

Minutes of an ordinary meeting of the Queenstown Lakes District Council held in the Armstrong Room, Lake Wanaka Centre, Ardmore Street, Wanaka on Wednesday 24 August 2016 commencing at 1.04pm

Present:

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

In attendance:

Mr Mike Theelen (Chief Executive Officer), Mr Stewart Burns (General Manager, Finance and Regulatory), Mr Peter Hansby (General Manager, Infrastructure), Ms Meaghan Miller (General Manager, Corporate Services), Mr Stephen Quin (Parks and Reserves Planning Manager), Mrs Jeannie Galavazi (Senior Parks and Reserves Planner), Mr Tony Pickard (Principal Planner, Infrastructure), Mr Andrew Edgar (Senior Engineer), Mr Lee Webster (Manager, Regulatory), Mr Blair Devlin (Manager, Planning Practice), Mrs Joanne Conroy (Property Advisor, APL Property Ltd), Ms Carrie Edgerton (Regulatory Support), Mrs Meghan Pagey (Human Resources Manager) and Ms Jane Robertson (Senior Governance Advisor); two members of the media and eight members of the public

Apologies

An apology was received from Councillor Aoake, who was on an approved leave of absence.

Leave of Absence Requests

Councillor Lawton sought a Leave of Absence from 19-22 September 2016.

On the motion of Councillors Stammers-Smith and Gazzard the Council resolved that the request for Leave of Absence be granted.

Declarations of Conflicts of Interest

- Councillor MacLeod declared a conflict of interest in relation to agenda item 8 ('Making Private Plan Change 46 Operative') as he had been a Commissioner for that hearing. The Mayor advised him to sit back from the table for this item.
- Councillor MacLeod also declared a conflict of interest in regard to one of the consent applications covered under the public excluded item 15 ('Direction on Three Resource Consent Appeals'). He advised that he would specify the nature of the conflict when the public was excluded. The Mayor accepted this course of action.

Matters Lying on the Table

There were no matters lying on the table.

Confirmation of agenda

The agenda was confirmed without addition or alteration.

Public Forum

1. Steve Wilde, Chief Executive, DowntownQT

Mr Wilde noted that the business community represented by DowntownQT supported the long-term pedestrianisation of Beach Street, noting that they wanted the certainty of this initiative progressing.

In relation to the proposal to extend parking enforcement until 10pm, Mr Wilde encouraged the Council to support option 2 and defer the trial for 12 months until the other parking initiatives had been implemented. He noted that many restaurateurs were concerned that the changes proposed might adversely affect their businesses. Accordingly, he encouraged the Council to defer the trial to allow time to get more data about the use of 10 and 20 minute carparks and how extending parking enforcement until 10pm might affect businesses.

2. Jay Cameron

Mr Cameron spoke on behalf of the Wyuna Preserve Residents' Association, a submitter to the Glenorchy Airstrip Reserve Management Plan. He stated that there were still concerns that setting the proposed baseline level of use at the time of adoption was contradictory, as current levels were unknown. In addition, it was contrary to the Glenorchy Head of the Lake Community Plan. Instead, the baseline should be as at the date of ownership transfer from Department of Conservation to the Council. Mr Cameron also requested the Plan to require applications for leases and licences to be publicly notified to enable affected parties to express their views.

In reply to questions, Mr Cameron confirmed that the scale of use had increased since 2013 with more flights occurring. He also believed that flight logs showing current take-offs and landings should be used to determine present usage levels and such information should be presented in licence applications.

3. Mark Hasselman, Glenorchy Community Association

Mr Hasselman agreed there were probably few previous records available about usage of the Glenorchy airstrip apart from some aviation records, but it was simply important to get the Plan finalised. Overall he believed that the airstrip was working well and the community was pretty happy with how it was going. They were also grateful that legal access was being addressed and were hopeful that there would be funding available to construct it. He stated that the Plan needed to be corrected as bees were actually located in the northwest corner; he also felt that it made sense to site the sewerage disposal field on the reserve.

Mr Hasselman considered that notification of licence applications should be something dealt with by Council at the time of making application. He acknowledged that there were more flights than there used to be, but felt that the operators all acted in good faith and were providing employment in the community.

4. Shai Lanuel, Skytrek

Mr Lanuel stated that Skytrek had been in existence for four years but DOC had imposed few conditions for use of the reserve provided that operators complied with their CAA licence. The three operators who used the airstrip permanently all worked as closely as possible with the Glenorchy community to try to mitigate noise. Additional traffic in the summer was generally related to Milford but these operators did not occupy the reserve year-round. However, all used the same flight path and tried to avoid flying over Blanket Bay and the Glenorchy township provided weather conditions permitted this.

5. Richard Vorstermans

Mr Vorstermans noted that the Wanaka Junior Football Club had experienced huge growth in recent years. The club used Kelly's Flat reserve for its games for 6-10 year olds and was grateful that the Council had redeveloped the reserve into a sportsfield. Older players used the sportsgrounds at Mt Aspiring College but would lose this facility when new classrooms were built. There had been concern at the start of season that the club did not have enough fields for its members, but it had negotiated for line markings to be installed on Pembroke Park. However, there were limitations with using Pembroke Park as equipment could not be stored there so the club wanted to construct a storage facility on Kelly's Flat and sought a lease to do so. He noted that approval of the lease was an agenda item and asked the Council to support it.

6. Rachel Brown

Ms Brown thanked the out-going Council for working in partnership with the Wanaka Community Board in accordance with the governance agreement. In particular she acknowledged the service of departing members, being the Mayor and Councillors Gazzard and Gilmour. The Mayor expressed thanks in return for Ms Brown's efforts to preserve the partnership.

1. **Glenorchy Airstrip Management Reserve Management Plan Adoption**

A report from Jeannie Galavazi introduced the final Glenorchy Airstrip Reserve Management Plan 2016 for adoption following completion of the public process required by the Reserves Act 1977. The report recommended that the Reserve Management Plan be adopted.

Councillor Lawton left the meeting at 1.30pm.

The report was presented by Mrs Galavazi and Mr Quin.

Mrs Galavazi noted that there were a number of grammatical corrections that had been suggested. In addition, there were some more substantive matters that she would address separately.

Mrs Galavazi noted that there were no records of what was existing at the time ownership of the airstrip was transferred to the Council in 2013 and therefore the only practical option was to state that activity should 'remain generally unchanged from the level that exists from the date of adoption of this plan.' Members agreed that it would be difficult to determine what had

existed at the time of ownership transfer and accepted this proposed wording.

Mrs Galavazi stated that anecdotal information suggested there were up to 13 operators at the airstrip at certain times, but only three permanent operators.

Councillor Lawton returned to the meeting at 1.35pm.

There was further discussion about the policy that would require activities in existence prior to the plan's adoption to apply for a lease and/or licence within three months of adoption. The Mayor asked whether such applications would be subject to public notification, suggesting that as the Reserve Management Plan had been through a public process there would be no requirement to notify again. Mr Quin stated that activities anticipated by the Reserve Management Plan could be processed non-notified.

There was also discussion about ensuring that information contained in licence applications about existing levels of activity was accurate. Some concern was expressed that the following statement would allow existing operators to increase their operations at the time of making application in order to create a higher accepted baseline:

'The nature, scale and intensity of the use of the airstrip remain generally unchanged from the level that exists from the date of adoption of this plan.'

The Mayor suggested that it would be reasonable to request flight logs to be included in licence applications. Mr Quin confirmed that staff would ask for these details to be included with applications but it was unknown whether such information existed.

