

Minutes of an ordinary meeting of the Queenstown Lakes District Council held in the Council Chambers, 10 Gorge Road, Queenstown on Thursday 30 June 2016 commencing at 1.00pm

Present:

Mayor Vanessa van Uden; Councillors Aoake, Cocks, Ferguson, Forbes, Gazzard, Gilmour, Lawton, 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 Colin Keel (Chief Executive Officer, Queenstown Airport Corporation), Mr Mark Edghill (Chief Financial Officer, Queenstown Airport Corporation), Mr Lee Webster (Manager, Regulatory), Mr Ulrich Glasner (Chief Engineer), Mr Paul Speedy (Manager, Strategic Projects and Support), Mr Blair Devlin (Manager, Planning Practice), Mr Andrew Timms (Project Manager, Property and Infrastructure), Mr Tony Pickard (Principal Planner, Infrastructure), Ms Kim Banks (Senior Policy Planner), Mr Matthew Jenkinson (Health and Safety Advisor), Mrs Jan Maxwell (Arts and Events Facilitator), Ms Marie Day (Community and Events Facilitator), Ms Heidi Thomson (Regulatory Support Coordinator) and Ms Jane Robertson (Governance Advisor); two members of the media and approximately 30 members of the public

Apologies

There were no apologies.

Leave of Absence Requests

There were no requests for Leave of Absence.

Declarations of Conflicts of Interest

- Councillor Gilmour declared an interest in item 8 ('Making Plan Change 50 Operative') because she owned a property within the plan change area
- Councillors MacLeod and Stevens declared an interest in item 11 ('Local Alcohol Policy – Update') because they had a greater than 10% interest in a company in possession of a liquor licence.
- Councillor Gazzard declared a conflict of interest in relation to item 17 ('Private Plan Change 51 – Peninsula Bay North') because he had been a Commissioner for the hearing.
- Councillor Forbes referred to the decision of the Property Subcommittee made on 9 June 2016 (included within item 20, the Mayor's report) appointing her as a member of a hearings panel for an application by Skyline Enterprises Ltd for a Right of Way easement to establish a new access. She stated that she was part owner of a company that provided services to Skyline Enterprises but she

did not consider that this would preclude membership of a hearings panel. The Mayor agreed that this did not represent a conflict of interest.

The Mayor directed all above (except for Councillor Forbes) to sit back from table during discussion of the relevant item.

Matters Lying on the Table

The Mayor noted that the item lying on the table ('Proposed new lease to Canterbury Westland Kindergarten Incorporated for the Frankton Kindergarten') was included within the agenda and therefore due to be uplifted from the table. She added however, that since the agenda's preparation a request had been received from the kindergarten to delay consideration of the item for one month. She was prepared to accommodate this request, adding that this would also provide an opportunity for the Chief Executive to prepare a report discussing the options for break clauses. As item 10 ('New Ground Lease – Kingston Community Association') covered similar material, she considered that it would also be appropriate for this item to remain on the table for another month, pending preparation of this report.

Councillor Gilmour asked for this report also to consider all terms and conditions for leases. The Mayor did not agree that this was necessary, noting that lease length and the rationale for termination would be considered as part of a report discussing options for break clauses.

On the motion of Councillor Stammers-Smith and Aoake the Council resolved that the item 'Proposed new lease to Canterbury Westland Kindergarten Incorporated for the Frankton Kindergarten' remain lying on the table and that the item 'new Ground Lease – Kingston Community Association' lie on the table pending preparation of a report discussing break clauses.

Confirmation of agenda

It was noted that under the previous section the agenda had been altered by removing items 9 and 10 from the agenda.

Public Forum

1. Mr Graeme Todd

Mr Todd appeared for Cabo Ltd. He stated that Wyuna Station had a 33 year grazing licence over the peninsula, which was a potential site for the Glenorchy community sewerage scheme treatment plant and disposal field. There was some concern that a different location for the disposal field would impinge on land over which Cabo had a grazing licence but the licence could only be terminated for recreational purposes and not the use proposed.

Speaking in a personal capacity Mr Todd addressed the Council about a submission he had lodged on the future of Coronet Forest. He was concerned that the Council had not made public all the material discussed on the issue in public excluded. He observed that effective consultation could not occur unless all parties had the same material. He confirmed that he would have no issue if he received an assurance that all information provided to the Council had been made available during the public feedback stage.

2. Mr Jim Childerstone

Mr Childerstone presented his own analysis of the value of Coronet Forest and the cost/benefit of early harvest. He concluded that a decision to opt for early harvest would result in the Council making a loss. He asked Council to reject the recommended course of action in the agenda report because he did not believe that the conclusions were valid. He believed that a better option was to allow the trees to grow to maturity.

3. Mr Tom Butler

Mr Butler stated that he was General Manager of Blanket Bay. He was concerned about the site of the proposed treatment plant. His own residence would look over it but he was also concerned about potential odour which would be negative both for himself and guests of Blanket Bay, particularly as they were visiting to enjoy Glenorchy's 'clean, green' environment.

4. Mr John Glover

Mr Glover was critical of the staff report on the Glenorchy community sewerage scheme. He stated that community values had not been considered and there was concern in the community because the solutions proposed were heavily engineered and needed lots of water to work and were not sustainable, either financially or environmentally. He asserted that there were many unknowns in the proposal including no consent, no firm costing and no approval to use recreation reserve land. He asked for a workshop to establish what the community wants. He did not support proceeding until these unknown matters were settled.

5. Paul Chapman

Mr Chapman wanted Glenorchy to try something different for its sewerage scheme and adopt a system that used less water and energy and was more in line with the community's wellbeing. He wanted to move society away from its strong bias towards the flush toilet and instead make individual dwellings responsible for their sewage treatment. He believed that there was potential for adopting a sustainable system and he suggested that the Council reject the report recommendation because it was focused on the traditional sewer.

6. Trish Fraser

Ms Fraser stated she was a commercial property owner in Glenorchy and was concerned about the potential costs of the proposed sewerage scheme. She questioned the dwelling equivalents assigned for commercial properties and the impact that this would have on the costs allocated. She believed that the dwelling equivalents had been very randomly and inconsistently assigned, citing examples such as the church, pub, café, school and Dart River Jet. She noted that in the latter example, despite having up to 400 visitors per day, the

company had only been assessed as one dwelling equivalent. She considered that the only fair way to apportion costs was by user pays and in order to assess need, water meters needed to be attached to all commercial properties. She added that Council had a responsibility to provide for Glenorchy the most cost effective scheme and should not burden the community with high capital and operating costs.

