

Minutes of an ordinary meeting of the Queenstown Lakes District Council held in the Council Chambers, 10 Gorge Road, Queenstown on Thursday 18 December 2014 commencing at 1.00 pm.

Present:

Mayor Vanessa van Uden; Councillors Aoake, Cocks, Ferguson, Forbes, Gazzard, Gilmour, Lawton, MacLeod, Perkins and Stammers-Smith

In attendance:

Mr Adam Feeley (Chief Executive Officer), Mr Stewart Burns (Chief Financial Officer), Mr Marc Bretherton (General Manager, Planning and Development), Mrs Ruth Stokes (General Manager, Operations), Ms Meaghan Miller (General Manager, Corporate Services), Mr Scott Carran (General Manager, Legal and Regulatory), Mr Peter Hansby (General Manager, Infrastructure), Mr Lee Webster (Manager, Regulatory), Mr Mike Weaver (Manager, Parks and Operations), Ms Jendi Paterson (Team Leader, Recreation), Mr Blair Devlin (Resource Consents Manager), Mr Matthew Paetz (District Plan Manager), Ms Kristy Rusher (Senior Solicitor), Mr Myles Lind (Manager, Asset Planning), Mr Marty Black (Harbourmaster), Mr Dan Cruickshank (Senior Property Manager, APL Property Ltd), Mr Denis Mander (Principal Planner, Infrastructure), Mr Andrew Edgar (Senior Engineer), Mr Craig Barr (Senior Planner, Policy), Ms Katherine Davies (Senior Advisor, Corporate Planning and Performance), Mrs Jan Maxwell (Arts and Events Co-ordinator), Ms Heather Morhart (Corporate Planning and Events Facilitation), Mrs Vanessa Rees-Francis (Technical Officer) and Ms Jane Robertson (Governance Advisor); 2 members of the media and approximately 20 members of the public

Apologies

There were no apologies.

Public Forum

1. Kelly Good

Ms Good expressed thanks for the Council's support in Wanaka's Gigatown campaign and set out the group's plans now that Dunedin had been declared the winner. Wanaka was in a strong position to receive funding for further fibre roll out and discussions would take place with Chorus about this in early 2015. The team formed for the Gigatown campaign would therefore remain in place to develop new support structures to attract new businesses to town.

Congratulations were extended to the group for its hard work and its success in inspiring the community to support the project. Further details were sought on the type of support structures anticipated. It was suggested that the group's submission on the Council's economic development strategy needed to clarify how the benefits of high-speed internet would be implemented district-wide.

2. Jenny Carter and Alastair Porter, Remarkables Park Ltd

Mr Porter advised that he and Mrs Carter would address the Council about the proposed changes to the Rural General Zone (item 16).

Mrs Carter noted that the Section 32 report referred to consultation undertaken in 2012, questioning to whom this material had been sent and what feedback had been received. She added that background consultation documents referred to in the report were 10 years old and she considered that the information they contained was outdated and was not reflected in the changes proposed. She questioned what had promulgated the 'drastic' change to make subdivision a non-complying activity in the Outstanding Natural Landscape ('ONL') zone, adding that problems with too much development in the ONL were not mentioned at all in the Section 32 report. She also considered that there were major drafting errors in the chapter that would benefit from peer review.

Mr Porter echoed these concerns. He stated that changing the activity status of developments in the ONL was both significant and unjustified, particularly as he could only think of developments in the ONL area which had worked well. He believed it was important for the Council not to idealise the ONL, as rural land represented about 98% of the district. Accordingly, it was an excessive approach to make all development non-complying, as it was possible to develop in the ONL without adverse effects on the landscape. He recommended that more comprehensive consultation be undertaken before the plan change was adopted for consultation.

Mr Porter commented positively that funding of the Glenda Drive roundabout was due to be considered at the meeting, which he viewed as a positive move to address a very dangerous intersection.

3. Evan Jenkins

Mr Jenkins stated that he had ongoing concerns about the drunken and loud behaviour of large numbers of young people on the lakefront. In support of his claims about the adverse effects, he had collected data on five consecutive evenings about the numbers of people on the beach and the effects. Over the period surveyed, he noted that sunset had been at approximately 21:15 hours and the weather had been predominantly warm and sunny. His observations were as follows:

- Rubbish bins were overflowing by 7pm;
- There long queues for the toilet;
- On one occasion there were loud bongo drums being played and on another evening a busker was present; these activities added to the general noise in the area;
- Trees were being damaged by activities being undertaken around them and needed to be protected;
- Approximate numbers of those on the beach ranged from 400 to 550 early in the evening, with up to about 1000 observed on one occasion at sunset.

