

Minutes of an ordinary meeting of the Queenstown Lakes District Council held in the Council Chambers, 10 Gorge Road, Queenstown on Thursday 28 April 2016 commencing at 1.00pm

Present:

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

In attendance:

Mr Mike Theelen (Chief Executive Officer), Mr Peter Hansby (General Manager, Infrastructure), Mr Tony Avery (General Manager, Policy and Development), Ms Meaghan Miller (General Manager, Corporate Services), Mr Stewart Burns (General Manager, Finance and Regulatory), Mr Stephen Quin (Parks and Reserves Planning Manager), Mr Lee Webster (Manager, Regulatory), Mr Ulrich Glasner (Chief Engineer), Ms Jeannie Galavazi (Senior Parks and Reserves Planner), Ms Heidi Thomson (Regulatory Support Coordinator), Ms Gaynor Webb (Financial Advisory Manager), Ms Amanda Leith (Senior Policy Planner) and Ms Jane Robertson (Governance Advisor); two members of the media and six members of the public

Apologies

An apology was received from Councillor Gilmour (on approved leave of absence).

Leave of Absence Requests

- Councillor Stevens sought a leave of absence 3-27 June 2016.

On the motion of Councillors Aoake and Forbes it was resolved that the Council approve the request for leave of absence.

Declarations of Conflicts of Interest

- Councillor MacLeod advised that he had a conflict of interest in respect of item 5 ('Private Plan Change 46: Ballantyne Road – Ratification of Commissioner Recommendation') as he had been a commissioner at the hearing. He stated that he would leave the meeting room for the item's discussion.

Matters Lying on the Table

Proposed New Lease to Canterbury/Westland Kindergarten Inc for the Frankton Kindergarten – remained lying on the table from the ordinary meeting of Council held on 24 February 2016.

Confirmation of agenda

The agenda was confirmed without addition or alteration.

Public Forum

1. Julie Scott (Executive Officer, Queenstown Lakes Community Housing Trust)
Ms Scott expressed concern that Plan Change 46 did not make provision for affordable housing. Instead, the developer considered that providing many different housing options was a contribution in itself to affordable housing but this was not like other plan changes. She noted that there were two stakeholder deeds in place for Plan Changes 36 and 46 and these were legally binding agreements requiring the developer to make provision for community housing, regardless of the contents of the Plan Change decision. Accordingly, she asked the Council to make sure that the developer made the necessary contribution.

2. John Edmonds (Planning Consultant to Lakes Edge Developments Ltd)
Mr Edmonds addressed the matter covered in the Chief Executive's report about the request from Lakes Edge Development Ltd to reduce the period required for maintenance of the new reserve from five years to two years. He noted that a five year maintenance period was inconsistent with the two years recommended for a much larger reserve in the Bridesdale development, but had been required of Lakes Edge Developments because it was considered a necessary period in which to ensure survival of the Laurel hedge. Mr Edmonds stated that this was not supported by any evidence and advice he had received from an arborist was that a two year maintenance period was adequate. In addition, Laurel hedge was a common and easily grown plant in the district. He requested the Council to amend the resolution of August 2015 and accept a two year maintenance period. Alternatively, he asked that the five year period only apply to the Laurel hedge and not the balance of the reserve.

3. Kim Wilkinson
Mr Wilkinson expressed concern about the Queenstown Town Centre Transport Strategy initiative to remove on-street carparking in the town centre and instead provide parking at the edge of the CBD, which he considered showed a total disconnect with stakeholders and a genuine misunderstanding of the problems. He drew attention to the statement in the strategy that between 7am-11am over 5,000 vehicles entered the town centre, of which 1,000 parked there. He noted that whilst there were problems with traffic movements on Shotover and Stanley Streets, there were not the same issues in the inner streets. However removal of CBD parking would escalate congestion in these streets, as it would cause greater numbers of vehicles to drive around trying to find parks.

He supported plans to bring forward the Inner Links project and was also pleased to see action on improved public transport. He noted however, that if plans to establish a transport hub on Ballarat Street went ahead, the site could be out of action for two years and he asked where alternative parking would be provided over this period. He recommended that the Council communicate with the Queenstown Chamber of Commerce and Downtown Queenstown about these plans and urged the Council not to make these decisions today.