7. Mike Spencer

Mr Spencer was critical because the Glenorchy community sewerage scheme report did not assess the effects of natural hazards including flooding, earthquake and liquefaction. He questioned what would happen if the system was destroyed through a major disaster.

**On the motion of Councillors MacLeod and Lawton
the Council resolved to suspend Standing Orders
and extend the Public Forum.**

8. Ivan Strang

Mr Strang was critical of the Glenorchy community sewerage scheme report recommendation as it did not review the actual situation in Glenorchy, namely, a full survey of the type, maintenance and performance of the existing septic tanks. He suggested that the Council approach the Hawkes Bay District Council which operated a suitable system. He suggested that the Council defer the decision whilst it worked towards getting resource consent.

9. Nicki Gladding

Ms Gladding stated that she was speaking on behalf of Sustainable Glenorchy and 22 members. She expressed concern that some issues were not addressed in the report about the Glenorchy community sewerage scheme and presented several requests before proceeding further with the project. She highlighted uncertainty about the discharge application and site and asked that these be clarified before the tender process is authorised. She also requested estimates of the operating costs for each option, as it was not right to assume that the project was affordable and sought an affordability assessment before detailed design begins. She wanted any estimates to be based on metered flows and wanted people to have the ability to opt out if their existing on-site scheme met certain standards. She stated that there was no public health issue in the community and the group did not want the Council to proceed further without the necessary information.

10. Mary Strang

Ms Strang stated that she was a member of Sustainable Glenorchy. She noted that the report did not clarify when the community vote would occur. She requested that the scheme only proceed based on 2/3 support from both the commercial sector and residential ratepayers.

11. Paul Fraser

Mr Fraser expressed concern that proceeded with the recommended option for the Glenorchy community sewerage scheme was both a financial and health risk, especially as the pipes age. He also highlighted the risk of earthquake and liquefaction zone and advocated installation of PVC pipes, adding that a hybrid-

gravity system would cost more to fix after a disaster. He noted that these risks could not be mitigated by insurance and there was the additional risk that the system would not work because people choose to use their grey water. He sought an assurance that these risks had been assessed.

**On the motion of Councillors Stevens and Lawton
the Council resolved to reinstate Standing Orders.**

1. Glenorchy Community Sewerage Scheme Report and Procurement Review

A report from Ulrich Glasner (Chief Engineer) sought approval to proceed with a two stage procurement approach for a Gravity-Hybrid reticulation system for the Glenorchy community sewerage scheme combined with a package treatment plant. The report also sought authority to hold a community vote to determine support for a sewerage scheme and to undertake a further review of Council land holdings in Glenorchy to confirm the preferred location for a treatment plant and disposal field and to identify any opportunities for land sales.

Mr Hansby, Mr Glasner and Mr Timms joined the table.

Councillor Cocks reported on the questions raised about the proposed system at the last community meeting held in Glenorchy. He observed that most of these concerns had been raised during the Public Forum.

There was discussion about how the dwelling equivalent had been assessed and plans for doing it again. Staff noted that they were still working through the methodology, noting that could be done within 4-6 weeks which should allow an opportunity to get peak readings.

Members noted that concerns had been raised about the lack of detail available, especially in relation to costs. Mr Hansby noted that costs would be clarified through the tender process but it would be disadvantageous to delay the community vote until this time and pricing could be impacted if the market understood that the project was still subject to Council resolution.

Councillor Forbes expressed concern that the proposed system penalised people who wanted a more sustainable solution. Staff noted however, that the hybrid-gravity system would require lower levels of earthworks and would result in a smaller impact on each individual property.

Councillor Cocks observed that despite the comments made during the Public Forum, at the public meeting he had attended it appeared that a significant proportion of the community supported the Gravity-Hybrid system.

The Mayor asked when the community vote would occur. Staff advised that it would not occur until a further dwelling equivalent assessment had been completed. It was agreed that for complete clarity this should be stated in the resolution.

The Mayor suggested that it would also be beneficial to undertake the vote after resource consent had been received as this would clarify conditions to be met and the disposal field location. Mr Hansby noted that delaying the community vote until consent was received would also delay detailed design. Accordingly, he did not recommend delaying the community vote for this reason as detailed design would narrow costings estimates to +/- 10%.

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

- 1. Note the contents of this report;**
- 2. Approve the QLDC Property & Infrastructure team to proceed with a Two stage procurement plan as outlined in Option 2 of this report; and**
- 3. Approve the QLDC Property & Infrastructure team to facilitate a community vote to determine support for a Sewerage Scheme after completion of the dwelling equivalent assessment and receipt of the resource consent; and**
- 4. Authorise the QLDC Property & Infrastructure team to undertake a further review of QLDC land holdings in Glenorchy to reconfirm the preferred location for a Treatment Plant and Disposal Field, and identify any opportunities for land sales.**

Councillor Forbes and Councillor Stammers-Smith abstained from voting.

It was agreed to alter the order of the agenda items and take item 5 next in the agenda so that the senior staff in attendance from the Queenstown Airport Corporation could leave the meeting.

5. Statement of Intent, Queenstown Airport Corporation 2016/17

A covering report from Stewart Burns (General Manager, Finance and Regulatory) presented the final Statement of Intent for the Queenstown Airport Corporation for the 2016/17 year.

Mr Keel and Mr Edghill joined the table and answered questions from the Council.

On the motion of Councillors Gazzard and MacLeod it was resolved that the Council receive the Statement of Intent for 2016/17 for the Queenstown Airport Corporation.

The meeting adjourned at 2.33pm and reconvened at 2.45pm. It returned to the printed order of the agenda.

2A. Queenstown Traffic and Parking

A report from Tony Pickard (Principal Planner, Infrastructure) presented implementation measures for traffic and parking elements of the Queenstown Town Centre Transport Strategy. These encompassed the following measures:

- CBD Parking Bays: Number bays and introduce a 'No Return' time of 60 minutes
- Limit the parking areas for large size campervans and introduce dedicated town centre parking in Boundary Street carpark
- Standardise the operation of all CBD and town centre loading zones
- Adjust the time limits and charges for CBD bus stops
- Extend restricted parking time limits in the CBD
- Amend signage to reflect these changes

Mr Pickard and Mr Hansby joined the table for this and the following item.

