

Mr Hadley also expressed concern about the recommendations in item 10 ('Gorge Road natural hazards preferred response package.'). He had followed the investigations since 2015 and the conclusions all relied on qualitative interpretation and were open to question. The proposed \$100M package was based on a wide band of uncertainty. The Council needed a good reason to spend \$100M and a decision to do so without further investigation looked reckless. His preference was a drilling operation and he supported a different recommendation that initial investigative work be undertaken alongside consultation.

6. Cath Gilmour, We Love Wakatipu (item 2)

Ms Gilmour asserted that QAC had deliberately flouted the Council's governance direction by ignoring the request to allow the Council to agree the 10 year Strategic Plan and the

Airport Masterplan before implementation. It was not sufficient to instead 'seek endorsement' because the QAC board had the right to approve the masterplan anyway and the SOI simply noted that the strategic plan would be delivered in the financial year without Council approval or community consultation. Ignoring the Council's requests was contrary to the LGA which required a CCTO to 'achieve the objectives of its shareholders...' It was therefore not appropriate to approve the SOI because it clearly ignored the Council's requested modifications.

7. John Hilhorst (FlightPlan 2050)

Mr Hilhorst was critical that the Council had still not gone through the process of deciding what it wanted from QAC which had resulted in QAC doing what it wanted. In the one place where the Council had tried to assert its authority, QAC had pushed back. The SOI did not deliver on the Council's Statement of Expectations and for that reason alone the Council should not agree to this SOI. The SOI also failed to acknowledge the potential of the proposed Tarras Airport and instead planned to fight it, which was not the best aviation outcome for the district.

8. Pierre Marasti, Extinction Rebellion

Mr Marasti observed that with New Zealand's borders reopening it was expected that tourism activity would return as it had been before COVID-19. Some may favour this and may also wish to travel but flying to Europe emitted 7 tonnes of carbon per seat. He questioned QAC's plans to be net zero emissions by 2040 as this could not be achieved if QAC return to the activity levels of 2019. Reducing air travel was important and one way of achieving this was via a carbon tax that would discourage air travel. As the majority owner of QAC it was the Council's duty to choose between short term gains or the future of the planet.

9. AJ Mason, Climate and Biodiversity Plan (item 5)

Mr Mason stated that the role of the visitor economy and the tourism policy and its role in reducing emissions needed to be reflected in the Climate and Biodiversity Plan. Tourism and international visitors played an important role in the district's emissions profile and in planning the future role of tourism, its impact on climate change, especially the role of air travel needed to be taken into account. The Plan had aspirational targets but these were vastly exceeded by the levels of emissions created by air traffic into Queenstown in a pre-COVID year. The Plan contained only fleeting and deceptive references to the impact of aeroplanes. Mr Mason encouraged the Council not to adopt the Plan at the meeting and work on making the changes he suggested.

10. David Mayhew, Kelvin Peninsula Community Association (item 2)

Mr Mayhew welcomed QAC's stated commitment to manage growth within its existing Air Noise Boundaries, but the SOI did not state what 'effective management of the existing noise boundary capacity' represented. KPCA also welcomed the commitment to consult on the Airport Masterplan and he urged the new Council to maintain its commitment to active engagement on QAC's strategic planning because this would impact upon QAC's ability to stay within its existing air noise boundaries.

**On the motion of the Mayor and Councillor MacLeod it was resolved that the public forum be extended beyond 30 minutes.**

11. Jon Mitchell

Mr Mitchell spoke in support of the options presented for Ladies Mile and he encouraged the Council to adopt the recommendation. However, he was critical about plans for Project Manawa and some of the assumptions behind it. He observed the increasing shift of many businesses along with a permanent change to work practices as a result of COVID-19 which were both contrary to a large building development on Stanley Street. He also referred to congestion on Frankton Road and climate change and in light of the costs incurred in leaky building settlement, the Council's Stanley street development was inadvisable. He believed that addressing three waters reform was more important than making a significant investment in buildings. He urged the present Council avoid making decisions that would limit a future Council's options.