4. Mitchell Sutherland

Mr Sutherland spoke on behalf of 'Big Night Out Promotions', a company which provided pub crawls in Queenstown for groups. He expressed concern that his organisation had not been involved in the survey undertaken to assist in developing the proposed Nuisance Bylaw, yet provisions controlling the activities of pub crawls had ended up in the bylaw. He was surprised by this and did not consider that it was appropriate to include this activity if it had not been part of the survey. He added that the company operated within licenced venues and ensured that clients were delivered safely to these venues.

The Mayor advised Mr Sutherland that the Nuisance Bylaw was a draft to be adopted for consultation and he was able to comment through this formal process.

Special Presentation

A presentation was made to David Cole who had concluded his tenure as Chair of the Queenstown Lakes Community Housing Trust. The Mayor paid tribute to his achievements in this role noting that he was leaving the Trust in a healthy position. Mr Cole thanked the Council for its support of the Trust.

1. Queenstown Town Centre Transport Strategy – Work Programme and Monitoring

A report from Tony Pickard (Principal Planner, Infrastructure) presented the work and monitoring programme for the Queenstown Town Centre Transport Strategy.

Mr Hansby joined the table to present this report and that following.

There was further discussion about options for resolving parking over the winter busy season. Mr Hansby advised that staff were developing solutions and would meet in May to examine the options. Members questioned the proposed parking for campervans in Boundary Street, asking how this would be communicated to drivers. Mr Hansby advised signage to direct drivers to key parking facilities would also be considered at the meeting in May, and a new information flyer would be prepared. Members observed that handing out flyers in town was too late, as visitors needed to know about parking options before entering the CBD. It was noted that there were also options for developing a phone app.

Councillor Lawton stated that the programme needed to include an alternative transport campaign. She also wanted further work around alternative transport options during special events when ordinary transportation methods were usually disrupted in some way.

The Mayor advised that she was dissatisfied with the report as she did not consider it clearly identified future projects, when they would occur and how they were linked together. She stated that this information needed to be presented in language and a form that was easily accessible and she would

work with the two Infrastructure portfolio leaders and staff to develop such a document.

On the motion of Councillors Stevens and Forbes it was resolved that the Council:

1. Note the contents of this report; and

2. Agree the work and monitoring programme.

2. 2015/16 Capital Works Programme – Third Quarter Reforecast

A covering report from Peter Hansby (General Manager, Property and Infrastructure) presented proposed amendments to the 2015/16 capital works programme for property and infrastructure projects.

The Mayor asked whether planned improvements to the Arrowtown Hall were realistically achievable in the final two months of the financial year, especially as they did not include the planned seismic strengthen works. Mr Hansby agreed that it was unlikely that the general improvement works would proceed in this financial year and it would be necessary to combine the budgets and seek a carry-forward.

The Mayor queried the reforecast budget sought for Wanaka wastewater renewals. Mr Hansby advised that programmed work had exceeded budget and funds were now needed for urgent works. The Mayor sought additional explanation about renewals in Kowhai Drive and repairs needed to damaged pumps in Albert Town following construction works.

Councillor Cocks stated that progress with the Fire Service shed at Makarora needed to be ascertained but he anticipated that a carry-forward would be necessary because he did not believe that construction this financial year was feasible.

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

1. Note the contents of this report; and

2. Approve the budget changes proposed and detailed in Attachment A to these minutes.

3. Fees and Charges Review – Planning and Development

A report from Tony Avery (General Manager, Planning and Development) presented the outcomes of a funding review of revenue for Planning and Development and sought approval of a Special Consultative Procedure for a proposed increase in fees and charges for Building Control and resources Consents/RM Engineering.

Mr Avery, Mr Burns and Ms Webb presented the report.

The Mayor questioned the hourly rate and the concept of productive non chargeable time, querying in particular where non-chargeable time was being spent. It was noted that some currently unchangeable time pre-application had shifted with the introduction of new charges and better service coordination between departments would help to manage some of the charges that were unrecoverable at present. The Mayor asked for non-chargeable Planning and Development time to be reported regularly in the Monthly Report.

It was explained that the model proposed was based on productive chargeable time and a target of 70% of recoverable time had been determined in order to meet revenue targets. The Mayor questioned whether the recoverable target for chargeable hours should be higher.