There was further discussion about the proposal to extend restricted parking time limits. The Mayor observed that analysis did not provide much background for decision-making and she wished to delete that part of the recommendation and replace it with an alternative resolution prepared by the Chief Executive, which was read as follows:

Instruct staff to undertake further investigations and report back on the cost and feasibility of extending restricted parking time limits to 8pm as previously discussed by Council and report back by July 2016.

There was discussion about whether this report should include analysis of Wanaka and Arrowtown. It was noted that the proposed resolution did not specify the CBD. A question was also raised about the tight timeframe but the Mayor considered that it did not need to be a detailed assessment and figures should be readily accessible.

Mr Pickard noted that the cost may be difficult to assess as it was not just the cost of additional enforcement but also the administrative cost of supporting the activity. He added that enforcement between 6pm and 10pm had not been considered before and he was keen to work with the Queenstown Chamber of Commerce to examine how the CBD worked at that time and also assess how much risk there may be for wardens. Mr Webster was invited to the table to discuss the cost analysis. He advised that basic figures and feasibility would be possible but analysis of the impact (for example, processing of waiver applications) may be more difficult.

Members sought clarification of the suggested parking charges for the proposed use of the Boundary Street carpark for overnight parking for buses, coaches and smaller buses. Mr Pickard noted that this would be the subject of a separate item in the future.

Members expressed support for standardising the use of loading zones after hours and stressed the importance of the rules being easy to interpret.

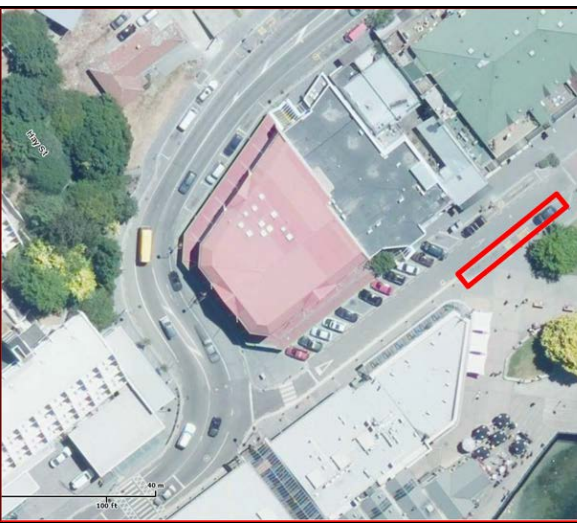

On the motion of Councillors Aoake and Forbes it was resolved that the Council:

1. Note the content of this report;
2. Approve the numbering of Central Business District (CBD) parking zones as follows:

CBD Zone	Location
1	Memorial Street (Camp Street intersection to Shotover Street intersection)
2	Duke/Brecon Street (lower Brecon Street from base of steps to Shotover Street intersection)
3	Shotover Street (Beach St to Stanley Street)
4	(Lower) Beach Street (from Steamer Wharf to Rees Street)
5	Rees Street
6	Church Street Church / Earl / Camp Street (Part) / Marine Parade (Part)
7	Camp Street (Man Street to Church Street)
8	Stanley Street (Stanley / Shotover Intersection – Coronation Drive)
9	Athol Street
10	Coronation Drive

3. Approve a “No Return Within 1 Hour” restriction within each CDB parking zone;
4. Prohibit large campervans (motorhomes that do not fit in a single parking space) from public parking in the CBD;
5. Approve the changes to bus and coach parking in the CBD as follows:

Area	Existing	Proposed
Lower Beach Street	Loading Zone	Bus Stop <i>Restrictions</i> No Parking Except Small Passenger

		<p>Service Vehicles 0800 – 1800 15 mins max 1800 – 2200 60 mins max</p>
<p>Steamer Wharf</p>	<p>Bus Stop P15 (Only applies 0800 – 1800)</p> 	<p>Bus Stop Restrictions No Parking Except Passenger Service Vehicles 0800 – 1800 15 mins max 1800 – 2200 60 mins max</p>

6. Approve the alternative uses of all existing loading zones in the CBD except Searle Lane and as follows:

	Existing	Proposed
All	<p>Loading Zone</p> <p>Various restrictions</p>	<p>Loading Zone/Taxi Stand</p> <p>Restrictions No Parking Loading Zone 0600 – 1800 Taxi Stand 1800 – 0600</p>

7. Instruct staff to undertake further investigations and report back on the cost and feasibility of extending restricted parking time limits to 8pm as previously discussed by Council and report back by July 2016; and
8. Approve the scheme for directional signage for public car parks in the CBC and Town Centre.

2B. Queenstown Town Centre Transport Strategy Implementation Plan

A report from Tony Pickard (Principal Planner, Infrastructure) presented the plan to implement the Queenstown Town Centre Transport Strategy for the Council to adopt, recommending also the delivery of quarterly report to Council on progress with the work programme.

Councillor MacLeod asked that key initiative (2) be amended so that parking at the edge was highlighted first, namely:

'Provide parking at the edge in order to remove on street parking in the town centre'.

Councillor Gazzard asked that there be a similar reordering of the statement concerning the bypass through Melbourne Street to access a future parking building.

Councillor Gilmour asked whether parking debt had been repaid. In reply it was noted this would be addressed within the Traffic Improvement Fund. She also asked for the plan to be edited before it is released publicly.

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

- 1. Note the content of this report;**
- 2. Accept the implementation plan with its indicative time frames, quarterly reporting and note the budget restrictions; and**
- 3. Direct officers to report on progress of the work programme quarterly, starting in September 2016.**

3. Future of Coronet Forest – Community Feedback

A report from Paul Speedy (Manager Strategic Projects and Support) presented the outcome of the feedback sought on the future of Coronet Forest, noting that the majority (about 85%) favoured an early harvest. The report recommended that the Council agree to an early harvest starting in 2017/18 subject to updating the Coronet Forest Management Plan (2001) and considering this in the 2015/25 10-Year Plan.

Councillor Stevens spoke in opposition to the report, questioning the lack of disadvantages identified for harvesting the forest early. Mr Speedy noted that many of these issues including harvest and regeneration options would be detailed in the Forest Management Plan which would be subject to the Special Consultative Procedure, whilst the financial implications would be further consulted on as part of the 10-Year Plan.

In reply to the concern raised in the Public Forum, Mr Speedy advised that there was nothing fundamental of the public excluded information presented to the Council that had been omitted from the public consultation material.