A question was raised about whether inclusion of the word 'existing' in the following phrase created confusion about consolidation or replacement of buildings. In addition, consistent with the desire to create a baseline, inclusion of an appropriate date was suggested:

'...However, consolidation of the existing structures in one area with buildings of similar size and scale is appropriate and encouraged.' (p2)

Accordingly, it was agreed to alter the point to read:

'...However, consolidation of the ~~existing~~ structures in one area with buildings of similar size and scale to 2016 levels is appropriate and encouraged.'

Councillor Lawton observed that the 'Next Steps' identified on page 1 were no longer relevant and should therefore be deleted. This change was supported.

In accordance with the comment in the Public Forum, it was agreed to specify the location of beekeeping as follows:

'Small scale beekeeping is undertaken ~~at~~ in the northwest corner of the Reserve.

In line with earlier decisions about removing reference to 'current' levels, it was agreed to redraft the following:

'Allow established beekeeping activities to be maintained at the ~~current~~ levels from date of adoption of this plan and with any increases in nature and scale to be at the QLDC's discretion.'

'Aviation activities will be coordinated in a way that maximises the airstrip's use and enjoyment for all users at maintaining ~~current intensity~~ the levels of intensity that exists from the date of adoption of this plan.'

For the purposes of clarity it was agreed that the responsibility should lie with each individual operator:

'In terms of aviation activities on the airstrip, primary responsibility for adherence to operational rules and procedures rests with each ~~separate operating body~~ individual operator.

In light of the requirement for all existing operators to apply for licences, it was agreed that reference in the following should be to 'approved' activities. It was also noted that the Public Forum submission from the Wyuna Preserve Residents' Association had sought this change:

'The airstrip will be maintained to a standard that promotes use by all ~~existing~~ approved aviation activities.'

It was noted that use of the word 'circulatory' was inappropriate, with 'circuit' being the correct aviation term. Accordingly the following policy was altered:

'Encourage all users to avoid undertaking ~~circulatory~~ circuit flights of the Glenorchy Township and surrounding residential areas from the airstrip.'

Acknowledgement of the need to make provision for the potential for 'new development' was included by amending the following policy; it was also agreed that replacement structures may not be of existing buildings:

'~~Encourage~~ For any new development encourage consolidation of existing replacement structures in one area with buildings of similar size and scale to the combined footprint area of those existing at the time of adoption of this plan.'

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

- 1. Note the contents of this report;**
- 2. Note that there is no grazing license over the reserve;**
- 3. Adopt the Glenorchy Airstrip Reserve Management Plan 2016 as amended; and**
- 4. Exercise the Minister of Conservation's consent (under delegation) to approve the Glenorchy Airstrip Reserve Management Plan 2016.**

2. Queenstown Town Centre Transport Strategy – Evening Parking Restrictions

A report from Tony Pickard (Principal Planner, Infrastructure) assessed the effect of extending current parking restrictions in the Queenstown Central Business District (CBD) until 10pm, recommending that the Council undertake a trial for 12 months.

The report was presented by Mr Pickard. In response to the concern expressed in the Public Forum, he observed that the proposed trial was an excellent way to provide the evidence sought. He confirmed that 10pm had been recommended rather than 8pm as it corresponded with existing limitations on bus stops and loading zones. In addition, an extension by only two hours to 8pm may not allow the real effects to be judged.

Mr Webster was also invited to the table to comment on enforcement. The Mayor asked for the cost of enforcing until 8pm if the cost was \$82,000 to enforce until 10pm. Mr Webster noted that extending the period of enforcement required the purchase of additional equipment as well as the costs of 35 hours' extra work per week.

Councillor Stevens agreed that a trial was the best way to get evidence but he also considered that there needed to be the ability to change or stop the trial if necessary. He also believed that in order to balance the needs of retailers and restaurateurs the trial should only go until 9pm, because most diners taking a table between 7.30pm and 8.30pm would not wish to leave a restaurant to feed a meter until 10pm. Members supported the proposal to extend time restricted until 9pm rather than 10pm and the recommendation was changed accordingly.

Councillor Stevens asked why parking enforcement started at 8am, observing that people leaving their vehicles parked overnight after drinking were acting responsibly and were not inconveniencing anyone by still being parked at 8am. In reply, it was noted that it is important to have parking available when the town needed the parking. The Mayor disagreed that parking should be enforced from 8am and questioned the recommendation to standardise the 8am and 9am start time for enforcement. Staff advised that it was because the time currently varied and the recommendation was intended to standardise the start time and to ensure all machines were consistent. The Mayor dismissed consistency of machines as a reason for standardising enforcement from 8am. She therefore asked for the recommendation to be altered to preserve the inconsistency of the enforcement start time.

Councillor Stammers-Smith suggested that the trial last for only six months rather than one year. The Mayor recommended instead that the Council provide flexibility by delegating authority to the Chief Executive to change the trial without further recourse to Council. This was supported and a further clause to this effect was added to the resolution.

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

- 1 Note the content of this report;**
- 2 Note the costs associated with extending the time restricted parking from 8am or 9am – 6pm as existing, to 8am or 9am – 9pm and the additional associated parking enforcement within the Queenstown CBD;**
- 3 Agree to implement a trial for the extension of time restricted parking from 8am or 9am – 6pm as existing, to 8am or 9am – 9pm and the additional associated parking enforcement within the Queenstown CBD for up to 12 months from the week commencing 3 October 2016; and**
- 4 Agree to amend 19 parking meters on Memorial Street, Stanley Street, Athol Street, Camp Street, Earl Street and Marine Parade from 8am or 9am – 6pm as existing, to 8am or 9am – 9pm for the duration of the extension of the time restricted parking trial, to provide consistency of metered parking times in the Queenstown CBD.**
- 5. Delegate authority to the Chief Executive to amend the trial parameters, if required.**

3. Approval to consult: Declaration of Upper Beach Street as a Pedestrian Mall

A report from Andrew Edgar (Senior Engineer) sought approval to begin the special consultative procedure as part of the process to enable Council to declare upper Beach Street (between Camp Street and Cow Lane) as a pedestrian mall, with exceptions for emergency and goods service vehicles.

The report was presented by Mr Edgar. He confirmed that some redesign of the streetscape was intended. Overall members considered that the trial had gone well but there needed to be further plans, possibly by DowntownQT, to add vitality to the area.

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

- 1. Note the contents of this report and in particular the results of the upper Beach Street pedestrianisation trial that show that there are no significant adverse effects.**
- 2. Agree to proceed with the pedestrianisation of upper Beach Street long term based on the results of the trial to date.**

- 3. Approve the use of the Statement of Proposal and to start the special consultative procedure required to declare Beach Street between Camp Street and Cow Lane as a pedestrian mall using section 336 of the Local Government Act 1974.**
- 4. Recommend to the incoming Council that a hearings panel be appointed.**
- 5. Approve the extension of the temporary pedestrianisation of upper Beach Street in accordance with section 342 and schedule 10, clause 11(d) of the Local Government Act 1974, between Camp Street and Cow Lane with the following conditions:**
 - a) The temporary pedestrianisation will continue from 25 September 2016 to 24 February 2017 or until such time a declaration of upper Beach Street as a pedestrian mall comes into effect;**
 - b) From 10:00am to 5:00am on each following day the street will be closed to all vehicles apart from emergency vehicles and other vehicles specifically authorised by Council's Road Corridor Engineer.**
 - c) Between 5:00am and 10:00am daily, only vehicles that are goods service vehicles, as defined by the Queenstown Lakes District Council Traffic and Parking Bylaw 2012, emergency vehicles and other vehicles specifically authorised by Council's Road Corridor Engineer may travel along and stop on the street.**

4. Patagonia Chocolates – Licence to Occupy Recreation Reserve

A report from Blake Hoger (Property Manager, APL Property Limited) considered an application for a licence to occupy over an area of recreation reserve, Lot 7 DP 1172, to enable the applicant to place a small set of steps in order to provide access to their tenancy at Lot 1 DP 20357, through a new doorway which they planned to install. The intention to grant a licence had been publicly notified with no submissions received and the report recommended that the application be approved, subject to conditions.