Councillor Cocks expressed concern that the proposed change was higher than the CPI. In reply, staff highlighted the reasons detailed in the report for the proposed increases.

The Mayor noted that new pre-application charges were also proposed which it was hoped would result in better quality applications. She observed that there had been repeated requests for better applications but there was no independent view on what the Council was doing to improve the quality of applications, increase efficiency and minimise aversion to risk.

The Mayor signalled that she did not support the motion. She considered that staff needed to demonstrate further how hours were to be charged and how the changes were being communicated with the community. She advised that she would take each part of the resolution separately.

Councillor Gazzard moved/Councillor Stammers-Smith seconded:

- 1. That the Council note the contents of this report and the Statement of Proposal.**

Motion carried with the Mayor voting against the motion.

- 2. That the Council adopt the Statement of Proposal for consultation.**

Motion carried with the Mayor voting against the motion.

- 3. That the Council appoint the Mayor and Councillors Gazzard and Lawton to participate in a hearing panel to consider and hear submissions on Planning and Development's proposed Fees and Charges Review.**

Motion carried unanimously.

4. **Bridesdale Farm Limited – Proposal to Vest Reserve Land**

A report from Jeannie Galavazi (Senior Parks and Reserves Planner) assessed the reserves proposed to be vested as part of the Special Housing Area ('SHA') subdivision of Bridesdale Farm.

Ms Galavazi and Mr Quin presented the report. A correction was made to paragraph 23 of the report, namely that: *'the applicant will be required to maintain the reserves and amenities for the first ~~three~~ two years.'* In addition, the key was updated so that light green shaded areas represented Recreation Reserve *and* Local Purpose Reserve.

Mr Quin responded to questions about recommended maintenance periods for new reserves. He explained that recommendations were guided by the Land Development and Subdivision Code of Practice but this also allowed some latitude. The Mayor asked how long was necessary before it was evident that reserve plantings would live. Mr Quin indicated that two years was a minimum and although the proposed plantings in this case may benefit from a longer period, the two year maintenance period recommended was due to the SHA status of the proposal which necessarily condensed the whole development programme. He agreed that there would be value in introducing greater levels of consistency in the Code of Practice. It was noted however, that there had been discussion at the hearing about a two year maintenance period for reserves.

The Mayor did not agree that the SHA status should change the length of maintenance time and she expressed concern at the lack of firm basis for determining an appropriate period.

It was noted that these areas of land were already used by local residents and it was important for the developer to engage with the local community about plans to develop the land as formal reserves.

On the motion of Councillors Gazzard and Ferguson it was resolved that the Council

- 1. Note the contents of this report;**
- 2. Approve the vesting of proposed Lot 205, 302, and Lots 304 – 307 as Local Purpose Reserve, Lot 308 as Recreation Reserve and Lot 207 as Esplanade Reserve, and works on those reserves in lieu of reserve land, reserve improvement and community facility contributions payable for the proposed subdivision, subject to the following works and conditions being undertaken at the applicant's expense:**
 - a. Presentation of the reserves in accordance with Council's requirements and standards, and in particular;**
 - i. A children's playground within Lot 304;**

- ii. **The formation of walking and cycling trails within Lots 304 – 306, 308 and the Esplanade Reserve described as Lot 207.**
 - iii. **An informal play area, and a vehicle access and a car park to the Kawarau River within Lot 308.**
- b. **Detailed design plans for the above to be submitted and the approval of these to be delegated to the Parks and Reserves Planning Manager.**
- c. **An arborist's report shall be prepared to assess the trees in the Hayes Creek Esplanade Reserve (Lot 207), including any vegetation overhanging from the opposite bank. All works necessary to make the reserve safe for public use shall be undertaken.**
- d. **Final approval of reserve improvement and playground costs is to be delegated to the Parks and Reserves Planning Manager and is subject to the applicant demonstrating the actual costs of the improvements through providing the tendered costs from the contractor for the construction of the reserve improvements;**
- e. **A credit be approved from the reserve improvement contributions payable for the actual cost of the reserve improvements as approved by the Parks and Reserves Planning Manager;**
- f. **The offset of community facilities contributions for the purpose of creating a playground to not exceed \$103,122. A credit be approved from the community facilities contributions payable for the actual cost of the playground up to this value as approved by the Parks and Reserves Planning Manager;**
- g. **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;**
- h. **The registrations of a fencing covenant under s6 of the Fencing Act 1978 on the reserves to vest in QLDC to protect the Council from Liability to contribute towards any work on a fence between a public reserve vested in or administered by the Council and any adjoining land;**