Councillor Lawton asked that despite earlier discussions dismissing use of the wood for firewood that it be included again for consideration in the Forest Management Plan. She also asked for sediment run-off to be included in the Plan.

The Mayor asked Councillors to contact Mr Speedy directly if they had other matters they wanted to be included in the Management Plan/Outline Plan.

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

- 1. Note the contents of this report and in particular:**
 - a. The majority (circa 85%) of feedback participants favour an early harvest;**
 - b. The Coronet Forest Management Plan is required to address re-establishment and/or revegetation of production forest land, together with areas to be retired from production forestry following harvest operations;**
 - c. Retiring land from production forestry presumes the cost of site re-vegetation (circa \$2.5M) will not be recovered by future harvest operations;**
- 2. Agree to an early harvest of the Coronet Forest subject to:**
 - a. Updating the Coronet Forest Management Plan (2001) in accordance with the District Plan designation;**
 - b. Consideration of the updated Coronet Forest Management Plan in the 10-Year Plan (2015-25).**

Councillors Gazzard, Stammers-Smith and Stevens voted against the motion.

4. 2016/17 Annual Plan Adoption

A covering report from Meaghan Miller (General Manager, Corporate Services) introduced the 2016/17 Annual Plan for adoption.

Ms Miller joined the table; Mr Burns joined the table for this and the item following (item 6).

The Mayor acknowledged the work of Councillors to hear submissions and determine funding allocations. Ms Miller also thanked Sarah Douglas for graphic design and Shelley Dawson for submission management, whilst Mr Burns acknowledged the contributions of Gaynor Webb and Jeremy Payze to preparing financial information.

On the motion of Councillors Aoake and Cocks it was resolved that the Council adopt the 2016-2017 Annual Plan pursuant to sections 95 and 82 of the Local Government Act 2002

Councillor Gilmour abstained from voting.

It was noted that item 5 had been addressed earlier in the meeting.

6. Principles Related to the Use of Funds from the Sale of the Scurr Heights Land

A report from Stewart Burns (General Manager, Finance and Regulatory) presented principles for using the proceeds from the sale of the Scurr Heights land for adoption and the accounting treatment for managing approved distributions.

Mr Burns confirmed that the primary guide for distinguishing qualifying projects would be their inclusion either in the 10-Year Plan or the Annual Plan. He also confirmed that the Wanaka Community Board would have an input into identifying new or existing projects appropriate for a distribution of funds from the Scurr Heights proceeds.

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

a. Confirm that the net sale proceeds from the recent sale of the Scurr Heights Land be credited to the Wanaka Asset Sale Reserve in line with previous practice; and

b. Confirm the following guiding principles relating to future distributions from the Wanaka Asset Sale Reserve:

- Distributions may be used to fund qualifying capital expenditure approved in the LTP or Annual Plan which benefits the residents of the Wanaka ward.**
- Distributions may not be used to fund operating expenditure.**
- Qualifying capital expenditure refers to capex which funds an increase in level of service for the Wanaka ward. This excludes capex required because of growth (otherwise funded from development contributions) and renewal capex (otherwise funded by depreciation).**
- Qualifying capital expenditure may include repayment of debt incurred on capex which has funded an increase in level of service for the Wanaka ward.**

It excludes purchase of assets which are primarily acquired for speculative purposes.

7. Supply Boundary Adjustment – Arrowtown Retirement Village

A report from Ulrich Glasner (Chief Engineer) sought Council approval to extend the water supply and wastewater service boundaries for the proposed Arrowtown Retirement Village along McDonnell Road.

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

- 1. Note the contents of this report; and**
- 2. Agree that the water supply and wastewater service boundaries be extended to cover the proposed Arrowtown Retirement Village along McDonnell Road.**

Councillor Gilmour withdrew from the meeting for item 8.

8. Making Plan Change 50 – Queenstown Town Centre Zone Extension, Operative

A covering report from Paul Speedy (Manager, Strategic Projects and Support) introduced the decision of the Environment Court on Plan Change 50 following completion of the appeals process.

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

- 1. Note the contents of this report;**
- 2. Authorise officers to amend the Operative District Plan in accordance with the Environment Court's decision on Plan Change 50 dated 18 May 2016;**
- 3. Approve Plan Change 50 in accordance with clause 17 of the First Schedule of the Resource Management Act 1991;**
- 4. Authorise public notification of the date on which Plan Change 50 shall become operative.**

It was agreed to vary the order of the items on the agenda and consider item (15) 'Making Plan Change 49 – Earthworks, operative' next.

Councillor Gilmour turned to the meeting at this point.

15. Making Plan Change 49 – Earthworks, operative

A covering report from Blair Devlin (Manager, Planning Practice) introduced a Consent Order issued by the Environment Court on 13 April 2016 which resolved an appeal received to Plan Change 49, the report seeking authorisation to make the changes proposed through Plan Change 49 and the Consent Order and publicly notify the Plan Change becoming operative.

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

- 1. Note the contents of this report;**
- 2. Authorise officers to amend the Operative District Plan to incorporate the changes proposed through Plan Change 49 and as set out in the Environment Court Consent Order dated 13 April 2016; and**
- 3. Approve public notification of the date on which Plan Change 49 shall become operative.**

11. Local Alcohol Policy – Update

A report from Lee Webster (Manager, Regulatory) presented an update on the need for a local alcohol policy ('LAP'), and if so, when. The report recommended that before advancing any LAP, a needs assessment be undertaken with ACC and an alcohol strategy be developed to determine the objectives for reducing alcohol related harm in the community.

Mr Webster joined the table. He confirmed that there were still gaps where alcohol-related harm was happening and an alcohol strategy would identify what the community wanted to achieve, when and how. He considered that this was the best approach at this time as there was still some concern that an LAP may not be what the community wants.

Councillor Lawton endorsed this approach, noting that the Wanaka Alcohol Group also considered that it needed more evidential information.

There was discussion about shortening the proposed time for reporting back to six months, but the Mayor considered that the proposed timeframe of 12 months was appropriate.