Presentation of Petition:

Mr Bryce McKenzie, on behalf of Groundswell, presented a petition signed by residents of the Queenstown Lakes District. The petition asked the Council to discontinue any funding of LGNZ because it had not acted in the best interests of the region with respect to three waters reform and to hold a binding referendum about the future of three waters.

**Confirmation of Agenda**

**On the motion of the Mayor and Councillor Copland the Queenstown Lakes District Council resolved that the agenda be confirmed without addition or alteration.**

**Confirmation of minutes**

**2 June 2022 (Ordinary meeting)**

**On the motion of Councillor Copland Councillor Smith the Queenstown Lakes District Council resolved that the minutes of the public part of the ordinary meeting of the Queenstown Lakes District Council held on 2 June 2022 be confirmed as a true and correct record.**

**1. 2022/23 Annual Plan Adoption**

A covering report from Meaghan Miller and Stewart Burns presented the final 2022/23 Annual Plan following completion of public consultation for Council adoption.

The Chief Executive and Mr Burns presented this report and item 2.

Councillor Whitehead stated that she was concerned about the way in which increasing the funding for the climate and biodiversity programme had been

communicated in the consultation documents and the implication that it was extravagant. Despite this, she noted that the community had supported the increase and it could have been better communicated. How carbon accounting fitted into staff duties needed to be further explored and should be addressed in the workforce review.

Councillor Shaw stated that she did not support the 2022/23 Annual Plan because she had concerns about its strategic direction. There had been an opportunity to pause and reassess the direction but this had not been taken. Whilst she supported the principles of the workforce review there did not seem to have been a focus on current levels of efficiency. She asked that in future, community grants be split from the Annual Plan process.

**It was moved (The Mayor/Councillor Miller):**

**That the Queenstown Lakes District Council:**

- 1. Note the contents of this report;**
- 2. Adopt the Council's 2022/23 Annual Plan pursuant to section 95(2A) of the Local Government Act 2002.**

The motion was put and carried 8:2:

For: Mayor Boulton; Councillor Clark, Councillor Copland, Councillor Lewers, Councillor MacLeod, Councillor Miller, Councillor Smith, Councillor Whitehead

Against: Councillor Gladding, Councillor Shaw

Abstain: Nil

## 2 **QAC Statement of Intent**

A covering report from Meaghan Miller (General Manager, Corporate Services) presented the Queenstown Airport Corporation Statement of Intent ['SOI'] for the year ending 30 June 2023 for the Council to agree.

The Mayor noted that Mr Flood and Mr Sowry were in attendance but he did not intend to invite them to speak unless they were needed to respond to questions.

The Chief Executive advised that he was aware that Councillor Gladding wished to put a different resolution and he had circulated an alternative option prior to the meeting. Councillor Gladding stated that she was happy to accept the wording proposed by the Chief Executive.

**It was moved (The Mayor/Councillor Copland):**

**That the Queenstown Lakes District Council:**

- 1. Note the QAC is a Council Controlled Trading Organisation (CCTO) as per Section 6 of the Local Government Act 2002 (the Act) and must therefore comply with Section 64 of the Act that requires all CCOs to have a Statement of**

Intent that meets with the requirements of Schedule 8.  
This is a statutory requirement; and

2. Agree under Section 65 (2) of the Act the Queenstown Airport Statement of Intent year ending 30 June 2023

It was moved as an amendment (Councillor Gladding/Councillor Whitehead):

That the Queenstown Lakes District Council:

1. Decline to agree the proposed QAC Statement of Intent for the year ending 30 June 2023 as presented by the Board of QAC;
2. Advise QAC that it wishes to consult with it formally on the inclusion of words on page 15 of its SOI, as follows: "*The 10-year strategic plan FY23-FY32 will not be implemented until it has been formally agreed by QLDC*", ... , pursuant to clause 6(3) of Schedule 8 of the LGA2002;
3. Note its intention to seek the support of the remaining shareholder (noting that this is a shareholder action);
4. Give notice of its intention to call a shareholder meeting to pursue the adoption of a formal shareholder resolution pursuant to Section 6 (1) of Schedule 8 of the LGA 2002;