Mr Jenkins speculated that numbers on the beach would only continue to increase without some Council intervention. He asserted that overflowing rubbish bins and the generally ragged and dusty state of the area were not good for the image of New Zealand tourism.

4. Reg Anderson

Mr Anderson advised that he was also concerned about the large number of young people drinking alcohol and playing on the lakefront every day. He disputed that this was at no cost to the community, pointing to number of contractors who had to clear the rubbish bins several times each day. He added that the toilets available in this area were inadequate for the large crowds, with the exterior of the toilet block becoming an outside urinal. He had not observed Councillors visiting the site, nor had he seen evidence of more rubbish bins, signage about the Alcohol Ban Bylaw or the presence of police. He believed that the whole scene looked terrible and the problems would only continue to escalate as numbers increased.

In relation to speed limit amendments (item 12), Mr Anderson suggested that consideration be given to reducing the maximum speed limit in the Queenstown CBD to 30 km/h. He questioned the safety of the current 50 km/h speed limit, observing that many other towns and cities had a 30 km/h speed limit in the CBD.

5. Basil Walker

Mr Walker indicated his support for a new hotel and retail complex on the corner of Stanley and Gorge Road in preference to the Council retaining the site for the inner links bypass road. He encouraged the Council to develop less grandiose and viable options for the inner links connection so that this development could proceed.

Mr Walker suggested that the final date for removal of the cabins from the Lakeview and Lynch blocks be extended until the Plan Change 50 process was complete and the land was needed for construction, at which point a final three months' notice could be given.

Mr Walker also commented about a possible land swap to resolve the Queenstown Airport Corporation's need for Lot 6 and commended the convention centre design produced by Michael Wyatt.

Leave of Absence Requests

Councillor Gilmour requested a leave of absence for the period 12 – 23 January 2015.

On the motion of Councillors Perkins and Aoake the Council resolved that the request for leave of absence be granted.

Conflicts of Interest

Councillor Stammers-Smith advised that he had previously acted for W K and F L Allen who were the owners of land involved in the Special Housing Area proposal (item 23). He noted however that they were not the applicants for the project and he did not consider that his participation represented a conflict of interest.

Matters Lying on the Table

On the motion of the Mayor and Councillor Gilmour it was resolved that the item *Proposed Amendment to Property Subcommittee Terms of Reference* be uplifted from the table from the ordinary Council meeting held on 25 September 2014 and considered as item 5 on this agenda.

Confirmation of agenda

The Mayor advised of a request from Mr Carran to move item 24 (Frankton Marina – Building Use) to be the first item in the public excluded part of the meeting because he had a commitment which required him to leave the meeting early. The Council agreed to this request.

1. **Wanaka Swimming Facility Upgrade Special Consultative Procedure**

A report from Jendi Paterson (Team Leader, Recreation) detailed the Special Consultative Procedure followed to examine the timing, scope, quality and funding options for upgraded public pool facilities in Wanaka. The report recommended the inclusion of \$200,000 in the next Long Term Plan for additional building remediation of the Wanaka Community Pool in 2015/16 in order to deliver a minimum 10 year life. It also recommended reaching agreement with Northlake Investments Ltd to construct and operate a learn-to-swim pool and including \$11.8m in the draft Long Term Plan for a new pool development at Three Parks, with design to start in 2017/18 and construction completed in 2019/20.

Ms Paterson and Mrs Stokes joined the table.

Councillor Gilmour apologised that she had been unable to attend the hearing held on 8 December 2014. Because of this, she signalled that she was likely to abstain from voting.

Staff responded to questions about the Northlake proposal in relation to what modifications from a standard pool it would require to be a learn-to-swim pool, its potential use for other purposes (eg, therapeutic use or lap swimming) and whether a non-chlorinated system was an option.

The report recommendation was not supported and there were further questions about the direction it proposed. Councillor MacLeod stated that it was neither what the community required nor what it had requested. He observed that since publication of the agenda, feedback he had received was overwhelmingly not in support of the report recommendation. The Mayor agreed that the report recommendation was a compromise to reflect the views expressed at the hearing of submissions. It had been hoped that this would please all parties, but she acknowledged that it now appeared to have little overall support.

There was further discussion about debt loading for a new pool at Three Parks and Mr Burns was invited to the table to explain further. He advised that the project was not in the present Long Term Plan and recommending its completion in 2019/20 had been a pragmatic response to advancing the project whilst balancing it against other items already in the programme. He noted that further analysis of where the project fitted with the remainder of the 2015/25 Long Term Plan would be addressed as part of its preparation.