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

- 1. Note the contents of this report;**
- 2. Agree that the Queenstown Lakes District Council should undertake an alcohol needs assessment in conjunction with the Accident Compensation Corporation by December 2016 (subject to ACC funding availability);**
- 3. Agree that the Queenstown Lakes District Council develop an Alcohol Strategy within 12 months following the Accident Compensation Corporation needs assessment and the Health Promotion Agency research on density is released;**

- 4. Agree that the Queenstown Lakes District Council will not proceed with the development of an Local Alcohol Policy until an alcohol needs assessment and alcohol strategy are undertaken to determine where a local alcohol policy is necessary; and**
- 5. Agree that an update on the need for a Queenstown Lakes District Local Alcohol Policy is reported back to Council within 12 months of the adoption of an Alcohol Strategy.**

12. Fees and Charges, Planning and Development

A report from Rachel Beer (Team Leader Planning Support) presented the recommendation from the hearings panel on proposed fees and charges for the Planning and Development department following completion of the Special Consultative Procedure

Mr Avery joined the table.

Further clarification of how efficiency of processing activities would be reported to Council. Mr Avery advised that there were ongoing discussions about meaningful measures. The Chief Executive observed that timeframes adjusted for different bodies of work (rather than simply statutory timeframes) may be a useful measure. In addition, TechOne would provide data to judge the effectiveness of processes and staff work with applicants, especially if a consent is taking longer than usual to process.

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

- 1. Note the contents of this report;**
- 2. Adopt the recommendation from the Hearings Panel for the following increased fees and charges for the Planning and Development department as listed below, effective from 1 July 2016:**

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HOURLY RATES	\$
Building Officer	145.00
Administration	90.00

BUILDING CONSENT NO PIM (Initial Fee)	(No PIM) \$
Estimated Value of Building Work (Incl GST)	
- - 5,000	325.00
5,001 - 20,000	715.00
20,001 - 180,000 Unlined Accessory Building	1,155.00
20,001 - 180,000	1,750.00
180,001 - 500,000 Single Residential	2,850.00
180,001 - 500,000 Commercial	3,100.00
500,001 - 1,000,000 Single Residential	4,350.00
500,001 - 1,000,000 Commercial	4,800.00
Over 1,000,000 *	5,300.00
* for every \$50,000 or part thereof over \$1,000,000 an additional initial fee of \$55.00	

BUILDING CONSENT INCL PIM (Initial Fee)	(Incl PIM) \$
- - 5,000	365.00
5,001 - 20,000	755.00
20,001 - 180,000 Unlined Accessory Building	1,180.00
20,001 - 180,000	1,775.00
180,001 - 500,000 Single Residential	2,875.00
180,001 - 500,000 Commercial	3,125.00
500,001 - 1,000,000 Single Residential	4,375.00
500,001 - 1,000,000 Commercial	4,825.00
Over 1,000,000 *	5,325.00
* for every \$50,000 or part thereof over \$1,000,000 an additional initial fee of \$55.00	

SPECIFIC BUILDING TYPE (Initial Fee)	\$
Heating Appliances	295.00
Demolition - Residential	230.00
Demolition - Commercial	335.00
Demolition - Minor	115.00

GOVERNMENT LEVIES (for all building work of value \$20,000 and over)	
Building Research Levy BRANZ	\$1.00 per \$1,000 of building work
Department of Building and Housing Levy	\$2.01 per \$1,000 of building work

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BUILDING ADMINISTRATION (Initial Fee)	\$
Minor Plan Variation (No additional processing work and very simple changes)	110.00
Relodged / Split Building Consent Application (no change in value of work)	420.00
PIM only - Residential (cost is later deducted from subsequent full Building Consent Initial Fee)	230.00
PIM only - Commercial (cost is later deducted from subsequent full Building Consent Initial Fee)	390.00
PIM Amendment Assessment	70.00
Certificate of Public Use (sect 363)	235.00
Certificate of Public Use amendment (sect 363)	115.00
Change of Use Consideration (if no building work required)	80.00
Exempted Building Work consideration	110.00
Certificate of Acceptance	Full Building Initial Fee based on value of work
Relocation assessment and report	235.00
Notice to Fix (where no building consent active)	235.00
Building Across 2 allotments (sect 75)	hourly rate plus legal disbursements
Natural Hazards (sect 72 certificate)	hourly rate plus legal disbursements
Alternative Solution Approval	hourly rate
Pre-Application meetings	hourly rate
Cancellation of Building Consent	unused initial fee returned
Application to extend time for which Building Consent is valid	70.00
Monthly BC Issue information report - per annum (or \$35 per month)	360.00

RELATED APPROVALS (Fixed Fee)	\$
Building Certification - Sale of Liquor Act	140.00
Utility Services - admin fee only (new connection Water, Sewer, Stormwater, Crossing) - each	60.00
Utility Services - Approval and inspections of physical works - each	130.00

FOOTPATH BONDS	
Footpath bonds	per separate schedule

BUILDING WARRANT OF FITNESS CHARGES (Fixed Fees)	\$
Compliance Schedule (issue and register)	235.00
Amended Compliance Schedule	115.00
Annual BWOFF certificate	90.00
BWOFF audit on-site (approx 3 year intervals)	hourly rate

FENCING OF SWIMMING POOLS (Fixed Fee)	\$
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Initial Pool Inspection or Application for Exemption	220.00
Annual Inspection for Exemptions granted (Additional fee required if failure, and re-inspection necessary)	130.00

NEW ZEALAND FIRE SERVICE - DESIGN REVIEW UNIT (Fixed Fee)	\$
Some plans will require assessment by the NZ Fire Service. This assessment will incur a charge from the Fire Service, based on the time required, which will be passed on to the applicant, and an administration fee of \$60 will also be charged to cover costs incurred by Queenstown Lakes District Council.	65.00

LAND INFORMATION MEMORANDUM (Fixed Fee)	\$
Residential - standard 10 working days	200.00
Commercial - Standard 10 working days	305.00
Residential - Speedy 3 working days	315.00
Commercial - Speedy 3 working days	420.00

Resource Consent & Engineering Initial Fees & Other Charges:

HOURLY RATES	\$
Senior Planner	165.00
Planner	145.00
Monitoring	145.00
Compliance	145.00
Development Contributions Officer	145.00
Engineering	165.00
Environmental Health	125.00
Administration Support	90.00

INFRASTRUCTURE AND PARKS	\$
Senior Infrastructure Engineer	165.00
Infrastructure Engineer/ Logistics	145.00
Infrastructure Other	145.00
Parks and Reserves Planning Manager	165.00
Senior Parks and Reserves Planner	165.00
Parks and Reserves Planner	145.00
Parks and Reserves Officer	145.00

MONITORING (Initial Fees)	\$
Land Use Monitoring	145.00
Earthworks Monitoring	290.00