The motion (amendment) was put and lost (3:7):

For: Councillor Gladding, Councillor Shaw, Councillor Whitehead

Against: Mayor Boulton; Councillor Clark, Councillor Copland, Councillor Lewers, Councillor MacLeod, Councillor Miller, Councillor Smith

Abstain: Nil

The meeting returned to the substantive motion which was put and carried (6:4):

For: Mayor Boulton; Councillor Clark, Councillor Copland, Councillor Lewers, Councillor MacLeod, Councillor Miller,

Against: Councillor Gladding, Councillor Shaw, Councillor Smith, Councillor Whitehead

Abstain: Nil

### **3 Otago Civil Defence Emergency Management (CDEM) Partnership Agreement**

A report from Meaghan Miller (General Manager, Corporate Services) presented a proposed written agreement on the partnership arrangement between QLDC and ORC and the four other territorial authorities of Otago for delivery of civil defence and emergency management responsibilities within the Otago CDEM Group area. The report sought the Council's approval of the agreement.

The Chief Executive presented the report. He confirmed that under the proposed agreement all staff would be employed by Otago Regional Council although some would remain to live locally. The agreement largely sought to formalise the current practice.

**It was moved (Councillor Clark/Councillor Shaw):**

**That the Queenstown Lakes District Council:**

- 1. Note the contents of this report;**
- 2. Approve the Otago Civil Defence and Emergency Management Partnership Agreement;**
- 3. Authorise the Mayor and Chief Executive of Queenstown Lakes District Council to sign the agreement on behalf of Council.**

The motion was put and carried unanimously:

For: Mayor Boulton; Councillor Clark, Councillor Copland, Councillor Gladding, Councillor Lewers, Councillor MacLeod, Councillor Miller, Councillor Shaw, Councillor Smith, Councillor Whitehead

Against: Nil

Abstain: Nil

#### **4 Queenstown Lakes District Council Submissions**

A covering report from Erin Auchterlonie (Policy Advisor, Corporate Services) presented the Council's submissions to (a) Driving Change: Reviewing the Road User Charges System submission; (b) the Otago Regional Council Annual Plan submission and (c) the National Adaptation Plan submission. The report noted that all the submissions had been lodged and retrospective approval of them was required.

Ms Morss and Ms Auchterlonie presented the report. Members acknowledged the efforts of the team to consistently support climate action.

**It was moved (The Mayor/Councillor Gladding):**

**That the Queenstown Lakes District Council:**

- 1. Note the contents of this report; and**
- 2. Approve retrospectively the contents of the Driving Change: Reviewing the Road User Charges System submission (Link A).**
- 3. Approve retrospectively the contents of the Otago Regional Council Annual Plan submission (Link B).**
- 4. Approve retrospectively the contents of the National Adaptation Plan submission (Link C).**

The motion was put and carried unanimously:

For: Mayor Boulton; Councillor Clark, Councillor Copland, Councillor Gladding, Councillor Lewers, Councillor MacLeod, Councillor Miller, Councillor Shaw, Councillor Smith, Councillor Whitehead

Against: Nil

Abstain: Nil

## 5 2022-2025 Climate and Biodiversity Plan for the Queenstown Lakes District

A report from Katherine Durman (Climate Action Programme Manager) presented the final 2022/25 Climate and Biodiversity Plan for adoption following completion of public consultation.

Ms Durman, Ms Morss and Mr Nichol presented that report. They thanked the Climate Reference Group and the wider community for their contributions to the plan, adding that it was the first to be issued by a local Council since the emissions reductions strategy had been introduced.