- i. **A two year maintenance period by the current landowner commencing from the issue of section 224c;**
- j. **Prior to issue of section 224c, a maintenance agreement for the two year period shall be provided by the applicant and approved by the Parks and Reserves Planning Manager.**

Councillor Macleod withdrew from the meeting at 2.30pm.

5. Private Plan Change 46 Ballantyne Road – Ratification of Commissioner Recommendation

A covering report from Amanda Leith (Senior Planner – Policy) introduced the Commissioner recommendations on submissions to Plan Change 46 – Ballantyne Road which required ratification as a Council decision.

Councillor Lawton expressed concern that there was no requirement in Plan Change 46 requiring the provision of land for community housing. She added that the District Plan was one of the key mechanisms by which the Council could ensure the delivery of community housing and she wished to safeguard the provision of long term affordable housing for people after the initial purchaser. Accordingly, she proposed adding a further section to the resolution noting that the current provisions of the District Plan were not delivering on the Council's expectations of long term affordable housing for people beyond the initial purchaser, and that Stage 2 of the District Plan Review needed to give consideration to this. She also wished to encourage the developer to discuss with Council extending the current Deed of Agreement so that community housing was provided as part of the Plan Change 46 outcomes.

Councillor Cocks was opposed to including reference to the current District Plan in the resolution as he did not consider that there was sufficient evidence to support this assertion. However, he agreed that the retention of affordable housing for future generations could be addressed in Stage 2 of the District Plan Review. The proposed resolution was amended accordingly.

The Mayor advised that she would take each part of the resolution separately.

Councillor Lawton moved/Councillor Forbes seconded:

- 1. That the Council note the contents of this report.**

Motion carried unanimously.

2. That the Council adopt the Commissioner recommendation as a Council decision and direct staff to notify the decision in accordance with the First Schedule of the Resource Management Act 1991.

Motion carried with Councillor Lawton abstaining.

3. That the Council note that community housing retention mechanisms will be reviewed as part of Stage 2 of the District Plan Review.

Motion carried with Councillor Gazzard voting against the motion.

4. Encourages the developer to enter into discussions with Council to add to the current Deed that has been entered into, to provide community housing as part of Plan Change 46 outcomes.

Motion carried with Councillor Gazzard voting against the motion.

The meeting adjourned at 2.46pm and reconvened at 3.01pm at which point Councillor MacLeod returned to the meeting.

6. Nuisance Bylaw 2016

A report from Heidi Thomson (Regulatory Support Co-ordinator) presented the proposed Queenstown Lakes Nuisance Bylaw 2016 for adoption so that the special consultative procedure could commence. The Nuisance Bylaw had resulted from a review of the existing bylaw: 'Control of Activities and Obstructions in Public Places Bylaw 2010.'

The report was presented by Heidi Thomson and Lee Webster. Ms Thomson advised of a number of minor changes to the published material:

- The consultation dates were now between 30 April and 30 May;
- Hearings could be held on either 9 or 10 June only;
- Within the draft bylaw, 'Event' could include a '*market, pop-up stall or trade, ...*'

Councillor Lawton asked what levels of control the Council had over what was sold at markets, especially in relation to whether products sold competed with adjacent businesses. Ms Thomson advised that legal advice was that trade competition could not be prevented under the Commerce Act. Nonetheless, it was noted that a market's resource consent would usually cover these matters as would the conditions of any lease/ licence to occupy which would be required if the market took place on Council land. Councillor Lawton acknowledged that the bylaw may not be the most appropriate forum

to consider the nature of markets but she signalled her desire to progress this discussion elsewhere.

Councillor Stammers-Smith stated that he was opposed to the bylaw as he considered it simply created a new bureaucracy. He supported retention of the current bylaw which he believed was easy and straightforward. The Mayor reminded him of the Council's statutory duty to review bylaws every five years. She added that the only provision introduced in the new bylaw was the permit for Licence Premise Tours.