The report was presented by Mrs Conroy and Mr Quin who also presented items 5 and 6. It was confirmed that the business did not currently possess a table and chair licence but intended to apply for one.

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

- 1. Note the contents of this report;**
- 2. Grant a licence to occupy an area of Recreation Reserve being Lot 7 DP 1172 in favour of Patagonia Chocolates subject to the following terms and conditions:**

Commencement	Following Resource Consent
Term	5 years
Rent	Same rate as set by Council's Table and Chair Policy for that area, currently \$80.00 per m² plus GST.
Reviews	Two yearly
Renewals	Two of 5 years
Use	Stairs
Assignment/Sublease	At Council's sole approval/discretion
Liability Insurance	\$2 million
Expiry Conditions	Remove improvements and make good or improvements revert to Council ownership at the election of Council.
Termination	Council may give 12 months' notice of termination at its sole discretion. At termination, Council can require that the licensee shall remove improvements and make good, or that improvements revert to Council ownership at the election of Council.
Other	The relocation of the light pole is to be done in consultation with Council and is to be carried out by Council's approved contractors at the cost of the licensee. Any necessary Resource and Building Consent be obtained prior to the commencement of the licence.

- 3. Agree to the exercise of the Minister's consent (under delegation from the Minister of Conservation) to the granting of a licence to the Patagonia Chocolates over Lot 7 DP 1172.**
- 4. Delegate signing authority to the General Manager, Property and Infrastructure.**

5. New Lease – Wanaka Junior Football Club

A report from Joanne Conroy (Property Advisor, APL Property Limited) assessed an application for a new lease to the Wanaka Junior Football Club over Section 96 Blk XIV Lower Wanaka SD, known as Kelly's Flat Reserve, for the purpose of constructing a storage facility building. The report noted that the application had been subject to public consultation with the notification period closing on 22 July 2016 and no submissions received (and no enquiries received for the details of the proposed lease). A hearing was therefore not required.

The report recommended that application be approved but subject to different conditions from those proposed when the application had been notified because since the earlier resolution, the policy for community lease and licence terms had changed. It was therefore now recommended that a renewal period of 10 years (as opposed to 5 years) and a termination ability of two years (rather than 12 months) be approved.

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

- 1. Note the contents of this report;**
- 2. Grant a lease over Recreation Reserve being Section 93 Blk XIV Lower Wanaka SD in favour of the Wanaka Junior Football Club for the purpose of constructing a storage facility, subject to the following terms and conditions:**
 - a. The lease to be for a period of 10 years with two further renewals of 10 years by agreement of both parties.**
 - b. Council may terminate the lease at any time by giving 2 years' notice in writing (but not in the first two years) if the land is required for a core infrastructure project.**
 - c. Any sub-lease to be subject to Council approval.**
 - d. The rent be \$1.00, if demanded, in accordance with the Community Facility Funding Policy.**
 - e. Rent reviews five-yearly or consequential to any change to the community pricing policy**

- f. The licensee to maintain a minimum of \$2,000,000 public liability insurance.
 - g. At the expiration of the lease remove improvements and make good or ownership of the Community Building and all other structures on the land will revert to Council.
3. Agree to the exercise of the Minister's prior consent (under delegation from the Minister of Conservation) to the granting of a lease to the Wanaka Junior Football Club over part of Section 93 Blk XIV Lower Wanaka SD.
 4. Delegate signing authority to the General Manager, Property and Infrastructure.

6. **Stopping and Sale of Road Reserve – Glenda Drive**

A report from Joanne Conroy (Property Advisor, APL Property Limited) sought Council reconsideration of the purchase price for stopped road at Glenda Drive and Hardware Lane at Frankton to account for a reduced land area following cadastral survey. The report recommended that the purchase adjustment be approved, representing a price reduction of \$6,729.41.

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

1. Note the contents of this report; and
2. Approve an adjustment in the purchase price for Section 1 and 2 SO 495820 to be sold to Reavers NZ Ltd for \$136,270.60 plus GST if any and less costs.

7. **Setting of Rates for 2016/17**

A report from Stewart Burns (General Manager, Finance and Regulatory) presented financial details to set the rates for the Queenstown Lakes District Council for the 2016/17 financial year as per section 23 of the Local Government (Rating) Act 2002.

The report was presented by Mr Burns.

An updated calculation was circulated containing amendments to the Governance and Regulatory Charge and the Sewerage Rates for Arthurs Point and Lake Hayes. Several other inconsistencies in the recommendation were also corrected (Sports, Halls and Libraries Annual Charge, Aquatic Centre Charge (Queenstown/Wakatipu and Arrowtown), Aquatic Centre Charge (Wanaka) as well as a change to the covering report: *'... the sewerage rates for Queenstown and Arrowtown will increase this next year by \$130 per connection.'*

Mr Burns advised of stronger property growth than had originally been allowed which had resulted in an overall rates increase of less than 2% for the year.

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

- 1. Notes the content of this report as amended; and**
- 2. Sets the rates for the Queenstown Lakes District Council for the 2016/17 financial year as per section 23 of the Local Government (Rating) Act 2002 as follows:**

(A) Rates and Charges for 2016/17

The rating system used by Council is based on Capital Value. Property valuations produced by Quotable Value as at 1 July 2014 are to be used for the 2016/17 rating year. All proposed rates in the section that follows are inclusive of GST.

Uniform Annual General Charge

Pursuant to sections 15 of the Local Government (Rating) Act 2002 (the Act), Council proposes to set a uniform annual general charge of \$74.00 on each separately used or inhabited part of every rating unit in the district.

The uniform annual general charge revenue (\$1,754,178) will be used to fund the costs associated with the following activities:

- Cemeteries.
- Community development and grants.
- Property including housing and Wanaka airport
- A general contribution to the promotion of the district.

Sports, Halls & Libraries Annual Charge

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted annual charge on each separately used or inhabited part of every rating unit with a residential component in the district as follows:

1. Residential	\$359.00
2. Residence plus Flat	\$503.00
3. Hydro Electric/Utilities	\$0.00
4. Vacant Sections	\$359.00
5. Accommodation	\$0.00
6. CBD Accommodation	\$0.00
7. Commercial	\$0.00
8. CBD Commercial	\$0.00
9. Primary Industry	\$359.00
10. Country Dwelling	\$359.00
11. Other	\$0.00
12. Mixed Use Apportioned	\$359.00

The targeted Sports, Halls & Libraries Annual charge revenue (\$7,323,184) will be used to fund the costs associated with the following activities:

Community grants (for recreational activities).

District library services.

Public halls and other community facilities.

Active recreation facilities including sportsfields and community swimming pools (excludes Alpine Aqualand and Wanaka Aquatic Centre).