Councillor Shaw sought clarification on when the plan would be next reviewed and expressed the view that it should occur sooner than 2025. Councillor Whitehead agreed that a review should happen more frequently than three-yearly as it was a fastmoving policy space. She suggested that a review could occur mid-term. She also suggested that the next term of Council appoint a Standing Committee to oversee climate action. Councillor Gladding supported the development of a public schedule of actions and noted the need also to address the effects of global tourism.

The Mayor asked for a letter of thanks to be sent to each member of the Climate Reference Group.

**It was moved (Councillor Gladding/Councillor Whitehead):**

**That the Queenstown Lakes District Council:**

- 1. Note the contents of this report; and**
- 2. Adopt the 2022 Climate and Biodiversity Plan.**

The motion was put and carried unanimously:

For: Mayor Boulton; Councillor Clark, Councillor Copland, Councillor Gladding, Councillor Lewers, Councillor MacLeod, Councillor Miller, Councillor Shaw, Councillor Smith, Councillor Whitehead

Against: Nil

Abstain: Nil

## 6 June 2022 Capital Works Reforecast

A report from Jeremy Payze (Senior Management Accountant)) presented proposed amendments to the capital works programme contained in the 2021/22 Annual Plan for Council approval.



Mr Payze and Mr Burns presented the report.

**It was moved (Councillor Clark/Councillor Copland):**

**That the Queenstown Lakes District Council:**

- 1. Note the contents of this report;**
- 2. Approve all proposed budget changes in accordance with Attachment A of the 'June 2022 Capital Works Reforecast' report; and**
- 3. Note that approval of [2] will deliver a net increase of \$0.30M to the 2021/22 budgets, offset with net budget adjustment decreases of \$0.1M to 2022/23 and \$0.2M to 2023/24 as per Attachment A.**

The motion was put and carried unanimously:

For: Mayor Bult; Councillor Clark, Councillor Copland, Councillor Gladding, Councillor Lewers, Councillor MacLeod, Councillor Miller, Councillor Shaw, Councillor Smith, Councillor Whitehead

Against: Nil

Abstain: Nil

## **7 Reserve Licence to hold the Snow Machine event on Warren Park**

A report from Aaron Burt (Senior Parks and Reserves Planner) assessed an application from Mountainwatch NZ Ltd for a fixed term licence to hold the Snow Machine music and entertainment event on the Warren Park Recreation Reserve in September 2022. The report recommended that a fixed term licence be approved, subject to conditions.

Dr Cloete presented the report.

Councillor Gladding advised that she wished to add a further condition requiring officers to develop and include appropriate conditions to minimise the waste generated at the event. It was noted that this was already largely addressed as the development of a waste management plan was a standard condition of resource consent. The Mayor acknowledged this but agreed to accept Councillor Gladding's addition.

**It was moved (Councillor Whitehead/Councillor Lewers):**

**That the Queenstown Lakes District Council:**

- 1. Notes the contents of this report;**
- 2. Approves under Section 54(1) of the Reserves Act 1977, a fixed term licence to Mountainwatch NZ Ltd, for the purpose of undertaking the Snow Machine music and entertainment event, on the Warren Park Recreation**

Reserve (Part Lot 48 DP 8591) in September 2022, subject (but not limited to) to the following conditions:

**Commencement** 2 September 2022

**Term** 13 days, ending on 14 September 2022 (inclusive)

**Renewal** None

**Rent** Subject to the Community Facility Funding Policy, being 7.5% of Gross Revenue (for the event)

**Bond** \$20,000

**Permitted use** Holding the Snow Machine music and entertainment event, on Warren Park in September 2022. The dates of the event that will be open to ticketholders are 8 to 10 September 2022. The proposed Licence covers additional days to enable pack-in and pack-out, in addition to contingency days for weather and adverse conditions. The overall Licence term will therefore be 2 to 14 September 2022, albeit that the nature and scale of activities onsite will vary during the term and there is a potential that the full term will not be required.

**Insurance** Lessee to hold Public Liability Insurance of at least \$2,000,000.

**Safety/Suspension** Council to retain ability to suspend or vary the licence for safety or other purposes, including to protect the reserve and associated infrastructure.