The following points were noted as requiring clarification before commencing public consultation:

- Natural (and legal) substances need to be differentiated from psychoactive substances.
- A definition of the maximum volume permitted for busking was needed.

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

- 1. Note the contents of this report;**
- 2. Approve the proposed Queenstown Lakes District Nuisance Bylaw 2016 for public consultation using the special consultative procedure.**
- 3. Appoint Councillors Aoake, Ferguson and MacLeod to participate in a hearing panel to consider and hear submissions on the proposed Queenstown Lakes District Nuisance Bylaw 2016.**

Councillor Stammers-Smith recorded his vote against the motion.

7. Submission on Otago Regional Council Draft Annual Plan 2016/17

A report from Meaghan Miller (General Manager, Corporate Services) introduced the Council's proposed submission on the Otago Regional Council (ORC) Draft Annual Plan 2016/17.

An amended submission was circulated containing new comment about improving water quality (rivers, lakes and urban) and QLDC Liaison Service.

Councillor Forbes asked that the section about improving water quality include comment about deep water monitoring. She also suggested that the comment about transport be strengthened. In relation to the latter, the Mayor stated that staff advice was that it should remain as in the draft, but she would urge the ORC to transfer its proposed actions from year 3 to 2016/17 when she spoke to the submission.

Councillor Lawton asked the Mayor to inform Councillors when the verbal submission was to be presented.

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

- 1. Note the contents of this report;**
- 2. Note and endorse the Queenstown Lakes District Council submission as amended on the Otago Regional Council Annual Plan 2016/17.**

8. QLDC Organisational Health, Safety and Wellbeing Performance

A report from Matt Jenkinson (Health, Safety and Wellbeing Advisor) presented information detailing how the Council was fulfilling its statutory health and safety responsibilities.

A request was made for information about benchmarking of the QLDC's results against other Councils.

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

It was agreed to amend the order of the agenda and cover the Mayor's report next in the meeting.

10. Mayor's Report

A report from the Mayor:

- a) Set out the functions and meetings attended during the period 25 March to 27 April 2016;
- b) Presented an update on the membership and achievements of the Queenstown Lakes Community Housing Trust;
- c) Introduced a report prepared by Councillor Alexa Forbes on a recent fact finding mission to Aspen;
- d) Presented updates from the three Portfolio Leaders;
- e) Summarised the items from and appended the minutes of the following meetings:
 - i. Wanaka Community Board minutes (16 March 2016)
 - ii. Property Subcommittee minutes (24 March 2016)
 - iii. Wanaka Community Board draft minutes (13 April 2016)
 - iv. Property Subcommittee draft minutes (14 April 2016)
- f) Detailed the actions taken from previous Council meetings.

On the motion of the Mayor and Councillor Stevens it was resolved that the Council:

- 1. Note the report; and**

Wanaka Community Board (16 March 2016)

- 2. *New Licence for Fire Service Siren at Lismore Park***

- a) Grant a new licence to the Fire Service on Lismore Park for a new aerial and siren subject to the following conditions:
 - i. Commencement 1 April 2016
 - ii. Term Five years
 - iii. Rent: Pursuant to the Community pricing Policy – initially \$1 per annum
 - iv. Reviews: Five-yearly
 - v. Renewals: Three of five years each by agreement of both parties
 - vi. Termination: Council to give twelve months written notice of termination if the siren and/or pole have to be removed to facilitate Council's utilisation of the land for other purposes.
 - vii. Insurance: The Fire Service to provide \$2 million public liability insurance.

- b) Exercise the Minister's consent (under delegation from the Minister of Conservation) to the granting of this licence over Lismore Park, Recreation Reserve Pt Section 90 Block IX Town of Wanaka.

Wanaka Community Board (13 April 2016)

3. *Luggate Park: Proposal to Vest Reserve Land for Stage 2B*
 - a) Approve the vesting of proposed Lot 300 as Recreation Reserve in lieu of reserve land contributions for Stage 2B, with the following conditions fulfilled, and works to be undertaken at the applicant's expense:
 - i. Presentation of the reserve in accordance with Council's standards for reserves, with particular reference to (ii), (iii) and (iv) below;
 - ii. Prior to 224c, the land shall be in accordance with standards in the Landscape section (Part 7) of the QLDC Land Development and Subdivision Code of Practice.
 - iii. Prior to 224c, the land shall be planted in accordance with the Luggate Park Planting Plan Stage 2B – 30 March 2016.
 - iv. Prior to 224c, tracks shall be implemented in accordance with track designs shown on the Luggate Park Stage 2B Roding and Stormwater Plan – 29 January 2016.

