

Minutes of an extraordinary meeting of the Queenstown Lakes District Council held in the Council Chambers, 10 Gorge Road, Queenstown on Thursday 11 August 2016 commencing at 9.34am

Present:

Mayor Vanessa van Uden; Councillors Aoake, Cocks, Ferguson, Forbes, Gazzard Gilmour and Stevens

In attendance:

Mr Mike Theelen (Chief Executive Officer), Mr Tony Avery (General Manager, Planning and Development), Ms Anita Vanstone (Senior Planner – Policy), Mr David Wallace (Manager, Resource Management Engineering), Mr Blair Devlin (Manager Planning Practice), Mr Michael Walker (Senior Solicitor) and Ms Shelley Dawson (Senior Governance Advisor); 23 members of the public and 2 media

Apologies

Apologies were received from Councillors Lawton, MacLeod and Stammers-Smith.

On the motion of Councillors Gilmour and Stevens it was resolved that the apologies be accepted.

Conflict of interest

No conflicts of interest were notified.

Matters Lying on the Table

There were no matters lying on the table.

Confirmation of agenda

The agenda was confirmed without addition or alteration.

The Mayor explained to the public gallery that if Councillors wished to discuss the draft Deed of Agreement in Item 2 then the meeting would have to move into public excluded. She noted that the public would be able to return to the meeting after that.

Public Forum

Jeff Staniland (Skyline Enterprises)

Mr Staniland commented that issues with housing affordability and availability had impacted on the business with staff leaving town and difficulties attracting new staff. He talked to a survey they had run with staff that showed a strong need for short term central apartment style accommodation. Mr Staniland agreed to provide a summary of the survey results to Council.

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Wendy Clark

Ms Clark spoke in opposition to the proposal in *Item 2: Expression of Interest for Waterfall Park Special Housing Area*. She noted that the area was too important to be vandalised by development and urged Council to turn down the application.

Jill Beadle

Ms Beadle spoke in opposition to the proposal in *Item 2: Expression of Interest for Waterfall Park Special Housing Area* commenting that agreeing with the proposal would change forever the rural pastoral landscape. She noted that the creek was a delicate ecosystem and that the proposal fell short of the SHA guidelines.

Kerry Brackstone

Ms Brackstone spoke to *Item 2: Expression of Interest for Waterfall Park Special Housing Area* commenting that smaller housing areas were needed in the district to give a more diverse range of people opportunity to live here. She noted that the area had many views and outdoor spaces that wouldn't be adversely affected by the SHA proposals if all the process and rules were followed.

Robin Hart

Ms Hart spoke in opposition to the proposal in *Item 2: Expression of Interest for Waterfall Park Special Housing Area* and handed out information regarding examples of new housing and the prices they were being sold for. She commented that the proposal would not increase housing affordability and the density of homes proposed adjacent to Mill Creek would create issues.

Kristian Stalker on behalf of Mary Hill Ltd

Mr Stalker spoke to *Item 3: Special Housing Area Expression of Interest: Glenpanel* noting that they had been working with Council and responding to requests. He commented that they had reached an agreement with the Housing Trust to deliver 9 fully serviced lots and noted there had been over 200 submissions in support of their EOI.

Nick Tapper

Mr Tapper spoke to the two SHA items on the agenda and commented that as the operator of the local GJ Gardner franchise that they could not satisfy demand due to the lack of available land. He commented that they built mostly 3 bedroom homes for local families but there was a shortage of land available.

On the motion of Councillors Gilmour and Stevens it was resolved that Standing Orders be suspended to allow public forum to continue.

Rob Potts

Mr Potts noted that he was the 3-Waters Engineer for Glenpanel (Item 3) and commented that he had provided a modelling report to Council the previous day that showed options to deal with stormwater on site. Mr Potts briefly explained the ground soakage options that would not go into Lake Hayes and noted that most of the infrastructure would be greenspace or swale rather than kerb and channel.

Warwick Goldsmith (for Glenpanel)

Mr Goldsmith spoke to *Item 3: Special Housing Area Expression of Interest: Glenpanel* and commented that issues of infrastructure could be dealt with at the resource consent stage. He suggested that Council could deal with increasing roading issues in the area in a more integrated way by dealing with this proposal and Queenstown Country Club together.

James Hadley

Mr Hadley spoke to *Item 2: Expression of Interest for Waterfall Park Special Housing Area* and gave the Councillors a handout of his points noting there were four arguments for the proposal and 14 Against meaning it was not a finely balanced decision. He commented that the accelerated timeline meant that important issues such as stormwater were not being dealt with enough scrutiny.

Chris Meehan

Mr Meehan spoke to *Item 2: Expression of Interest for Waterfall Park Special Housing Area* and commented that this proposal offered houses to a housing trust, public accessibility to an area recently closed to the public and protection of the heritage housing onsite. He explained that he wished to set up an independent housing trust with the gifted houses coming back to the development after 25 years.

On the motion of Councillors Gilmour and Aoake it was resolved that standing orders be reinstated.

1 Supply Boundary Adjustment – Special Housing Areas

A report from David Wallace (Manager – Resource Management Engineering) sought Council approval to extend (where applicable) the water supply and wastewater service boundaries for the proposed Special Housing Areas accepted by Council and approved by the Minister

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

- 1. Note the contents of this report;**
- 2. Agree that, where applicable, subject to resource consents being granted for the proposed development and any upgrade requirements being met by the SHA proponents, the Queenstown Lakes District Council (QLDC) water supply and wastewater service boundaries will be extended to allow servicing of the proposed Special Housing Areas at:**
 - a. Shotover Country**
 - b. Queenstown Country Club**
 - c. Bridesdale Farm**
 - d. Arthurs Point**

2 Special Housing Area Expression of Interest: Waterfall Park

A report from Anita Vanstone (Senior Planner) assessed the Waterfall Park Expression of Interest (EOI) for consideration for recommendation to the Minister for Building and Housing as a Special Housing Area. Having assessed the effects, the report concluded that the Council should not recommend the proposed SHA to the Minister.