ADMINISTRATIVE CHARGE (Fixed fee)	\$
Administrative charge per consent	225.00

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PRE-APPLICATION MEETINGS (Initial Fees)	\$
Pre-Application Meeting (Minor) - first hour free, after which at the applicable hourly rate.	hourly rate
Pre-Application Meeting – complex applications requiring input from multiple Council departments	1,500.00

LAND USE CONSENTS (Initial fees)	
Breach of site standard other than earthworks (all zones except Town Centre, Business and Industrial)	825.00
Breach of site standard other than earthworks, Town Centre, Business and Industrial zones	1,025.00
Breach of zone standard (all zones except Town Centre, Business and Industrial)	1,300.00
Breach of zone standard Town Centre, Business and Industrial zones	1,950.00
Comprehensive residential development Low Density Residential zone	5,650.00
Controlled Activity	980.00
Design control minor (e.g. building in Town Centre, Business or Industrial zones or dwelling in any special zone)	980.00
Design control other (e.g. dwelling in Rural Residential zone or dwelling on a platform in Rural Lifestyle zone)	1,280.00
Earthworks minor (e.g. single dwelling or similar)	1,025.00
Earthworks other	3,125.00
Establish residential building platform in Rural General	3,850.00
Extensions or alterations to existing Rural General dwelling	1,300.00
Heritage Orders	1,950.00
Minor alterations to heritage building	515.00
New Rural General dwelling not on building platform	3,850.00
Non-residential activity in residential or special zones	3,200.00
Signs	640.00
Visitor accommodation 1-2 units Low Density Residential zone	1,025.00
Visitor accommodation multi-units Low Density Residential zone	6,400.00
Visitor accommodation 1-2 units High Density Residential zone	640.00
Visitor accommodation or residential multi-units High Density Residential zone	5,125.00
Other applications	1,025.00

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SUBDIVISION CONSENTS (Initial fees)	\$
Amalgamation Certificate - fixed fee	102.00
Boundary adjustment	1,025.00
Controlled activity up to two lots	1,300.00
Controlled activity more than two lots	1,950.00
Engineering Review & Acceptances, Inspections and Road Naming (Initial Fee)	412.50
Other subdivision (e.g. Rural Residential, Rural Lifestyle)	3,200.00
Rural General subdivision	3,850.00
Registered Bond / release of Registered Bond (each)	102.00
Right of Way consent	512.00
Section 223 Certificate	140.00
Section 224(c) Certificate	250.00
Signing and Sealing other plan or certificate	102.00
Development Contribution Assessment and Estimates - residential	145.00
Development Contribution Assessment and Estimates - commercial	290.00
MULTIPLE ACTIVITIES	
<i>Where an application includes both land-use and subdivision activities or multiple activities, only the higher or highest relevant charge is payable</i>	

OTHER APPLICATIONS / PROCESSES (Initial Fees)	
Notice of Requirement for a Designation	3,850.00
Alteration of Designation	640.00
Removal of Designation or Heritage Order	195.00
Certificate of Compliance	640.00
Existing Use Certificate	640.00
Extension of lapse period of a resource consent	640.00
Outline Plan Approval Section 176A	640.00
Outline Plan Waivers Section 176A(2)(c)	300.00
Overseas Investment Certificate	640.00
Surrender of consent	195.00
Trees e.g. <i>trimming or removal of protected or heritage tree</i> Residential Arrowtown Historic Management zone (with supporting Arboriculturist's report)	195.00
Variation to resource consent conditions	640.00
Traffic Management Plans	125.00

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Licence to Occupy	600.00
Temporary Road Closures	500.00

OTHER APPLICATIONS / PROCESSES (Fixed Fees)		
Urban Design Panel (prior to lodging resource consent)		250.00
Urban Design Panel (post lodging resource consent)		500.00
Corridor Access (Road Opening Permits)	< 20 m	187.50
	20-100 m	375.00
	100-500 m	562.50
	500-2000 m	750.00
	> 2000 m	1,875.00
Engineering Connection to Council Services (one connection)		250.00
Engineering Connection to Council Services (for each additional connection)		120.00

NOTIFIED AND LIMITED NOTIFIED APPLICATIONS (Initial Fees)		
Limited Notification / Service (Section 95B)		
The charges fixed by council under section 36(1) include the following extra charge if limited notification of an application is required. The extra limited notification charge is also payable at the time of lodgement. However, where the need for notification / service is not apparent at the time of lodgement, the extra \$1,300 is payable as soon as it becomes apparent that limited notification is required.		1,300.00
Notified Applications (Section 95A or 95C) (Initial Fees)		
The charges fixed by council under section 36(1) include the following extra charge if full notification of a resource consent or designation is required. The extra notification charge is payable at the time of lodgement or as soon as it becomes apparent that notification is required and is to proceed. Public notification will not occur before payment is made.		4,500.00
INITIAL CHARGES FOR HEARINGS (Initial Fees)		
Where a hearing is required the applicant is liable to pay the costs for Commissioners attending hearings, undertaking site inspections and writing decisions as well as the cost of attendance of professional and secretarial staff.	Half Day	6,000.00
	Full Day	11,000.00
Prior to a hearing date being confirmed, an estimate of the hearing time (including site visit) will be made and the applicant will be required to pay the appropriate hearing initial fee. If the cost of the hearing and decision writing exceeds the hearing initial fee, the additional amounts will be invoiced. If actual charges are less than the initial fee, a refund will be issued.	Each additional day	9,700.00

13. Update on Resource Consent Appeals

A report from Blair Devlin (Manager, Planning Practice) presented the results of the following four mediated settlements:

- RM130521 – Cross Roads Properties Ltd – Mitre 10 Mega signage – an Environment Consent Order signed on 24 June 2014;
- RM140061 – Lakes Marina Projects Ltd – Frankton Marina – an Environment Court Consent Order signed on 3 June 2015;
- RM140712 – Little Stream Ltd – Six lot subdivision consent – an Environment Court Consent Order signed on 21 May 2015; and
- RM140623 – RD Petroleum Ltd – Arrowtown Petrol Station – an Environment Court Consent Order signed on 26 February 2015;

And the following resolved by a decision of the Environment Court on 23 October 2015:

- RM150093 – Pounamu holdings 2014 Ltd - Glenorchy campground redevelopment.

The report sought retrospective approval of the outcomes presented, having previously been addressed under the direction of the Chief Executive.