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Governance Rate

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted differential governance rate based on land use on the rateable capital value of all property within the Queenstown Lakes District as follows:

1. Residential	0.000144 cents in the \$
2. Residence plus Flat	0.000144 cents in the \$
3. Hydro Electric/Utilities	0.000072 cents in the \$
4. Vacant Sections	0.000144 cents in the \$
5. Accommodation	0.000144 cents in the \$
6. CBD Accommodation	0.000144 cents in the \$
7. Commercial	0.000144 cents in the \$
8. CBD Commercial	0.000144 cents in the \$
9. Primary Industry	0.000102 cents in the \$
10. Country Dwelling	0.000144 cents in the \$
11. Other	0.000144 cents in the \$
12. Mixed Use Apportioned	See note (i)

Note (i): The mixed use apportioned properties will be treated as 25% Commercial or Accommodation and 75% Residential or Country Dwelling as appropriate.

The governance rate revenue (\$2,643,340) will be used to fund 80% of the costs associated with the following activities:

- Cost of democratic functions including Council and standing committees
- Cost of communications and management of Council including corporate, financial and rating administration services.

Regulatory Rate

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted differential regulatory rate based on land use on the rateable capital value of all property within the Queenstown Lakes District as follows:

1. Residential	0.000241 cents in the \$
2. Residence plus Flat	0.000241 cents in the \$
3. Hydro Electric/Utilities	0.000108 cents in the \$
4. Vacant Sections	0.000241 cents in the \$
5. Accommodation	0.000253 cents in the \$
6. CBD Accommodation	0.000253 cents in the \$
7. Commercial	0.000217 cents in the \$
8. CBD Commercial	0.000217 cents in the \$
9. Primary Industry	0.000157 cents in the \$
10. Country Dwelling	0.000224 cents in the \$
11. Other	0.000241 cents in the \$
12. Mixed Use Apportioned	See note (i)

Note (i): The mixed use apportioned properties will be treated as 25% Commercial or Accommodation and 75% Residential or Country Dwelling as appropriate.

The regulatory rate revenue (\$4,311,067) will be used to fund 80% of the costs associated with the following activities:

- Regulatory and advisory services relating to planning and resource management, the district plan, building control, dog control and health and liquor licensing.

Governance & Regulatory Charge

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted Governance & Regulatory Charge on each separately used or inhabited part of every rating unit in the district as follows:

1. Residential	\$65.00
2. Residence plus Flat	\$91.00
3. Hydro Electric/Utilities	\$119.00
4. Vacant Sections	\$65.00
5. Accommodation	\$90.00
6. CBD Accommodation	\$90.00

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7. Commercial	\$119.00
8. CBD Commercial	\$119.00
9. Primary Industry	\$148.00
10. Country Dwelling	\$65.00
11. Other	\$65.00
12. Mixed Use Apportioned	See note (i)

Note (i): The mixed use apportioned properties will be treated as 25% Commercial or Accommodation and 75% Residential or Country Dwelling as appropriate.

The Governance & Regulatory Charge revenue (\$1,738,302) will be used to fund 20% of the costs associated with the following activities:

- Cost of democratic functions including Council and standing committees
- Cost of communications and management of Council including corporate, financial and rating administration services.
- Regulatory and advisory services relating to planning and resource management, the district plan, building control, dog control and health and liquor licensing.

Recreation & Events Rate

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted differential recreation and events rate based on land use on the rateable capital value of all property within the Queenstown Lakes District as follows:

1. Residential	0.000259 cents in the \$
2. Residence plus Flat	0.000259 cents in the \$
3. Hydro Electric/Utilities	0.000095 cents in the \$
4. Vacant Sections	0.000259 cents in the \$
5. Accommodation	0.000938 cents in the \$
6. CBD Accommodation	0.000938 cents in the \$
7. Commercial	0.000189 cents in the \$
8. CBD Commercial	0.000189 cents in the \$
9. Primary Industry	0.000034 cents in the \$
10. Country Dwelling	0.000098 cents in the \$
11. Other	0.000259 cents in the \$
12. Mixed Use Apportioned	See note (i)

Note (i): The mixed use apportioned properties will be treated as 25% Commercial or Accommodation and 75% Residential or Country Dwelling as appropriate.

The recreation and events rate revenue (\$4,889,367) will be used to fund 50% of the costs associated with the following activities:

- Passive recreation areas, gardens, walkways and reserves.
- The provision on public toilets.
- Provision of events and facilitation events.
- Contribution to the operating shortfall of Alpine Aqualand attributable to non-residents

Recreation & Events Charge

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted Recreation & Events Charge on each separately used or inhabited part of every rating unit in the district as follows:

1. Residential	\$160.00
2. Residence plus Flat	\$224.00
3. Hydro Electric/Utilities	\$248.00
4. Vacant Sections	\$160.00
5. Accommodation	\$806.00
6. CBD Accommodation	\$806.00
7. Commercial	\$248.00
8. CBD Commercial	\$248.00
9. Primary Industry	\$108.00
10. Country Dwelling	\$108.00
11. Other	\$160.00
12. Mixed Use Apportioned	See note (i)

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- Passive recreation areas, gardens, walkways and reserves.
- The provision on public toilets.
- Provision of events and facilitation events.
- Contribution to the operating shortfall of Alpine Aqualand attributable to non-residents

General Rate

Pursuant to Sections 13 and 14 of the Act, Council proposes to set a differential general rate based on land use on the rateable capital value of all property within the Queenstown Lakes District as follows:

1. Residential	0.000059 cents in the \$
2. Residence plus Flat	0.000059 cents in the \$
3. Hydro Electric/Utilities	0.000024 cents in the \$
4. Vacant Sections	0.000059 cents in the \$
5. Accommodation	0.000074 cents in the \$
6. CBD Accommodation	0.000074 cents in the \$
7. Commercial	0.000048 cents in the \$
8. CBD Commercial	0.000048 cents in the \$
9. Primary Industry	0.000068 cents in the \$
10. Country Dwelling	0.000064 cents in the \$
11. Other	0.000059 cents in the \$
12. Mixed Use Apportioned	See note (i)

Note (i): The mixed use apportioned properties will be treated as 25% Commercial or Accommodation and 75% Residential or Country Dwelling as appropriate.

The general rate revenue (\$1,148,320) will be used to fund the costs associated with the following activities:

- Provision of emergency services (civil defence & rural fire).
- Waste management including landfill establishment.
- Forestry including wilding pine control

Roading Rate (Wanaka Ward)

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted differential roading rate based on land use on the rateable capital value of all property within the Wanaka ward on the Queenstown Lakes District as follows:

1. Residential	0.000648 cents in the \$
2. Residence plus Flat	0.000648 cents in the \$
3. Hydro Electric/Utilities	0.000162 cents in the \$
4. Vacant Sections	0.000972 cents in the \$
5. Accommodation	0.002430 cents in the \$
6. CBD Accommodation	0.002430 cents in the \$
7. Commercial	0.002430 cents in the \$
8. CBD Commercial	0.002430 cents in the \$
9. Primary Industry	0.000525 cents in the \$
10. Country Dwelling	0.000661 cents in the \$
11. Other	0.000648 cents in the \$
12. Mixed Use Apportioned	See note (i)

Note (i) the mixed use apportioned properties will be treated as 25% Commercial or Accommodation and 75% Residential or Country Dwelling as appropriate.

The Wanaka roading rate revenue (\$5,223,491) will be used to fund the costs associated with the following activities:

- Wanaka wards roading network, which includes footpaths and other amenities within the road reserve.

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- The development of town centre areas.
- The maintenance and upgrading of roading drainage systems.