Councillor Cocks stated that he had an alternative motion that he wished to propose which would amend the staff recommendation as follows:

- Reject the recommendation that funding be included in the draft 2015/25 Long Term Plan for additional building remediation of the Wanaka Community Pool;
- Reject the recommendation that agreement be negotiated with Northlake Investments Ltd to construct and operate a learn-to-swim pool;
- Bring forward the timing for the design and construction of a new pool at Three Parks;
- Encourage fundraising by the Wanaka community for a new pool at Three Parks to reduce the reliance on rates funding, but not impose a target or make the project subject to fundraising reaching an agreed target.

Councillor Cocks advised that this alternative approach had been discussed with the members of the Wanaka Community Board who supported what he planned to put forward. The draft had also previously been circulated via e-mail to all Councillors.

The Chief Executive advised that he had legal advice that he wished to share with the Council, but considered that this should take place with the public excluded to maintain legal professional privilege.

RESOLUTION TO EXCLUDE THE PUBLIC

On the motion of the Mayor and Councillor Forbes the Council resolved that the public be excluded from the following parts of the proceedings of the meeting:

The general subject of the matters to be discussed while the public is excluded, the reason for passing this resolution in relation to the matter, and the specific grounds under Section 48(a) of the Local Government Information and Meetings Act 1987 for the passing of this resolution is as follows:

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1. Wanaka Swimming Facility Upgrade Special Consultative Procedure	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: g) maintain legal professional privilege;	Section 7(2)(g)
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This resolution 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 2.20 pm.

The public was readmitted to the meeting at 3.03pm, at which point it adjourned.

The meeting reconvened at 3.08pm.

Thanks were expressed to Northlake Investments Ltd for its participation in the process to develop new swimming pool options for the Wanaka community. Councillors also acknowledged the significant efforts of staff to prepare a detailed report in a very short timeframe.

The Council did not support parts (c) and (d) of the report recommendation and discussed amending part (e) to bring forward a new pool development at Three Parks and to alter the Wanaka community's responsibility for fundraising. In light of the direction proposed, staff asked the Council also to consider including provision for early planning and design work on a new pool at Three Parks to be undertaken in 2014/15.

On the motion of Councillors Cocks and MacLeod it was resolved that the Council:

- a. Confirm the appointment of the Council as a hearings panel and note the report of the panel from the hearing on 8 December 2014.**
- b. Note the hearing of community views on the statement of proposal for the Wanaka swimming facilities that was held on 8 December 2014 and conducted by Council as a hearings panel.**
- c. Agree the inclusion of \$11.8 million in the draft 2015-2025 Long Term Plan as allocated funding for a new pool development at Three Parks adjacent to the sports hall with the following features:**
 - i. Design proposed to begin in 2015-16 (subject to the date being confirmed during the LTP planning process) with Council to determine what the components and design should include and consider whether any components might reasonably be constructed as part of the Northlake development;**
 - ii. Construction to be completed in 2016-17 (subject to the date being confirmed during the LTP consultation process);**
 - iii. The Wanaka community being encouraged to fundraise to reduce rating impact;**
 - iv. Officers to report back to the February Council meeting with options to progress a design in 2014-15.**

- d. **Direct officers to identify any surplus land for possible sale as additional Council revenue requirements for the new pool development and report options back prior to the adoption of the 2015-25 LTP.**

Councillor Gilmour abstained from voting for the reason provided earlier in the meeting.

2 Commercial Activity on Council Maritime Structure – Brent Shears, Lake Wanaka

A report from Dan Cruickshank (Senior Property Manager, APL Property Ltd) detailed an application from Brent Shears to use the Council's Jetty 147 on Lake Wanaka for up to eight dockings per day between 8.00am and 10.30pm. The jetty would be used as a berthing location from which to operate a charter boat service around Lake Wanaka and resource consent had been granted for this activity. The report assessed the proposed activity, noting that Jetty 147 was deemed preferable to using the main town pier and set out proposed terms and conditions which the Council could impose. The report recommended that the proposal be publicly notified in accordance with the requirements of the Waterways and Ramp Fees Bylaw 2014.