- v. Prior to 224c, the applicant shall form a Developer's Agreement to maintain the reserve for a period of three years from the time of 224c in accordance with the Luggate Park Management Plan – 4 April 2016. The Developer's Agreement shall ensure that the reserve is in the standard required by the Management Plan prior to handover to QLDC.
 - vi. A potable water supply point to be provided at the boundary of the reserve lot in a location to be endorsed as appropriate by the Parks and Reserves Planning Manager;
 - vii. The registrations of a fencing covenant under s6 of the Fencing Act 1978 on the reserves to vest in QLDC to protect the Council from liability to contribute towards any work on a fence between a public reserve vested in or administered by the Council and any adjoining land;
- b) Approve the implementation of new tracks on Lot 300 in lieu of reserve improvement contributions payable for Stage 2B, and to delegate authority to the Parks and Reserves Planning Manager, to approve the cost of these new tracks to offset reserve improvement contributions.
- c) Note that the approval of reserve land as part of the subdivision consent RM060392 for Stage 2A in lieu of reserve land contributions and any improvements on these reserves in lieu of reserve contributions will be subject to a future report.
- 4 *Cardrona Water/Wastewater Treatment Preferred Option***
- a) Proceed with the proposed upgrades to the Cardrona Wastewater Treatment Plant (subject to ORC's response) to meet the requirements of current development with the exception of Benbrae Resort.
 - b) Proceed with delivery of the Cardrona Township's wastewater reticulation. The detailed design contemplates a staged delivery of the reticulation to meet the needs of development.

- c) Proceed with modelling of the Cardrona Valley Pipeline and, subject to the outcomes of modelling and negotiations with key stakeholders, ongoing detailed design of the Cardrona Valley Pipeline.

5 *Wanaka Yacht Club Borefield – Approval of Notice of Requirement*

Proceed with the Notice of Requirement for creation of a designation area to adequately protect the Wanaka Yacht Club Borefield and associated facilities.

6 *Mt Aspiring Road Booster Designation – Approval of Notice of Requirement*

Proceed with the Notice of Requirement for creation of a Designation area to adequately protect the Mt Aspiring Road Booster Pump Station asset and associated facilities.

7 *Proposal to Offset Reserve Improvement Contributions for a New Track at Kirimoko Crescent upon a proposed Recreation Reserve*

- a) Approve a credit from reserve improvement contributions of \$24,644 excl. GST from development contributions payable for the proposed subdivision of Lot 5 DP 300734, subject to the following works being undertaken at the applicant's expense:
 - i. A new track to be developed in the future Recreation Reserve described as Lot 27;
 - ii. Final approval of plans and specifications of the track and other improvements to be delegated to the approval of the Parks and Reserves Planning Manager;
 - iii. A credit be approved from the reserve improvement contributions payable for the actual cost of the reserve improvements as approved by the Parks and Reserves Planning Manager;
 - iv. If the cost of work to construct the approved plan exceeds the reserve improvement contributions available to be credited, the additional cost shall be at the applicant's expense;
 - v. A five year maintenance period of the track by the current landowner commencing from

practical completion of the reserve improvements;

- vi. A maintenance agreement for the five year period shall be provided by the applicant and approved by the Parks and Reserves Planning Manager.

The meeting returned to the order of the printed agenda.

9. **Wanaka Airport Planning and Development**

A covering report from Peter Hansby (General Manager, Property and Infrastructure) introduced the 2016 Wanaka Airport Planning and Development Report.

The Chief Executive advised of changes to the recommendations contained in the printed agenda. He wished to amend (3) to require a report to Council on a preferred governance model as soon as possible, with the report to include a draft Statement of Proposal. He added that (5) [to provide \$50,000 funding in the 2016/17 Annual Plan to enable governance investigation and possible special consultative process] could now be deleted as funding had been identified to cover the work necessary.