Roading Rate (Queenstown/Wakatipu and Arrowtown Wards)

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted differential roading rate based on land use on the rateable capital value of all property within the Queenstown/Wakatipu and Arrowtown wards of the Queenstown Lakes District as follows:

1. Residential	0.000361 cents in the \$
2. Residence plus Flat	0.000361 cents in the \$
3. Hydro Electric/Utilities	0.000090 cents in the \$
4. Vacant Sections	0.000542 cents in the \$
5. Accommodation	0.001354 cents in the \$
6. CBD Accommodation	0.001354 cents in the \$
7. Commercial	0.001354 cents in the \$
8. CBD Commercial	0.001354 cents in the \$
9. Primary Industry	0.000292 cents in the \$
10. Country Dwelling	0.000368 cents in the \$
11. Other	0.000361 cents in the \$
12. Mixed Use Apportioned	See note (i)

Note (i) the mixed use apportioned properties will be treated as 25% Commercial or Accommodation and 75% Residential or Country Dwelling as appropriate.

The Wakatipu/Arrowtown roading rate revenue (\$7,836,273) will be used to fund the costs associated with the following activities:

- Wakatipu/Arrowtown ward's roading network, which includes footpaths and other amenities within the road reserve.
- The development of town centre areas.
- The maintenance and upgrading of roading drainage systems.

Stormwater Rate (Wanaka Ward)

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted stormwater rate based on land use of the rateable capital value of the following categories of property within the Wanaka ward of the Queenstown Lakes District as follows:

1. Residential	0.000158 cents in the \$
2. Residence plus Flat	0.000158 cents in the \$
3. Hydro Electric/Utilities	0.000040 cents in the \$
4. Vacant Sections	0.000158 cents in the \$
5. Accommodation	0.000158 cents in the \$
6. CBD Accommodation	0.000158 cents in the \$
7. Commercial	0.000158 cents in the \$
8. CBD Commercial	0.000158 cents in the \$
9. Other	0.000158 cents in the \$
10. Mixed Use Apportioned	See note (i)

Note (i) the mixed use apportioned properties will be treated as 25% Commercial or Accommodation and 75% Residential as appropriate.

The Wanaka stormwater rate revenue (\$645,955) will be used to fund the costs associated with the following activities:

- The maintenance and upgrading of stormwater reticulation systems.

Stormwater Rate (Queenstown/Wakatipu and Arrowtown Wards)

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted stormwater rate based on land use of the rateable capital value of the following categories of property within the Queenstown/Wakatipu and Arrowtown wards of the Queenstown Lakes District as follows:

1. Residential (ii)	0.000119 cents in the \$
2. Residence plus Flat plus Flat (ii)	0.000119 cents in the \$

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3. Hydro Electric/Utilities	0.000030 cents in the \$
4. Vacant Sections (ii)	0.000119 cents in the \$
5. Accommodation	0.000119 cents in the \$
6. CBD Accommodation	0.000119 cents in the \$
7. Commercial	0.000119 cents in the \$
8. CBD Commercial	0.000119 cents in the \$
9. Other	0.000119 cents in the \$
10. Mixed Use Apportioned	See note (i)

Note (i) The mixed use apportioned properties will be treated as 25% Commercial or Accommodation and 75% Residential as appropriate.

Note (ii) Excludes property within the Jacks Point Special Zone.

The Wakatipu/Arrowtown stormwater rate revenue (\$1,126,964) will be used to fund the costs associated with the following activities:

- The maintenance and upgrading of stormwater reticulation systems.

Tourism Promotion Rate (Wanaka Ward)

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted tourism promotion rate based on land use on the rateable capital value of the following categories of property within the Wanaka ward of the Queenstown Lakes District as follows:

1. Accommodation	0.001506 cents in the \$
2. CBD Accommodation	0.001506 cents in the \$
3. Commercial	0.001506 cents in the \$
4. CBD Commercial	0.001506 cents in the \$
5. Hydro Electric/Utilities	0.000377 cents in the \$
6. Mixed Use Apportioned	See note (i)

Note (i) the mixed use apportioned properties will be treated as 25% Commercial or Accommodation and 75% Residential or Country Dwelling as appropriate.

The Wanaka tourism promotion rate revenue (\$1,068,678) will be used to fund the costs associated with the following activities:

- To finance promotional activities of Lake Wanaka Tourism.

Tourism Promotion Rate (Queenstown/Wakatipu Wards)

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted tourism promotion rate based on land use on the rateable capital value of the following categories of property within the Queenstown/Wakatipu Wards of the Queenstown Lakes District as follows:

1. Accommodation	0.001201 cents in the \$
2. CBD Accommodation	0.001201 cents in the \$
3. Commercial	0.001201 cents in the \$
4. CBD Commercial	0.001201 cents in the \$
5. Hydro Electric/Utilities	0.000300 cents in the \$
6. Mixed Use Apportioned	See note (i)

Note (i) the mixed use apportioned properties will be treated as 25% Commercial or Accommodation and 75% Residential as appropriate.

The Wakatipu tourism promotion rate revenue (\$3,701,645) will be used to fund the costs associated with the following activities:

- To finance promotional activities of Destination Queenstown

Tourism Promotion Rate (Arrowtown Ward)

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted tourism promotion rate based on land use on the rateable capital value of the following categories of property within the Arrowtown Ward of the Queenstown Lakes District as follows:

1. Accommodation	0.001434 cents in the \$
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2. CBD Accommodation	0.001434 cents in the \$
3. Commercial	0.001434 cents in the \$
4. CBD Commercial	0.001434 cents in the \$
5. Hydro Electric/Utilities	0.000359 cents in the \$
6. Mixed Use Apportioned	See note (i)

Note (i) the mixed use apportioned properties will be treated as 25% Commercial or Accommodation and 75% Residential as appropriate.

The Arrowtown tourism promotion rate revenue (\$131,869) will be used to fund the costs associated with financing the following activities:

- To finance promotional activities of the Arrowtown Promotion Association.

Waste Management Charges

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted waste management charge on each separately used or inhabited part of every rating unit in the district, as follows:

1. Residential	\$141.00
2. Residence plus Flat	\$198.00
3. Hydro Electric/Utilities	\$93.00
4. Vacant Sections	\$93.00
5. Accommodation	\$93.00
6. CBD Accommodation	\$93.00
7. Commercial	\$93.00
8. CBD Commercial	\$93.00
9. Primary Industry	\$141.00
10. Country Dwelling	\$141.00
11. Other	\$93.00
12. Mixed Use Apportioned	\$141.00

The Waste Management Charge revenue (\$3,024,357) will be used to fund the costs associated with the following activities:

- To fund the operating deficit of the transfer stations and the recycling initiatives proposed in the Waste Management Strategy.