On the motion of Councillors Stammers-Smith and MacLeod it was resolved that the Council:

- a. **Agree to notify the proposed new commercial activity permit to Brent Shears over Council-owned Jetty 147, subject to the following conditions:**
 - **Approval to use Jetty 147 in the approved location only;**
 - **Duration of berthing to be no longer than 20minutes at a time, and the number of berths to be in conjunction with resource consent RM140617;**
 - **1/3 share of proportional maintenance of the structure to be paid by the permit holder;**
 - **The Council to retain the ability to suspend the permit at peak periods with one week's notice to permit holder;**
 - **Possess an approved a Maritime Transport Operator Plan;**
 - **Comply with any and all necessary conditions imposed by Maritime New Zealand;**
 - **Applicant to install plaques on the jetty indicating the approved permitted berth with text approved by Council.**

- b. Appoint Councillors Aoake, Gazzard and MacLeod to a hearings panel, of which two are needed to hear any submissions (if required) and make a recommendation to the Council.**

3 Reclassify Reserve and New Ground Lease – Riverbank Road

A report from Joanne Conroy (Property Manager, APL Property Ltd) assessed the reclassification of a piece of local purpose reserve land in Riverbank Road that it was proposed to lease to Wanaka Firewood Ltd to use as a firewood yard. To support the proposal the report recommended that the reserve be reclassified pursuant to section 24 of the Reserves Act 1977 to Local Purpose depot reserve, which would more closely align with the current and proposed use. This required a publicly notified process and a hearing if objections were received.

On the motion of Councillors MacLeod and Stammers-Smith it was resolved that the Council:

- a. Agree to notify the reclassification of section 37 Block III Lower Wanaka SD to Local Purpose Depot Reserve.**
- b. Appoint Councillors Ferguson, Forbes and Gilmour to a hearings panel, any two of whom can hear any objections received and make a recommendation to the Council about the reclassification of section 37 Block III Lower Wanaka SD to Local Purpose Depot Reserve.**
- c. Agree to grant a lease over part of Section 37 Block III Lower Wanaka SD to Wanaka Firewood Limited subject to the following terms:**
 - Commencement:** Tbc, once resource consent is obtained (but no later than 30 June 2015)
 - Rent** \$5,200 per annum plus GST
 - Term** 5 years, with a right of renewal of another 5 years on the agreement of both parties
 - Rent reviews** Every 18 months
 - Use** Loading and unloading firewood, sale of firewood;
 - Limitations** Firewood not to be processed on site;
 - Insurance** Lessee to provide public liability insurance and approved health and safety plan prior to occupying the site.

4 Cycle Tours New Zealand – Application for Commercial Guided Tours on Queenstown Lakes District Tracks

A report from Dan Cruickshank (Senior Property Manager, APL Property Ltd) detailed an application from Cycle Tours New Zealand to conduct commercial guided walking and biking tours on Queenstown Lakes District trails. The report advised that the statutory procedure was to notify the intention to grant a licence and the appointment of a hearings panel was sought to hear submissions (if required) and make a recommendation to the full Council.

Councillors noted that the facilities located in the Wanaka and Hawea areas should be referred to as 'tracks' rather than trails.

On the motion of Gazzard and Aoake it was resolved that the Council:

- a. Agree to notification of the intention to grant a licence as per the properties listed below to Cycle Tours New Zealand; and**
- b. Appoint Councillors Forbes, Lawton and MacLeod as a hearings panel, of which two are required to hear submissions (if required) and make a recommendation to the full Council.**

5 Proposed Amendment to Property Subcommittee Terms of Reference

A report from Kristy Rusher (Senior Solicitor) presented and assessed a series of recommended amendments to the terms of reference for the Property Subcommittee. The objective of this review was to adjust the scope of the terms of reference to enable a wider range of business to be dealt with, maximising use of Council time and ensuring timely decision-making. The matter had been considered by the Council at its meeting held on 25 September 2014 and had been left lying on the table. Further consultation had been undertaken with elected members and the Council's property services contractor in the interim.

Ms Rusher joined the table.

Councillor Lawton stated that further clarity was needed on when items should go to the Wanaka Community Board and what pathway they should follow. Ms Rusher advised that there was no fixed requirement for the order in which an item should be considered and this was at the Chair's discretion. It was also a matter which should be considered in the officer assessment report.

Councillor Gilmour expressed concern about the inclusion of the following clause in the 'Delegated Authority' section:

[The Property Subcommittee]... may sub delegate any of its powers or functions to any officer of the Council.

She considered that this was too broad, had not previously been suggested and effectively equated to the Council giving away its political power. She asked for this reference to be deleted and this was supported. The sentence was amended to read:

The Property Subcommittee will have delegated authority to carry out activities within its terms of reference. This does not include the powers of the Minister of Conservation.

As the Property Subcommittee could now act as a hearings panel, a question was asked about whether hearings panels could include other Councillors. Ms Rusher confirmed that the Property Subcommittee could appoint hearings panel members from outside its immediate membership.