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

- 1. Note the contents of this report and;**
- 2. Authorise the resolution of the following resource consents appeals by way of mediation or, in the case of the Pounamu Holdings, by an Environment Court hearing:**
 - a. RM130521 – Cross Roads Properties Ltd – Mitre 10 Mega signage – an Environment Consent Order was signed on 24 June 2014.**
 - b. RM140061 – Lakes Marina Projects Ltd – Frankton Marina – an Environment Court Consent Order was signed on 3 June 2015.**
 - c. RM140712 – Little Stream Ltd – Six lot subdivision consent – an Environment Court Consent Order was signed on 21 May 2015.**
 - d. RM140623 – RD Petroleum Ltd – Arrowtown Petrol Station – an Environment Court Consent Order was signed on 26 February 2015;**
 - e. RM150093 – Pounamu holdings 2014 Ltd - Glenorchy campground redevelopment – Resolved by a decision of the Environment Court on 23 October 2015.**

14. Arrowtown Design Guidelines 2016 – Variation 1 to the Proposed District Plan

A report from Nigel Bryce (Consultant Planner) presented the revised Arrowtown Design Guidelines 2016, the section 32 evaluation report and proposed amendments to the Proposed District Plan provisions for proposed Variation 1, for Council's endorsement prior to public notification.

Mr Devlin joined the table. He noted that consideration had been given to holding a public meeting to discuss the Arrowtown Design Guidelines 2016, adding that if this were to occur it would be preferable for it to take place at the start of the submissions process as the intention was to hear submissions with the Residential Chapter of the Proposed District Plan.

The Mayor questioned whether the desire to match up with the Proposed District Plan hearings was compromising the ability to engage with Arrowtown on the proposed design guidelines. Councillor Stevens agreed that the timing was not good particularly as Shaping Our Future wished to lodge a well-considered submission but he supported holding a public meeting after submissions opened. This would still leave a month for preparing the submission.

It was agreed that Councillor Stevens should be delegated the authority to review any further changes to the Arrowtown Design Guidelines 2016, the Section 32 evaluation report and provisions without the need to refer to full Council.

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

- 1 Note the contents of this report and in particular the tabled 'comments' received following the required consultation under Clause 34 of the First Schedule when proposing to incorporate a document by reference into the Proposed District Plan (Stage 1) prior to formal notification;**
- 2 Authorise through the delegation of full Council, Councillor Stevens to review any further changes to the Arrowtown Design Guidelines 2016, the Section 32 evaluation report and provisions without further recourse to the Council, where this is necessary to:**
 - a) Amend Variation 1 and supporting documents as a consequence of the 'comments' received following consultation undertaken under Clause 34 of the First Schedule of the RMA when proposing to incorporate a document by reference into the Proposed District Plan (Stage 1);**
 - b) Ensure consistent numbering and formatting of the amended Proposed District Plan and Arrowtown Design Guidelines 2016 text; and**

- c) To fix identified minor errors and/omissions;
and
3. Following changes made under 2 above, notify Variation 1 in accordance with the 1st Schedule of the Resource Management Act 1991.

The Mayor and Councillor Cocks voted against the motion.

It was noted that item (15) had been considered earlier in the meeting.

Councillor Gazzard left the meeting at 4.21pm.

16. Appointment of Commissioners and amending the Terms of Reference for the Resource Consent Commissioner Appointment Subcommittee

A report from Blair Devlin (Manager, Planning Practice) sought the Council's approval to add five newly accredited Councillors and independent commissioner Jan Caunter to the list of Commissioners able to be appointed to hearings by the Resource Consent Commissioner Appointment Subcommittee ('RCCAC'). The report also proposed amendments to the membership of RCCAC to replace Councillors MacLeod and Stammers-Smith who are now accredited Commissioners to avoid any perceived conflict of interest; the report also proposed changes to the RCCAC Terms of Reference to delegate RCCAC the authority to appoint Commissioners for section 357 objections or Notices of Requirements for designations.

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

1. Note the contents of this report;
2. Pursuant to section 34A(1) of the Resource Management Act 1991 (the "Act"), delegates to Scott Stevens, Ella Lawton, Calum MacLeod, Simon Stammers-Smith, Mel Gazzard and Jan Caunter (as Hearings Commissioners) all of the functions, powers or duties under the Act except the following:
 - a. The approval of a policy statement or plan;
 - b. This power of delegation.
3. Approve the changes to the Resource Consent Commissioner Appointment Subcommittee ("RCCAC") Terms of Reference set out in Attachment A to:
 - a. remove Councillors Simon Stammers-Smith and Calum MacLeod; and
 - b. appoint Councillors Craig Ferguson and Alexa Forbes; and

- c. clarify that appointments to consider section 357 objections and Notices of Requirement may also be made by the RCCAC.**

17. Appointment of Hearing Commissioners for Private Plan Change 51 – Peninsula Bay North

A report from Craig Barr (Acting Manager, Planning Policy) sought Council's authority to rescind a decision made on 26 May 2016 appointing Councillor Simon Stammers-Smith as a Hearings Commissioner to hear and make a recommendation to Council on proposed Private Plan Change 51 Peninsula Bay North and appoint Councillor Mel Gazzard instead. This was necessary because since the earlier decision, Councillor Stammers-Smith had become unavailable for the hearing due to other commitments.

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

- 1. Note the contents of this report;**
- 2. Rescind the decision of 26 May 2016 appointing Councillor Simon Stammers-Smith as a Hearings Commissioner to hear and make a recommendation to Council on PC51; and**
- 3. Appoint Councillor Mel Gazzard as a Hearings Commissioner to hear and make a recommendation to Council on PC51.**

Councillor Gazzard returned to the meeting at 4.25 pm.

18. QLDC Submission on the Proposed National Policy Statement (NPS) on Urban Development Capacity

A report from Kim Banks (Senior Planner – Policy) provided an overview of the 'Proposed National Policy Statement on Urban Development Capacity' (released on 2 June 2016 by Ministry for the Environment), presented suggested submission points and sought Council's approval for the Mayor and Portfolio Leader (Resource Management and Planning) to be delegated authority to finalise and submit a detailed submission to the Ministry for the Environment.

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

- 1. Note the contents of this report, in particular the preliminary conclusions of Council Officers on the proposed National Policy Statement, and suggested submission points;**
- 2. Confirm that the Council will lodge on, or prior to, 15 July 2016 a detailed submission to the Ministry for the Environment on the proposed National**

Policy Statement on Urban Development Capacity; and

- 3. Delegate the Mayor and Portfolio Leader (Resource Management and Planning) to refine and finalise the detailed submission.**

19 QLDC Organisational Health Safety and Wellbeing Performance

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

Mr Jenkinson joined the table. The Mayor thanked him for including information about keys risks and asked that future reports include details about how the risks were being managed.