Aquatic Centre Charge (Queenstown/Wakatipu and Arrowtown Wards)

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted Aquatic Centre charge on each separately used or inhabited part of every rating unit with a residential component in the Queenstown / Wakatipu and Arrowtown Wards as follows:

1. Residential	\$107.00
2. Residence plus Flat	\$150.00
3. Hydro Electric/Utilities	\$0.00
4. Vacant Sections	\$107.00
5. Accommodation	\$0.00
6. CBD Accommodation	\$0.00
7. Commercial	\$0.00
8. CBD Commercial	\$0.00
9. Primary Industry	\$107.00
10. Country Dwelling	\$107.00
11. Other	\$0.00
12. Utilities	\$0.00
13. Mixed Use Apportioned	\$107.00

The Aquatic Centre Charge revenue (\$1,344,924) will be used to fund the costs associated with the following activities:

- To fund the operating shortfall of Alpine Aqualand attributable to residents

Aquatic Centre Charge (Wanaka Ward)

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted Aquatic Centre charge on each separately used or inhabited part of every rating unit with a residential component in the Wanaka Ward as follows:

1. Residential	\$55.00
2. Residence plus Flat	\$77.00
3. Hydro Electric/Utilities	\$0.00
4. Vacant Sections	\$55.00
5. Accommodation	\$0.00
6. CBD Accommodation	\$0.00
7. Commercial	\$0.00
8. CBD Commercial	\$0.00
9. Primary Industry	\$55.00
10. Country Dwelling	\$55.00
11. Other	\$0.00
12. Utilities	\$0.00
13. Mixed Use Apportioned	\$55.00

The Aquatic Centre Charge revenue (\$427,064) will be used to fund the costs associated with the following activities:

To fund the operating shortfall of Wanaka Aquatic Centre attributable to residents

Water Supply Rates

Queenstown and District Water Supply, Arrowtown Water Supply and Wanaka Water Supply

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted rate for water supply on each separately used or inhabited part of every connected or serviceable rating unit within the respective water supply areas as follows:

Queenstown and District water supply:	\$250.00
Arrowtown water supply:	\$180.00
Wanaka and District water supply:	\$180.00

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted differential water supply rate based on land use on the rateable capital value of all rating units connected in the following water supply areas.

	Queenstown (cents in the \$)	Arrowtown (cents in the \$)	Wanaka (cents in the \$)
1. Residential	0.000235	0.000290	0.000263
2. Residential	0.000235	0.000290	0.000263
3. Accommodation	0.000423	0.000522	0.000473
4. CBD Accommodation	0.000423	0.000522	0.000473
5. Commercial	0.000343	0.000423	0.000384
6. CBD Commercial	0.000343	0.000423	0.000384
7. Primary Industry	0.000174	0.000215	0.000195
8. Country Dwelling	0.000193	0.000238	0.000216
9. Other	0.000235	0.000290	0.000263
10. Mixed Use Apportioned	See note (i)	See note (i)	See note (i)

Note (i) the mixed use apportioned properties will be treated as 25% Commercial or Accommodation and 75% Residential or Country Dwelling as appropriate.

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Note (ii) those properties comprising a Residence plus Flat will charged the targeted rate a factor of 1.5.

Other Water Supplies

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted rate for water supply on each separately used or inhabited part of every rating unit connected to the respective scheme, and a half charge on each separately used or inhabited part of every serviceable rating unit.

Water Supply	Full Charge (\$)	Half Charge (\$)
Arthurs Point	600.00	300.00
Glenorchy	750.00	375.00
Hawea	300.00	150.00
Lake Hayes	600.00	300.00
Luggate	580.00	290.00

The Targeted Water Supply Rates revenue (\$8,281,063) will be used to fund the costs associated with the following activities:

- (i) To provide supplies of potable (drinkable) water to the above communities.

Note (i) those properties comprising a Residence plus Flat will charged the targeted rate a factor of 1.5.

Water Scheme Loan Rate

(i) Lake Hayes Water Supply Area

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted water scheme loan rate of \$426.27 on every connected or serviceable rating unit within the Lake Hayes water supply area, other than those in respect of which ratepayer has elected to make the lump sum.

The Targeted Water Scheme Loan Revenue (\$12,603) will be used to fund the costs associated with the following activities

Revenue sought by way of annual loan charges is to cover the cost of financing loans raised to pay for the capital cost of water schemes.

Sewerage Rates

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted sewerage rate on every rating unit connected to a district sewerage scheme, on the basis on one full charge per first pan or urinal connected, with a discounted charge on every subsequent pan or urinal connected. A half charge will apply to every serviceable rating unit. The charges for each scheme are set out in the schedule below.

Note (i): every rating unit used exclusively or principally as a residence of not more than one household is deemed to have not more than one connection.

Note (ii) those properties comprising a Residence plus Flat will charged the targeted rate a factor of 1.5.

Sewerage Scheme	Charge for 1st pan connected (\$)	Half Charge capable of connection (\$)	Charge per pan after 1 connected (\$)
Wanaka/Albert Town	500.00	250.00	250.00
Arrowtown	590.00	295.00	295.00
Arthurs Point	440.00	220.00	316.80
Hawea	580.00	290.00	290.00

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Lake Hayes	440.00	220.00	220.00
Luggate	650.00	325.00	325.00
Queenstown	520.00	260.00	260.00

The Targeted Sewerage Rates revenue (\$10,384,472) will be used to fund the costs associated with providing public sewerage services to the above communities.

Sewerage Scheme Loan Rates

(i) Lake Hayes Sewerage Area

Pursuant to sections 16, 17 and 18 of the Act, Council proposes to set a targeted sewerage scheme loan rate on every serviceable rating unit within the Lake Hayes Sewerage scheme area, on the basis of one charge per pan or urinal connected or capable of being connected of \$353.18, on the first pan or urinal, and \$176.59 for each subsequent pan or urinal.

Note:

- The targeted sewerage scheme loan rate will not apply to those properties in respect of which the ratepayer elected to make the lump sum contribution; and
- Every rating unit used exclusively or principally as a residence of not more than one household is deemed to have not more than one connection.

The Targeted Sewerage Scheme Loan Rates revenue (\$22,127) will be used to fund the costs associated with the following activities:

- Revenue sought by way of annual loan charges is to cover the costs of financing loans raised to pay for the capital cost of sewerage schemes.

Due Dates for Payments

The Council proposes that the above rates and charges for the financial year commencing on the 1st day of July 2016 are payable in four instalments, the due dates and last days for payment without penalty being as follows:

	Due Date	Last Day for Payment (without 10% penalty)
Instalment One	2 September 2016	30 September 2016
Instalment Two	21 October 2016	25 November 2016
Instalment Three	20 January 2017	24 February 2017
Instalment Four	21 April 2017	26 May 2017

Payment of Rates

Rates payments can be made during normal office hours at:

- Civic Centre, 10 Gorge Road, Queenstown
- Wanaka Service Centre, Ardmore Street, Wanaka
- Arrowtown Public Library, Buckingham Street, Arrowtown

Or by direct debit and internet banking.

Additional Charges (Penalties)

Pursuant to Sections 24, 57 and 58 of the Act, Council proposes that the following penalties will apply under delegated authority to the Rating Administrator:

- A penalty of 10% will be added to the rates and charges levied in each instalment which remains unpaid on the day after the last day for payment date as shown above (i.e. the penalty will be added on 1 October 2016, 26 November 2016, 25 February 2017 and 27 May 2017 respectively).
- A penalty of 10% will be added to the amount of rates or instalments (including penalties) levied in any previous financial year and remaining unpaid on 30 September 2016.

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- A second penalty of 10% will be added to the amount of rates or instalments (including penalties) levied in any previous financial year which remains unpaid on 31 March 2017.

Differential Matters Used to Define Categories of Rateable Land

Where Council's propose to assess rates on a differential basis they are limited to the list of matters specified in Schedule Two of the Local Government (Rating) Act 2002. Council is required to state which matters will be used for what purpose, and the category or categories of any differentials.

Differentials by Land Use

The categories are:

1. Residential

All rating units which are used exclusively or principally for residential purposes, but excluding properties categorised as pursuant to clause 8 (Primary Industry), clause 9 (Country Dwelling) or to clause 11 (Mixed Use Apportioned).

2. Residential Plus Flat

All rating units comprising a single dwelling and a residential flat which are used exclusively or principally for residential purposes.