Council may dictate times for set up and decommissioning the site to avoid particularly adverse weather conditions.

Council to require a comprehensive safety and evacuation plan. The plan shall include consideration of how

**temporary seating might affect escape routes, and the Licensee is to liaise with Fire and Emergency New Zealand in this regard.**

**Termination**      **Should adverse weather or ground conditions transpire, or be likely, where the reserve cannot support the activity. This will involve an assessment by Council Officers prior to the commencement of the activity, and a review of the weather forecast.**

- 3. Delegate the determination of final terms and conditions, and signing of the Licence to the General Manager Community Services.**
- 4. Direct officers to develop and include appropriate conditions to minimise the waste generated at the event.**

The motion was put and carried unanimously:

For:            Mayor Boulton; Councillor Clark, Councillor Copland, Councillor Gladding, Councillor Lewers, Councillor MacLeod, Councillor Miller, Councillor Shaw, Councillor Smith, Councillor Whitehead

Against:    Nil

Abstain:    Nil

*The meeting adjourned at 3.04pm and reconvened at 3.20pm.*

## **8      Te Pūtahi Ladies Mile Draft Masterplan and Plan Variation adoption**

A report from Liz Simpson (Senior Policy Planner, Urban Development) introduced the amended Te Pūtahi Ladies Mile Masterplan and the Te Pūtahi Ladies Mile Zone Plan Provisions and Consequential Amendments for Council to adopt and sought Council approval to apply to the Minister for the Environment to undertake a Streamlined Planning Process as an alternative to the Schedule 1 Process.

Ms Simpson, Ms Hutton and Mr Avery presented the report.

Councillor Gladding stated that she wished to amend the proposed resolution by adding further requirements. She noted that all fresh water studies indicated that there was no flow of water into Lake Hayes, but there had not been a detailed analysis of groundwater flows and whether they entered the lake. She proposed an additional point to 'Note the water quality issues and proximity of Lake Hayes'.

There was further discussion the need for hearing panel members to have skills in freshwater planning along with transport and traffic engineering expertise.

Councillor Whitehead signalled that she wished to add an amendment to protect threatened birds because the original report on this topic had been inconclusive. Mr Avery advised that it was very difficult to create a nature corridor involving a lot of public work. The Chief Executive suggested that this could be addressed at various future stages of the planning processes.

**It was moved (Councillor Clark/Councillor Lewers):**

**That the Queenstown Lakes District Council:**

- 1. Note the contents of this report;**
- 2. Note that work has continued on the refinement of the Te Pūtahi Ladies Mile Masterplan since the 28 October 2021 Council resolution and changes have been made to the Masterplan on the following matters as outlined in this report:**
  - a. Stormwater management**
  - b. Open Space;**
  - c. Avifauna;**
  - d. Residential Visitor Accommodation; and**
  - e. Climate mitigation, biodiversity and resilience matters;**
- 3. Adopt the revised Te Pūtahi Ladies Mile Masterplan June 2022;**
- 4. Adopt the Te Pūtahi Ladies Mile Zone Provisions and Te Pūtahi Ladies Mile Zone Consequential Amendments;**
- 5. Having particular regard to the section 32 evaluation report, approve pursuant to clauses 5 and 16A of the First Schedule of the Resource Management Act 1991 to notify the following variation and consequential variations to the Queenstown Lakes Proposed District Plan:**
  - a. Te Pūtahi Ladies Mile Zone**
  - b. Chapter 4 Urban Development**
  - c. Chapter 25 Earthworks**
  - d. Chapter 27 Subdivision and Development 122**
  - e. Chapter 29 Transport**
  - f. Chapter 31 Signs; and**
  - g. Chapter 36 Noise**
- 6. Authorise the Manager Planning Policy to notify the variation and consequential variations in accordance with clause 5 of the First Schedule of the Resource Management Act 1991.**

7. Authorise the Chief Executive to make an application to the Minister for the Environment for direction under section 80c to use the Streamlined Planning Process for the Te Pūtahi Ladies Mile Zone Provisions and Te Pūtahi Ladies Mile Zone Consequential Amendments as identified in 4a-g above, as an alternative to using the process under RMA Schedule 1 and to request if accepted by the Minister the following procedural steps be utilised:
  - a. include full public notification rather than limited notification;
  - b. include a public hearing before an independent hearing panel; and
  - c. not to include a further submissions process.