On the motion of Councillors Gazzard and Forbes it was resolved that the Queenstown Lakes District Council approve the recommended amendments to the terms of reference (as amended) for the Property Subcommittee.

6 Navigation Safety Bylaw 2014

A report from Lee Webster (Regulatory Manager) presented a revised Navigation Safety Bylaw 2014 following completion of the Special Consultative Procedure. The report detailed the key issues raised in submissions, the matters to which regard had been had in deliberations and recommended that the proposed Navigation Safety Bylaw be adopted.

Mr Webster joined the table and was invited to comment further on the panel's response to the submission which had sought the introduction of measures to deal with the environmental damage caused by the wash from jet boats. Mr Webster confirmed that the panel had concluded that the Navigation Safety Bylaw was not an appropriate medium to deal with such an issue which would more properly be controlled either under the District Plan or the Regional Plan: Water. Councillor Lawton asked for this matter to be pursued and it was suggested that the Council write to the Otago Regional Council and request its assistance.

The Mayor left the meeting at 3.34pm and the Deputy Mayor took the Chair.

Councillor Gilmour asked that the various references to Willow Tree Island be corroborated by reference to a map or diagram.

The Mayor re-entered the meeting at 3.35pm and resumed the Chair.

Councillor Gilmour suggested that clause 24(1) ('Vessels to be maintained or removed') be made subject to 19(4), thereby allowing a vessel to remain sunk, stranded or abandoned if it had been damaged and removal would be dangerous.

The ability to allow retrospective exemptions was removed from clause 44(1) as it was considered that the ability to do so merely encouraged the practice.

In respect of Schedule 3 ('Upliftings') Councillor Gilmour asked that the references to upliftings for water ski access lands be clarified for Willow Place West Side and Loop Road.

On the motion of Councillors Cocks and Aoake it was resolved that the Queenstown Lakes District Council:

- a. Agree to adopt the proposed Queenstown Lakes District Council Navigation Safety Bylaw 2014(as amended);**
- b. Defer the commencement of the Queenstown Lakes District Council Navigation Safety Bylaw 2014 until the commencement of the associated Regulations.**

7. Alcohol Ban Bylaw 2014

A report from Lee Webster (Regulatory Manager) presented the Alcohol Ban Bylaw 2014 for adoption following completion of the Special Consultative Procedure.

Councillors requested Mr Webster to circulate further information about litter on the lakefront, the need for additional bins and for them to be emptied more frequently.

Mr Webster confirmed that legally only police were permitted to enforce the bylaw. He advised that patrols of the lake-front area were undertaken twice each shift, either by vehicle or on foot.

Councillor Gilmour suggested that the recommendation also include a requirement for the police, Southern District Health Board (SDHB) and Council to collect information through the RFS system about alcohol related issues to inform any future review of the bylaw. Members considered that it would be difficult for the SDHB to collect such information. Mr Webster also noted that he had asked all hoteliers in the lake-front area to report any alcohol-related incidents immediately to the police. The recommendation was not amended.

On the motion of Councillors Gazzard and Perkins it was resolved that the Council adopt the proposed Queenstown Lakes District Council Alcohol Ban Bylaw 2014.

8 Litter Offences and Fees

A report from Lee Webster (Regulatory Manager) set out the proposed litter offences and infringement fee structure for the Council's approval.

Councillor Lawton asked for the number of infringements issued for littering. Mr Webster undertook to investigate and provide the figures.

On the motion of Councillors Cocks and Aoake it was resolved that the Council adopt the proposed litter offences and infringement fee structure.

9. Risk Mitigation Schedule

A report from Katherine Davies (Senior Advisor, Corporate Planning and Performance) presented the Risk Mitigation and Management Schedule for inclusion in the Long Term Plan, as recommended by the Audit and Risk Committee.

Councillor Gazzard commended Ms Davies for a very well thought-out document which he considered an excellent piece of work.

It was noted that the nature of the subject matter meant that it needed to be a living document.

On the motion of Councillors Gazzard and Aoake it was resolved that the Council approve the QLDC Risk Mitigation Schedule and Framework.

Councillor Gilmour abstained from voting.

10 Event Strategy Review

A covering report from Heather Morhart (Corporate Planning and Events Facilitation) presented an updated version of the Events Strategy following a review, in accordance with the Council's resolution of December 2013.

Ms Miller, Ms Morhart and Mrs Maxwell joined the table.

Ms Miller circulated some minor amendments to the Events Strategy.

A reference to A\$ on page one of the report was deleted.