The Mayor stated that whilst she accepted the technical detail in the report, she had some concerns about the governance review and she therefore supported the recommendation which provided for a full analysis of the governance options and adoption of a Statement of Proposal for consultation.

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

- 1. Adopt the Wanaka Airport Planning and Development Report;**
- 2. Agree in principle, subject to further work that the recommendations contained in the 2016 Wanaka Airport Planning and Development Report about exploring future governance models are further investigated;**
- 3. Instruct officers to investigate the governance options contained in the strategic plan and report back to Council as soon as practicable on a preferred governance model for Wanaka Airport including a draft Statement of Proposal for consideration by Council.**
- 4. (if triggered) throughout the investigative process; and**

- 5. Note that the future capital and infrastructure programme will be confirmed through the relevant Annual Plan/LTP process.**

11. Chief Executive's Monthly Report

A report from the Chief Executive:

- a) Detailed progress to date with the 2015/16 work plan;
- b) Assessed a request from Lakes Edge Developments Ltd to reduce the period of maintenance of the Recreation Reserve from five years to two years;
- c) Advised of the decision to cease use of the overflow camping area at the Queenstown Lakeview Holiday Park as a short-term accommodation facility over the Christmas/New Year period.

Lakes Edge Developments Ltd

Consideration was given to the request to reduce the maintenance period on the reserve from five years to two years. A question was raised about whether old cuttings would be as successful as a hedge planted with fresh stock. Overall however it was noted that this was a consent condition and for consistency should remain in place.

Queenstown Lakeview Holiday Park

There was further discussion about use of the overflow camping area with questions raised about where else those staying could be accommodated. It was noted that a key reason for this decision was that the facilities were not designed for this number of people. Councillor Gazzard stated that he was not comfortable with the planned closure.

Roading Developments: Wanaka Sports Facility

It was noted that a transport safety audit had required some changes and Ballantyne Road had also been part of this review. It was also likely that there may not be sufficient time left in the current sealing season to seal the road. Councillor MacLeod sought clarification on the overall process and timelines for development of the roading network around the Wanaka Sports Facility.

Procurement Policy

A request was made to review the Procurement Policy before its formal presentation at a Council meeting.

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

- a. **Note the report; and**
- b. **Confirm condition (1)(v) of its decision of 27 August 2015 that land at a Lake Edge Limited Subdivision on Peninsula Road to be vested in Council as recreation reserve shall have a five year maintenance period by the current**

landowner commencing from practical
completion of the reserve.

Confirmation of minutes

Ordinary meeting, 24 March 2016

The following amendments to the draft minutes were made:

Councillor Ferguson leave of absence: 11 May – 3 June 2016

Item 11: 'Councillor MacLeod was critical of the standard of construction work on the Brownston Street parking project ... following issues:

- Dish drains
- Etc...'

On the motion of Councillors MacLeod and Stevens the Council resolved that the public part of the minutes of the ordinary meeting of the Queenstown Lakes District Council held on 24 March 2016 as amended be confirmed as a true and correct record.

Extraordinary meeting, 5 April 2016

On the motion of Councillors Stevens and Gazzard the Council resolved that the public part of the minutes of the extraordinary meeting of the Queenstown Lakes District Council held on 5 April 2016 be confirmed as a true and correct record.

Resolution to Exclude the Public

On the motion of Councillors Aoake 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 – 24 March 2016

- Item 13: Skyline Easement Tree Removal**
- Item 14: Coronet Forest Management Options**
- Item 15: Resource Consent Appeals**

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.
13. Skyline Easement Tree Removal	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)
14. Coronet Forest Management Options	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)
15. Resource Consent Appeals	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; i) Enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations);	Section 7(2)(g) Section 7(2)(i)

Noting of minutes

**Resource Consent Commissioner Appointment Committee minutes
(24 March 2016)**

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
All items on Resource Consent Commissioner Appointment Committee	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 – 28 April 2016

Item 12: Navigation Safety Bylaw

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
12. Navigation Safety Bylaw	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: d) avoid prejudice to measures protecting the health and safety of members of the public;	Section 7(2)(d)

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 4.35pm.

The meeting came out of public excluded and concluded at 4.40pm.

CONFIRMED AS A TRUE AND CORRECT RECORD

M A Y O R

26 May 2016

D A T E