It was moved as an amendment (Councillor Gladding/Councillor Miller):  
That the Queenstown Lakes District Council:

8. a. Note the water quality issues and proximity of Lake Hayes
- b. Note that the Council considers there would be merit in appointing a Panel with some expertise in freshwater planning, including giving effect to Te Mana o te Wai
- c. Include in the list of persons likely to be affected by the proposed plan variation: Friends of Lake Hayes, Mana Tahuna, Kai Tahu (Aukaha and Te Ao Marama) and the Otago Regional Council

The amendment was put and carried unanimously:

For: Mayor Boulton; Councillor Clark, Councillor Copland, Councillor Gladding, Councillor Lewers, Councillor MacLeod, Councillor Miller, Councillor Shaw, Councillor Smith, Councillor Whitehead

Against: Nil

Abstain: Nil

The amendment was added to the original motion which became the substantive motion which was put and carried unanimously:

For: Mayor Boulton; Councillor Clark, Councillor Copland, Councillor Gladding, Councillor Lewers, Councillor MacLeod, Councillor Miller, Councillor Shaw, Councillor Smith, Councillor Whitehead

Against: Nil

Abstain: Nil

**9 Amendments to the Relationship Framework Agreement between the Queenstown Lakes District Council and the Queenstown Lakes Community Housing Trust**

A report from Amy Bowbyes (Senior Policy Planner) presented recommended amendments to the Relationship Framework Agreement between the Council and the Queenstown Lakes Community Housing Trust for Council approval. The amended agreement was attached in full to the report.

Ms Bowbyes and Mr Avery presented the report.

**It was moved (Councillor Gladding/Councillor Lewers):  
That the Queenstown Lakes District Council:**

- 1. Note the contents of this report;**
- 2. Approve the amended Relationship Framework Agreement; and**
- 3. Authorise the General Manager Planning and Development to make minor amendments to the Relationship Framework Agreement for clarity and that do not affect the Council's position in any material way.**

The motion was put and carried unanimously:

For: Mayor Boulton; Councillor Clark, Councillor Copland, Councillor Gladding, Councillor Lewers, Councillor MacLeod, Councillor Miller, Councillor Shaw, Councillor Smith, Councillor Whitehead

Against: Nil

Abstain: Nil

**10 Gorge Road natural hazards preferred response package**

A report from Luke Place (Senior Policy Planner) and Emily Grace (Principal Planner, Resource Management Policy) presented a preferred package to respond to the elevated levels of risk on the Reavers Lane and Brewery Creek alluvial fans close to the Queenstown town centre for Council approval. The report noted that endorsement of the preferred package would confirm the focus for further work to better understand the costs and benefits of the preferred package and the path to implementation.

Mr Place and Mr Avery presented the report. It was noted that approval of the package represented only a commitment to the development of a further work programme rather than significant capital expenditure. Members noted that there were different views on the topic and there was value in understanding these divergent views. Notwithstanding that, members accepted the need to undertake more investigative work before committing funding.