Mr Avery, Mr Devlin and Ms Vanstone joined the table to speak to the item. Ms Vanstone noted that on page 15 paragraph 27, the Housing Accord targets had been increased to 650 for Year 2 and 750 for Year 3. She also noted that all the points raised by Mr Warwick Goldsmith in his response had been addressed in her agenda report.

There was discussion around the distance from some areas in the proposed development to the bus stop (up to approximately 1km in places) and it was noted that the reported maximum distance people were willing to walk to a bus stop was 400m. There was discussion on the Waterfall Park Zone and it was explained that it was zoned for 100 dwellings and that there was a structure plan for the area. It was noted that resource consent was still required under the zoning and there were strong objectives and policies around protection of the area.

Mayor van Uden reminded the Councillors that each EOI had to be considered on its own merits. She advised councillors that the proposal should not be considered in conjunction with the two previous EOI's for the area but solely the proposal in front of them now.

There was discussion around the proposed private housing trust and the offered affordable houses having to be returned to the developer after 25 years. Councillors also discussed the stormwater discharge and it was noted that the Otago Regional Council had stated that any stormwater solution could not rely on Mill Creek. Ms Vanstone commented that normally this would be a detail to be worked through later but due to the shortened process this had been included in the deed to ensure it was adequately addressed. It was agreed that councillors wished to discuss elements of the deed.

On the motion of Councillors Stevens and Ferguson the Council resolved to exclude the public 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:

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
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2. Special Housing Area Expression of Interest: Waterfall Park (Attachment B: Draft Deed of agreement)	That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information where the withholding of information is necessary to: h) enable any local authority holding the information to carry on, without prejudice or disadvantage, commercial activities; i) enable any local authority holding the information to carry out, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	Section 7 (2)(h) Section 7 (2)(i)
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This resolution was 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 moved into public excluded at 11.04am.

The meeting moved out of public excluded and the public were readmitted at 11.21am.

After questioning about addressing infrastructure issues in the deed Mr Theelen commented that it was better process to have infrastructure issues sorted out before the approval process. Ms Vanstone commented that MWH had completed a 3-waters review and concluded that the applicants proposed approach was feasible but there was not enough information to say that it would definitely work.

The motion as recommended in the report was moved by Councillor Forbes and seconded by Councillor Gilmour.

There were comments about concerns that Councils lead policy was not being met and around housing affordability. It was noted that if Council did not approve the SHA proposal the applicants could still go through the normal consenting process.

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

1. Note the contents of this report;

2. Determine not to recommend the proposed Waterfall Park SHA to the Minister.

The meeting adjourned for a break at 11.35am and reconvened at 11.42am.

3 Special Housing Area Expression of Interest: Glenpanel

A report from Anita Vanstone (Senior Planner) assessed the Glenpanel Expression of Interest (EOI) for consideration for recommendation to the Minister for Building and Housing as a Special Housing Area. Having assessed the effects, the report concluded that the Council should not recommend the proposed SHA to the Minister.

Mr Avery, Mr Devlin and Ms Vanstone remained at the table to speak to this item. Ms Vanstone noted that on page 59 paragraph 22, the Housing Accord targets had been increased to 650 for Year 2 and 750 for Year 3. Ms Vanstone commented that since writing the report the Housing Trust had confirmed a deal had been reached but were still working on details. She added that KTKO had advised that they had no issues with the proposal.

There was discussion around a possible precedent set by the Queenstown Country Club approval. It was commented that the Queenstown Country Club proposal had a connection to Lake Hayes Estate and Shotover Country while the Glenpanel proposal was across the road and more disconnected.

Ms Vanstone commented that she had raised issues concerning infrastructure in her report. She noted that they had received the infrastructure report from the applicants the day before the Council meeting and it had not yet been reviewed by Councils infrastructure team. Mr Avery noted that they had good communication with the applicants and officers had advised them that

infrastructure information would be critical in the restricted timeframe. He added that officers had not had enough time to study the applicant's infrastructure report in detail and Council needed to be assured that the issues were sorted before recommending the application to the Ministry.

Mr Avery commented that the Proposed District Plan hearings panel had asked for a Wakatipu basin study that would include issues of infrastructure and landscape. Any conclusions on whether development was appropriate in the area were going to take time. There was discussion on an integrated planning approach such as suggested in public forum between just this proposal and Queenstown Country Club or a more holistic plan for the entire area.

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

- 1. Note the assessment outlined in the report;**
- 2. Note that insufficient information has been provided within the EOI for Council to determine that the site can be adequately serviced.**
- 3. Note that due to (2) above, and the expiry of Sections 16 and 17 of the HASHAA on the 16 September 2016, it has not been possible to negotiate and remedy the concerns raised with the proposed servicing of the EOI site, including the drafting of a Deed.**
- 4. Determine not to recommend the proposed SHA to the Minister.**

Councillor Gazzard abstained from voting.

Councillors and the General Manager Planning & Development thanked and acknowledged the well written report and thorough work done by Ms Vanstone.

The meeting concluded at 11.57am.

CONFIRMED AS A TRUE AND CORRECT RECORD

M A Y O R

29 September 2016

D A T E