3. Hydro Electric/ Utilities

All rating units on which there are structures used exclusively or principally for, or in connection with, the generation of hydro-electric power, including structures used to control the flow of water to other structures used for generating hydro-electric power and all rating units used exclusively or principally for network utility services including water supply, wastewater, stormwater, electricity, gas & telecommunications.

4. Vacant Sections

All rating units which are vacant properties and suitable for development.

5. Accommodation

All rating units used exclusively or principally for the accommodation of paying guests on a short term basis (nightly, weekly or for periods up to a month) including hotels, motels, houses and flats used for such purposes, commercial time share units, managed apartments, bed and breakfast properties, motor camps and home stay properties; but excluding properties categorised as pursuant to clause 11 (Mixed Use Apportioned) or clause 5 (CBD Accommodation).

6. CBD Accommodation

All rating units used exclusively or principally for the accommodation of paying guests on a short term basis including hotels, motels, houses and flats used for such purposes, commercial time share units, managed apartments, bed and breakfast properties, motor camps and home stay properties located within the Town Centre Zones contained in the Queenstown Lakes District Council's District Plan as at 1 July of the current rating year; but excluding properties categorised as pursuant to clause 11 (Mixed Use Apportioned).

7. Commercial

All rating units used exclusively or principally for commercial activities including industrial, retail, transport, utility services, storage, recreation and tourist operations, offices, or rest homes; but excluding properties categorised as Hydro-Electric Power, Accommodation, CBD Accommodation, Primary Industry, or pursuant to clause 11 (Mixed Use Apportioned) or clause 7 (CBD Commercial).

8. CBD Commercial

All rating units used exclusively or principally for commercial activities including industrial, retail, transport, utility services, storage, recreation and tourist operations, offices, or rest homes located within the Town Centre Zones contained in the Queenstown Lakes District Council's District Plan as at 1 July of the current rating year; but excluding properties categorised as CBD Accommodation or pursuant to clause 11 (Mixed Use Apportioned).

9. Primary Industry

All rating units:

Used exclusively or principally for agricultural or horticultural purposes including dairying, stock fattening, arable farming, sheep, market gardens, vineyards, orchards, specialist livestock, forestry or other similar uses, or which are ten hectares or more in area and located in any of the Rural or Special Zones contained in the Queenstown Lakes District Council's District Plan as at 1 July of the current rating year.

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10. Country Dwelling

All rating units of less than 10 hectares, located in any of the Rural Zones (except for the land zoned as Rural Residential north of Wanaka township in the vicinity of Beacon Point Road bounded by the low density residential zone to the south, Penrith Park zone to the north and Peninsula Bay to the east and the land zoned as Rural General off Mt Iron Drive comprising of Liverpool Way; Cascade Drive; Bevan Place and Islington Place) or Special Zones (excluding Penrith Park; Remarkables Park; Quail Rise; Woodbury Park; Lake Hayes Estate; Shotover Country; Jacks Point; Peninsula Bay; and Meadow Park) as shown in the Queenstown Lakes District Council's District Plan, which are used exclusively for Residential purposes.

11. Other

Any rating unit not classified under any of the other categories.

12. Mixed Use Apportioned

All rating units which are used in part, but not exclusively, for residential purposes, and in part, but not principally, for commercial or accommodation purposes. Usage in part may be determined by:

- a. The physical portion of the rating unit used for the purpose, or
- b. The amount of time (on an annual basis) that the rating unit is used for the purpose.

Note: the Mixed Use Apportioned classification will not be applied to residential rating units used for accommodation purposes for a single period of up to 28 consecutive days in any rating year.

These categories are used to differentiate the following rates:

general rate, targeted rates: sports halls & libraries charge; governance rate; regulatory rate; recreation & events rate; governance & regulatory charge; recreation & events charge; roading rate; stormwater rate; tourism promotion rates; waste management charge; aquatic centre charges; water supply rates.

Targeted Rates Based on Location

The categories are:

1. Location within the Wanaka ward.
2. Location within the Queenstown/Wakatipu ward or the Arrowtown ward.

These categories are used to differentiate the following targeted rates:

- roading rate; stormwater rate; tourism promotion rates; aquatic centre charge.

Targeted Rates Based on Availability of Service

The categories are:

1. Connected

Any rating unit that is connected to a Council operated water scheme or is connected to a public sewerage drain.

2. Serviceable

Any rating unit within the area of service that is not connected to a Council operated water scheme but is within 100 metres of any part of the waterworks and to which water can be supplied. Any rating unit within the area of service, that is not connected to a public sewerage drain, but is within 30 metres of such a drain, and is capable of being connected.

These categories are used to differentiate the following targeted rates:

- water supply rates, water scheme loan rates, sewerage rates, sewerage scheme loan rates.

Definition of "Separately Used or Inhabited Parts of a Rating Unit"

Where rates are calculated on each separately used or inhabited part of a rating unit, the following definitions will apply:

- Any part of a rating unit that is used or occupied by any person, other than the ratepayer, having a right to use or inhabit that part by virtue of a tenancy, lease, licence, or other agreement.
- Any part or parts of a rating unit that is used or occupied by the ratepayer for more than one single use.

The following are considered to be separately used parts of a rating unit:

- Individual flats or apartments
- Separately leased commercial areas which are leased on a rating unit basis
- Vacant rating units
- Single rating units which contain multiple uses such as a shop with a dwelling or commercial activity with a dwelling
- A residential building or part of a residential building that is used, or can be used as an independent residence.

An independent residence is defined as a liveable space with its own kitchen, living and toilet/bathroom/laundry facilities that can be deemed to be a secondary unit to the main residence. Note: the definition of a kitchen comes from the District Plan.

The following are not considered to be separately used parts of a rating unit:

- A residential sleep-out or granny flat that does not meet the definition of an independent residence
- A hotel room with or without kitchen facilities
- A motel room with or without kitchen facilities
- Individual storage garages/sheds/portioned areas of a warehouse
- Individual offices or premises of business partners.

District Plan definition of a Kitchen:

Means any space, facilities and surfaces for the storage, rinsing preparation and/or cooking food, the washing of utensils and the disposal of waste water, including a food preparation bench, sink, oven, stove, hot-plate or separate hob, refrigerator, dish-washer and other kitchen appliances.

Councillor MacLeod withdrew from the table for the following item.

8. Making Private Plan Change 46: Ballantyne Road Industrial and Residential Extension – Operative

A report from Blair Devlin (Manager, Planning Practice) noted that there were no outstanding submissions or appeals on Plan Change 46, meaning that Plan Change 46 – Ballantyne Road Industrial and Residential Extension (“PC46”) could now be made operative.

The report was presented by Mr Devlin.

On the motion of Councillors Cocks and Gazzard 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 made through PC46, as set out in the Commissioner decision adopted by Council on 26 April 2016; and**
- 3. Approve public notification of the date on which PC46 shall become operative.**

Councillor MacLeod returned to the meeting at this point.

9. Dog Control Policy and Practices Report 2015 – 2016

A report from Carrie Edgerton (Regulatory Support) presented the Dog Control Policy and Practices undertaken in the 2015/2016 financial year, in accordance with Section 10A of the Dog Control Act 1996.

The report was presented by Ms Edgerton and Mr Webster. Ms Edgerton highlighted that for the first time in 5 years there had been a 5% reduction in dog control complaints. This was particularly commendable as the total number of dogs in the district had increased over this time.

Councillor Gilmour advised that the report required several grammatical corrections before its public release and the resolution should therefore contain the words 'as amended'.