Councillor Lawton questioned whether there was an ongoing relationship with the events group formed under Shaping Our Future. Staff noted that most of the representatives on the group were event organisers who had been consulted as part of the Event Organiser survey included with the agenda item. They were not aware of an ongoing commitment to engage with this group and report back, however this would be checked with Shaping Our Future.

Members sought further comment on what was intended by 'sustainability'. Ms Miller advised that it was mainly financial but she acknowledged that it should also deal with waste management. She undertook to amend the strategy and include an update with the first events funding report of 2015.

Members considered that reference to a 'balanced portfolio of sporting and cultural events' was not followed through sufficiently later in the strategy and that this required further consideration before the strategy could be approved.

In light of the various matters requiring further consideration, it was agreed that the redrafted Events Strategy should remain on the table.

On the motion of the Mayor and Councillor Gilmour it was resolved that the item lie on the table.

11 Adoption of Infrastructure Strategy and Asset Management Plans

A covering report from Myles Lind (Manager, Asset Planning) presented the Infrastructure Strategy and introduced the asset management plans:

- Community Transportation
- Community Water Services
- Community Open Spaces
- Community Facilities

The report sought their adoption so that financial impacts could be incorporated into the draft 2015/25 Long Term Plan.

Mr Lind and Mr Hansby joined the table. They noted that the Long Term Plan review had resulted in changes to some design options proposed and to the phasing of work, both of which had had impacts upon financial planning. The Mayor acknowledged the hard work of staff to prepare the documents for the meeting but noted that she remained concerned about the content and the expectations created. However, she also recognised the need to keep this project moving in tandem with the Long Term Plan timetable. Accordingly, she proposed that the recommendation to adopt the four Asset Management Plans be approved, but that this approval be subject to final signoff by the Mayor, Councillor Cocks and Councillor Forbes before public consultation commenced.

On the motion of Councillors Perkins and MacLeod it was resolved that the Council:

- a. Adopt the infrastructure strategy;**
- b. Adopt the four asset management plans, namely, Community Transportation, Community Water Services, Community Open Spaces and Community Facilities, subject to final approval from the Mayor, Councillor Cocks and Councillor Forbes; and**
- c. Authorise the Chief Executive to make the infrastructure strategy and asset management plans available on the QLDC website**

Councillor Gilmour abstained from voting.

12 Speed Limit Amendments – Approval to Consult

A report from Andrew Edgar (Senior Engineer) detailed draft amendments to the Queenstown Lakes District Council Speed Limits Bylaw 2009 which would be known as Amendment No 4 of 2015, along with the Statement of Proposal for the purposes of undertaking the special consultative procedure under section 86 of the Local Government Act 2002.

Mr Edgar joined the table. He advised of an error in the change proposed to the speed limit on Aubrey Road, noting that it should read 50km/h not 60km/h.

Councillor Lawton requested that consultation on the proposed amendment be undertaken with all community associations.

Councillor Stammers-Smith questioned the recommendation to retain a 50km/h speed limit on the Arrowtown CBD streets, pointing to the presence of boy racers, motor-cyclists, cyclists and tourists wandering onto the road, all of which he believed necessitated a speed limit of 30km/h. It was noted that in practice, traffic speed along Buckingham Street was generally not greater than 30km/h but depending on conditions even 30 km/h might be too fast. Following consideration, it was agreed that this subject could be subject to further discussion but that no amendment to the recommendation was necessary.

On the motion of Councillors Cocks and Lawton it was resolved that the Council:

a. Decline new speed limit requests received by Council in October 2014:

<i>Road</i>	<i>Section</i>
Arthurs Point Road and Gorge Road; Arthurs Point	From Watties Track to Coronet Peak turn-off.
All streets within Quail Rise	All streets within Quail Rise, including Portree Drive.
Queenstown CBD streets	Queenstown CBD streets including Stanley Street and Memorial Street.
Arrowtown CBD streets	All of Ramshaw Lane and Buckingham Street between Berkshire and Wiltshire Streets.
Cemetery Road	Entire length

b. Approve the Statement of Proposal: Draft Amendment No 4 of 2015 to the Queenstown Lakes District Council Speed Limits Bylaw 2009 for the purposes of consultation under section 86 of the Local Government Act 2002.

- c. **Appoint a hearings panel comprising Councillors Aoake, Cocks and Ferguson.**

13 Strategy for the Procurement of Transport Infrastructure

A report from Myles Lind (Manager, Asset Planning) presented a revised 'Strategy for the Procurement of Transport Infrastructure to the New Zealand Transport Agency' ('NZTA') for the Council's approval. The report noted that the production, maintenance, use and review of such a document was necessary to receive funding for transport activities.