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

20 Mayor's Report

A report from the Mayor:

- a) Set out the functions and meetings attended during the period 27 May to 24 June 2016;
- b) Presented recommendations from the Wanaka Community Board meeting held on 8 June 2016 in relation to (i) adoption of the Wanaka Lakefront Development Plan; and (ii) management of alcohol consumption at the Wanaka Recreation Centre;
- c) Presented a letter from the Downtown Queenstown Board seeking appointment of the Chief Executive as the Council representative on the Downtown Queenstown Board;
- d) Presented information about the launch of the Elders' Council;
- e) Summarised the items from and appended the minutes of the following meetings:
 - Property Subcommittee minutes (26 May 2016)
 - Resource Consent Commissioner Appointment Subcommittee draft minutes (26 May 2016) (In the Public Excluded part of the meeting)
 - Wanaka Community Board draft minutes (8 June 2016)
 - Property Subcommittee draft minutes (9 June 2016)
 - Resource Consent Commissioner Appointment Subcommittee draft minutes (9 June 2016) (In the Public Excluded part of the meeting)
- f) Detailed the actions taken from previous Council meetings

The Mayor invited Ms Thomson and Mr Webster to the table to discuss the submissions received to the Nuisance Bylaw. Ms Thomson noted that whilst 582 original submissions had been received, following analysis of duplicates the number had been revised to 544. There were many identical submissions but they had been lodged by different individuals. 34 people had expressed the desire to be heard and she believed that of these, most would attend the hearing.

The Mayor considered that there would be value in her joining the hearings panel to add robustness to the process. The Chief Executive noted that the addition of a further item to the panel could be addressed via an item on the July Council meeting agenda.

In relation to the Wanaka Community Board's recommendations about the availability and use of alcohol at the Wanaka Recreation Centre, it was noted that a request had been made for the Regulatory Manager to provide a report on the structural options.

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

- 1. Note the report;**
- 2. Appoint the Chief Executive as an ex officio member of the Downtown Queenstown Board.**

Recommendations from Wanaka Community Board

- 3. Adopt the Lake Wanaka Development Plan;**
- 4. Wanaka Recreation Centre**
 - a. Take this opportunity to contribute to the reduction of alcohol-related harm by creating an alcohol policy for the Wanaka Recreation Centre and install appropriate signage and information;**
 - b. Allow for the alternative function of the Wanaka Recreation Centre as an events centre, by including in the booking process the option and information required to apply for a special liquor licence; and**
 - c. Note that this does not preclude future applications for on licences at the Wanaka Recreation Centre.**

21 Chief Executive's Monthly Report

A report from the Chief Executive provided an update for the Council on recent activities and progress with achieving Council priorities. In addition, the report commented on concerns about a further reduction in the number of building consents being issued within the statutory timeframe and sought Council approval of budget adjustments to fund unplanned re-plumbing works at the Arrowtown Campground.

There was further discussion about the reducing rates of compliance with statutory processing times for building consents. Mr Avery was invited to the table for the discussion. The Chief Executive observed that although building consent applications continued to come in at an increased rate, an

inability to meet statutory processing times was not an acceptable situation to Council or IANZ. Mr Avery stated that the Council was actively seeking to engage new staff, detailing the recruitment procedures and development of training plans. He was confident that workloads would not reduce quality adding that triaging of applications was assisting processing of less complex consents. He anticipated that it would take a few months for the situation to get under control.

The Mayor stated that she had asked the Chief Executive to keep the Council fully informed about building control issues in addition to details contained in the Monthly Report.

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

a. Note the report; and

b. Approve the Arrowtown Campground budget variation by making the following adjustments:

Project Description	2015-16 Budget	Proposed	Movement
Wanaka Service Centre - Painting	\$17,303	\$0	(\$17,303)
Commonage Subdivision	\$92,284	\$79,587	(\$12,697)
Arrowtown Campground – Minor Capex	\$0	\$30,000	\$30,000

Confirmation of minutes

Ordinary meeting, 26 May 2016

On the motion of Councillors Stammers-Smith and Ferguson the Council resolved that the public part of the minutes of the ordinary meeting of the Queenstown Lakes District Council held on 26 May 2016 be confirmed as a true and correct record.

Councillor Gilmour abstained because she was not present at the meeting.

Resolution 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 – 26 May 2016

- Item 2: Special Housing Area Expression of Interest: Queenstown Country Club (Attachment C: Draft Deed of Agreement)**
- Item 13: Scurr Heights Land Divestment**
- Item 14: New Roding Network Maintenance Contract**
- Item 15: Appeals to Private Plan Change 44 – Hanley Downs**
- Item 16: Pre-approval for settlement clearance for the Heritage Heights**

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
<p>2. Special Housing Area Expression of Interest: Queenstown Country Club (Attachment C: Draft Deed of Agreement)</p>	<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> <ul style="list-style-type: none"> h) enable any local authority holding the information to carry on, without prejudice or disadvantage, commercial activities; i) enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations); 	<p>Section 7(2)(h)</p> <p>Section 7(2)(i)</p>
<p>13. Scurr Heights Land Divestment</p>	<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> <ul style="list-style-type: none"> i) enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations); 	<p>Section 7(2)(i)</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.
14. New Roothing Network Maintenance Contract	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. Appeals to Private Plan Change 44 – Hanley Downs	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)
16. Pre-approval for settlement clearance for the Heritage Heights	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)

Noting of minutes

Resource Consent Commissioner Appointment Committee minutes (26 May 2016 and 9 June 2016)

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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	<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>	Section 7 (2)(a)

Agenda items – 30 June 2016

Item 16: Appointment of Commissioners and amending the Terms of Reference for RCCAC (Attachment C)

Item 22: Events Funding Applications 2016-17

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
16. Appointment of Commissioners and Amending the Terms of Reference for RCCAC (<u>Attachment C</u>)	<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>	Section 7(2)(a)
22. Events Funding Applications 2016/17	<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>i) 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</p>	Section 7(2)(b)(ii)

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 4.50pm.

The meeting came out of public excluded and concluded at 5.26pm.

CONFIRMED AS A TRUE AND CORRECT RECORD

M A Y O R

28 July 2016

D A T E