**It was moved (Councillor Gladding/Councillor Smith):**

**That the Queenstown Lakes District Council:**

- 1. Note the contents of this report and attached consultation report;**
- 2. Endorse the preferred package to respond to elevated levels of debris flow and rockfall risk on Reavers Lane and Brewery Creek alluvial fans, which includes a combination of measures:**
  - a. engineering structures (rockfall fences and mesh),**
  - b. reduce (removing people and property from areas of significant debris flow risk),**
  - c. manage (applying land use planning rules to control future development in areas of tolerable debris flow risk), and**
  - d. intensify (applying land use planning rules to areas of low/acceptable levels of debris flow risk),**

**so that further work to better understand the costs, benefits and implementation requirements of the package can be progressed.**

The motion was put and carried unanimously:

For: Mayor Boulton; Councillor Clark, Councillor Copland, Councillor Gladding, Councillor Lewers, Councillor MacLeod, Councillor Miller, Councillor Shaw, Councillor Smith, Councillor Whitehead

Against: Nil

Abstain: Nil

## **11 Chief Executive's Report**

A report from the Chief Executive:

- Proposed the appointment of Councillor Whitehead as the Queenstown Lakes District Council's elected member on the Welcoming Communities Advisory Group; and
- Presented a recommendation from the Wānaka Community Board regarding proposed reserves in Wānaka.

**It was moved (The Mayor/Councillor MacLeod):**

**That the Queenstown Lakes District Council:**

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

### **Appointment to Welcoming Communities Advisory Group**

- 2. Agree to appoint Councillor Esther Whitehead as the Queenstown Lakes District Council elected member of the Welcoming Communities Advisory Group.**

**Wānaka Community Board Recommendation: Proposed Reserves to Vest in Wānaka**

**3. Approve the vesting of the following reserves:**

**GAD Limited: Subdivision Consent RM210405**

- a. Local Purpose (Connection) Reserve. Lot 100, being 127m<sup>2</sup>.

**Northlake Investments Limited: Subdivision Consent RM210637**

- b. Local Purpose (Access & Services) Reserve. Lot 1036, being 175m<sup>2</sup>.

**Lake McKay Partnership Limited: Subdivision Consent RM210779**

- c. Local Purpose (Connection) Reserve. Lot 901, being 4570m<sup>2</sup>.
- d. Recreation Reserve (Local Park). Lot 905, being 1,200m<sup>2</sup>.

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 & 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 and approval 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 width, and to also meet the Grade 2 standard of the QLDC Cycle Trail and Track Design Standards & 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 prepared and approved (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.
4. 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 any reserve improvement costs to be delegated to the Parks & 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.

The motion was put and carried unanimously:

For: Mayor Boulton; Councillor Clark, Councillor Copland, Councillor Gladding, Councillor Lewers, Councillor MacLeod, Councillor Miller, Councillor Shaw, Councillor Smith, Councillor Whitehead

Against: Nil

Abstain: Nil

**RESOLUTION TO EXCLUDE THE PUBLIC**

**On the motion of the Mayor and Councillor Lewers it was resolved that the public be excluded from the following parts of the meeting:**

The general subject of each matter to be considered whilst the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

Confirmation of minutes (Ordinary Council meeting held on 2 June 2022)

**Item 7 Agreement to Lease: 35 Plantation Road, Wānaka**

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
7. Agreement to Lease: 35 Plantation Road, Wānaka	That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information where the withholding of information is necessary to: h) enable any local authority to carry out, without prejudice or disadvantage, commercial activities; i) enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations);	Section 7(2)(h)  Section 7(2)(i)

**Agenda items**

Item 11A CE Report: Appointment to Climate Reference Group  
 Item 12 Events Funding Round 2022/23

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
11A. CE Report: Appointment to Climate Reference Group	That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information where the withholding of information is necessary to: a) protect the privacy of natural persons, including deceased natural persons;	Section 7(2)(a)
12. Events Funding Round 2022/23	That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information where the withholding of information is necessary to: b)(ii) protect information where the making available of the information would be unlikely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information.	Section 7(2)(b)(ii)

**This recommendation is made in reliance on Section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act or Section 6 or Section 7 or Section 9 of the Official Information Act 1982 as the case may require, which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as shown above with respect to each item.**

*The meeting went into public excluded at 4.16pm.*

*The meeting came out of public excluded and concluded at 4.32pm.*

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**MAYOR**

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**DATE**