Mr Lind and Mr Hansby joined the table. Mr Lind advised that as signalled in the report, further feedback on the Strategy was being sought from NZTA. He noted however, that there had been no opportunity to make the changes NZTA sought and he therefore recommended that the Council defer the item to a future meeting.

On the motion of the Mayor and Councillor it was resolved that item lie on the table.

The meeting adjourned at 4.23pm and reconvened at 4.33pm. Councillor Stammers-Smith was not present when the meeting reconvened.

14 Licence to Occupy Road Reserve – B & J Steenson, 30 Lismore Street, Lot 2 DP 332102, Wanaka

A report from Vanessa Rees-Francis (Technical Officer) assessed an application for a licence to occupy road reserve in order to provide access steps, an entry bridge and some landscaping within the Lismore Street road reserve adjacent to 30 Lismore Street. These structures were associated with a new dwelling at 30 Lismore Street. The report concluded that the best course of action was to approve the licence to occupy.

On the motion of Councillors Gazzard and Ferguson it was resolved that the Council approve a licence to occupy application for access steps, an entry bridge and some landscaping within Lismore Street road reserve adjacent to 30 Lismore Street, Lot 2 DP 332107, Wanaka subject to the following conditions:

- a. **The planting, bridges and steps are to remain at the Council's pleasure.**
- b. **All services including phone, power and gas within the road reserve and any water, sewer and storm water services must be identified and catered for.**

15 District Plan Review: Queenstown Airport Mixed Use Zone

A report from Matthew Paetz (District Plan Manager) presented the following proposed District Plan provisions for Council's acceptance:

- Queenstown Airport Mixed Use Zone (Chapter 6);

- The extension of the Queenstown Airport Mixed Use Zone extent; and
- The accompanying Section 32 Evaluation reports.

Mr Bretherton and Mr Paetz joined the table. Mr Bretherton remained at the table for the item following.

A request was made to delete the word 'positive' where the following sentence occurred in the rules section:

Discretion is limited to consideration of the effects on urban design outcomes and visual effects and the ~~positive~~ economic, social and/or cultural effects that may be generated from the proposed activity.

On the motion of Councillors Perkins and Cocks it was resolved that the Council:

- a. Note the contents of this report and in particular:**
 - i. The Resource Management issues associated with the current provisions.**
 - ii. The RMA Section 32 Evaluation.**
- b. Agree to accept the revised Queenstown Airport Mixed Use Zone Chapter, provisions and zone extent.**
- c. Note that these provisions will be brought back for Council's final approval along with others forming Stage 1 of the District Plan Review, prior to statutory consultation and public notification anticipated in May 2015.**
- d. Authorise officers to make further minor changes to the Section 32 Evaluation reports and provisions without further recourse to the Council, where this is necessary to:**
 - i. Ensure consistent numbering and formatting of the proposed District Plan text; and**
 - ii. To fix identified minor errors and / or omissions.**
 - iii. Ensure continuity with other proposed provisions.**
 - iv. Enable further consultation with the Queenstown Airport Corporation**

16 District Plan Review: Landscape and Rural Chapters

A report from Craig Barr (Senior Planner, Policy) presented the following proposed District Plan provisions for the Council's acceptance:

- Landscape Chapter (Chapter 5);
- Rural Zone (Chapter 13);
- Gibbston Character Zone (Chapter 14)
- Rural Residential and Rural Lifestyle Zones (Chapter 15)

- The District Plan Maps illustrating the proposed Rural Lifestyle zone extensions and landscape boundaries; and
- The accompanying Section 32 Evaluation reports

Mr Barr joined Mr Bretherton at the table. Mr Bretherton was asked to comment further on the concerns expressed in the public forum. In response, Mr Bretherton detailed the consultation undertaken, adding that there had also been ongoing consultation during chapter development. He did not accept the criticisms that the consultation was out of date, nor that making activity in the ONL non-complying was an impediment to development, stressing that no activity was prohibited. He added that there were three technical landscape reports available which corroborated the reasons for the recommendations and these could be circulated to members and placed on the Council's website.

The Mayor observed that this was the first feedback made via the public forum since the District Plan review had started. She considered that there was opportunity during the interim period before final adoption of the draft for public notification, to work with these parties on their concerns.

There was further discussion about how the chapters presented in the item could be subject to further review and whether this would impact on the whole timetable for District Plan consultation. Members noted that there was the option of workshopping the issues and it therefore was agreed that the most appropriate option was to defer the item to a future meeting.

On the motion of Councillors Gilmour and Forbes the Council resolved that the item lie on the table.

17 Mayor's report

A report from the Mayor:

- a) Set out functions and meetings attended during the period 27 November to 17 December 2014
- b) Summarised the items from and appended the minutes of the following meeting:
 - i) Property Subcommittee meeting of 27 November 2013
- c) Detailed the actions taken from previous Council meetings.

The Mayor advised of an amendment to the information contained in the report as she had not managed to attend the Warbirds Over Wanaka AGM.

The Mayor stated that the response provided about Shotover Country's contribution to the primary school hall was unsatisfactory and required further follow-up.

Questions were asked about the detailed design process for the Wanaka Sports Facility and the Chief Executive was asked to clarify the process for Council input. Councillor Cocks also asked the project team to keep the Wanaka Community Board informed of progress.

On the motion of the Mayor and Councillor Perkins it was resolved that the Council note the report.

18 Chief Executive's Monthly Report

A report from the Chief Executive provided an update on progress with the projects contained in the Chief Executive's performance framework. The following comments were noted:

- Time would be scheduled at an upcoming Council workshop for further discussion about prioritisation of Practice Statements for Consenting.

On the motion of Councillors Lawton and MacLeod it was resolved that the Council note the report.

Confirmation of Minutes

27 November 2014

On the motion of Councillors Aoake and Gazzard it was resolved that Council confirm as a true and correct record the public part of the minutes as amended of the ordinary meeting of the Queenstown Lakes District Council held on 27 November 2014.

Councillors Cocks and MacLeod abstaining from voting.

Recommendation to Exclude the Public

On the motion of Councillors Lawton and MacLeod the Council resolved that the public be excluded from the following parts of the proceedings of the meeting:

The general subject of the matters to be discussed while the public is excluded, the reason for passing this resolution in relation to the matter, and the specific grounds under Section 48(a) of the Local Government Information and Meetings Act 1987 for the passing of this resolution is as follows:

Confirmation of minutes – 28 November 2014:

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.

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General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
19. Frankton Marina	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: i) enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations);	Section 7(2)(i)
20. Expiry of Cabin Licences at Lakeview, Queenstown	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: i) enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations);	Section 7(2)(i)
21. Queenstown Airport Directors	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 that of deceased natural persons; h) enable any local authority holding the information to carry out, without prejudice or disadvantage, commercial activities;	Section 7(2)(a) Section 7(2)(h)

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General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
22. Chief Executive's Performance Review for year ending 30 June 2014	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 that of deceased natural persons;	Section 7(2)(a)

Agenda Items:

- Item 19: Glenda Drive and Associated Roads – Project Funding**
- Item 20: Public Works Act Agreement for Western Reservoir and Mt Aspiring Road, Wanaka**
- Item 21: Judicial review of four resource consents granted to Woodlot Properties Ltd at Andrews Road, Queenstown**
- Item 22: Appeal against decision on resource consent RM140324 – Quail Rise Estate Ltd**
- Item 23: Consideration of Special Housing Area Expression of Interest**
- Item 24: Frankton Marina (Building Use)**

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
19. Glenda Drive and Associated Roads – Project Funding	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: i) enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations);	Section 7(2)(i)

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General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
20. Public Works Act Agreement for Western Reservoir and Mt Aspiring Road, Wanaka	<p>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:</p> <p>a) protect the privacy of natural persons, including that of deceased natural persons;</p> <p>i) enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations);</p>	<p>Section 7(2)(a)</p> <p>Section 7(2)(i)</p>
21. Judicial review of four resource consents granted to Woodlot Properties Ltd at Andrews Road, Queenstown	<p>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:</p> <p>h) maintain legal professional privilege;</p>	<p>Section 7(2)(g)</p>
22. Appeal against decision on resource consent RM140324 – Quail Rise Estate Ltd	<p>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:</p> <p>g) maintain legal professional privilege;</p> <p>i) enable any local authority holding the information to carry out, without prejudice or disadvantage, commercial negotiations;</p> <p>j) prevent the disclosure or use of official information for improper gain or improper advantage.</p>	<p>Section 7(2)(g)</p> <p>Section 7(2)(i)</p> <p>Section 7(2)(j)</p>

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General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
23. Consideration of Special Housing Area Expression of Interest	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 likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information;	Section 7(2)(b)(ii)
24. Frankton Marina (Building Use)	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: i) enable any local authority holding the information to carry out, without prejudice or disadvantage, commercial negotiations;	Section 7(2)(i)

This resolution 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 4.58pm.

The meeting came out of public excluded and concluded at 5.21pm.

CONFIRMED AS A TRUE AND CORRECT RECORD

M A Y O R

26 February 2015

D A T E