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

- 1. Note the content of this report;**
- 2. Adopt the Dog Control Policy and Practices report 2015/2016 as amended, in accordance with the Dog Control Act 1996, Section 10A;**
- 3. Approve the publication of the Dog Control Policy and Practices report 2015/2016 as amended; and**
- 4. Direct Council staff to forward a copy of the Dog Control Policy and Practices report 2015/2016 as amended to the Secretary for Local Government.**

10. QLDC Organisational Health Safety and Wellbeing Performance

A report from Meghan Pagey (Human Resources Manager) presented information detailing how the Council was fulfilling its statutory health and safety responsibilities.

Mrs Pagey presented the report. She confirmed that the corrective action to install a 'surface slippery when wet sign' had not yet been implemented but steps had been taken to remove the ice. She added that health and safety training of new staff at the Wanaka Recreation Centre had been undertaken and would be subject to regular review.

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

11. Mayor's Report

A report from the Mayor:

- a) Set out the functions and meetings attended during the period 29 July to 24 August 2016;
- b) Presented a recommendation to appoint a hearings panel for the proposed Navigation Safety Bylaw 2014 Amendments;
- c) Sought alteration to a resolution in relation to the maintenance period for the Rotary Club of Queenstown's new walking/cycling trail;
- d) Presented recommendations from the Property Subcommittee meeting held on 21 July 2016 (Right of Way Easement, Kawarau Village Holdings) and the Wanaka Community Board meeting held on 10 August

2016 (Notification of the draft Reserve Management Plan for the Wanaka Recreational Reserve);

- e) Presented Portfolio Leader reports; and
- f) Summarised the items from and appended the minutes of the following meetings:
 - Property Subcommittee minutes (21 July 2016)
 - Wanaka Community Board draft minutes (10 August 2016)
 - Property Subcommittee draft minutes (11 August 2016)
- g) Detailed the actions taken from previous Council meetings

Councillor Gilmour questioned the location of the right of way easement for the Kawarau Village Resort (recommendation from Property Subcommittee), stating that she could not support the recommendation without this information. She asked for the item to be held over so that this could be clarified. The Mayor agreed that this was acceptable.

Comment was made about the Open Space Strategy and current levels of use of the parks and sportsfield available. The Mayor asked staff to update all Councillors on the current status of this plan.

In relation to incomplete items on the Actions List, Councillor Gilmour asked whether the Delegations Register would be brought to Council this term. In addition, the Mayor raised her wish for the Policy Manual also to be presented to Council.

Councillor Gilmour asked when the actions in response to the Queenstown Community Affordable Housing Work Group recommendations would occur. It was noted that various affordable housing initiatives were included in the work plan. Councillor Gilmour also asked for a progress report on the actions taken (part c of resolution) to be presented to next month's meeting.

The Mayor disagreed with the update provided on the Queenstown Traffic and Parking item from the meeting of 26 May 2016, noting simply that the action to trial a seasonal 15 minute parking time limit had just not happened.

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

1. Note the report;

2. Proposed Navigation Safety Bylaw 2014 Amendments

Appoint a panel consisting of the Mayor and Councillors Lawton, MacLeod and Stammers-Smith of which three are required to form a hearings panel to hear submissions in September to the proposed amendments and the amalgamation of the Navigation Safety Bylaw and Waterways and Ramp Fees Bylaw and make a recommendation to Council;

3. New trail – Rotary Club of Queenstown

Alter the following resolution made at the ordinary meeting held on 17 December 2015:

- h) Rotary Club shall be responsible for any repairs or reinstatement of the trail that are required as a consequence of any surface cracking, slippages, subsidence or flooding events for a period of 15 years following its completion;

So that the resolution shall now read:

- h) Rotary Club shall be responsible for any repairs or reinstatement of the trail that are required as a consequence of any surface cracking, slippages, subsidence or flooding events for a period of five years following its completion; this responsibility may be extended by Council to 10 or 15 years if there is any evidence of significant failure during the first five years.

Recommendation from Wanaka Community Board, 10 August 2016

Draft Reserve Management Plan for Wanaka Recreational Reserve

Notify the draft Reserve Management Plan for the Wanaka Recreational Reserve (Wanaka Showgrounds site) as amended, legally described as Section 12 Block XV Town of Wanaka and Section 10 Block XV Town of Wanaka.

The meeting adjourned at 3.05pm and reconvened at 3.18pm.

12. 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.

The Chief Executive confirmed that there had been significant progress with Hawthorne Drive with the designation process started.

The update on Special Housing Areas needed now to reflect the Council decision to decline both Waterfall park and Glenpanel Expressions of Interest.

On the motion of Councillors Gilmour and Ferguson it was resolved that Council note the report.

13. **Proposed Work Programme 2016/17**

A report from the Chief Executive presented the proposed 2016/17 work programme for consideration and adoption by Council.

The report was presented by the Chief Executive and Ms Miller.

There was considerable discussion about how activities which were not specifically identified in the work programme would be reported to Council on an on-going basis. The Chief Executive considered that it would be too large to combine all these strands together, with some sitting in the work programme, others in the Annual Plan, the actions list or with the Portfolio Leader.

The Council reviewed the draft work programme page by page.

It was agreed to amend the 'Outcome' for '1: Moving People Around' to read: *'...We aim to ensure that our transport networks are capable, resilient, accessible, safe and efficient.'*

Consideration was given to the induction and training programme for the incoming Council (Key Project 2b). The Mayor agreed that it was appropriate for staff to seek feedback from Councillors, initially via email but also via direct discussion if the elected member preferred this approach. To inform the next Council the Mayor also asked for staff to prepare a report on the status of Reserve Management Plans and the criteria for prioritising their development as well as a list of those bylaws due for review and any new bylaws proposed.

It was stressed that if there was a financial impact arising from any review of organisational capacity (Key Project 3b), Council approval must be sought. In addition, minor punctuation changes were made to the following: *'Organisational Policy capacity reviewed with specific research to resource capacity to address strategic issues and outcomes, interface with Central Government, interaction with partner Councils, Iwi*

Key Project 4a: This should reflect that the Council has been accepted as a foundation Council in the LGNZ Excellence Programme. In addition, 'EP' should be expressed in full as 'Excellence Programme.'

There was extensive discussion about the objectives of Project Serve and its Key Outputs/Milestones. The Mayor underlined the need to demonstrate actual improvement because it was a ratepayer-funded initiative. To achieve this it was agreed that new Key Outputs/Milestones would be added:

- *All QLDC staff to complete customer experience training (Nov 2016)*
 - *Workshop outlining Project Serve with Elected Members (Nov 2016)*
- Resident and Ratepayer overall satisfaction was removed as a Key Output/Milestone.

Key Project 5a: Members asked for QLCHT to be expressed in full ('Queenstown Lakes Community Housing Trust').

Key Project 5b: Planning and Development was also identified as a department responsible for project delivery.

The Chief Executive was directed to check if the Waste Management Minimisation strategy was the title of the programme.

Key Project 7a: Amended to read:

'QLDC recreation ~~facility~~ facilities meets community needs.'

In addition, the date for completion and operation of the new Wanaka Community Pool was amended to September 2017.

Key Project 7e: Affordable Housing Implementation by QLDC

The Mayor questioned the lack of detail in any of the Key Outputs/Milestones for this and for Project Serve. She indicated however that she was prepared to adopt the plan subject to developing further detail around these programmes and asked for a meeting involving herself, the Chief Executive and Ms Miller to be arranged for this purpose.

Key Project 8b: Structure plans provide an accepted framework to guide integrated development

- A request was made to express 'Housing Infrastructure Fund' in full.
- Members asked for an additional Key Output/Milestone for the adoption of the Masterplan and an indicative timeframe for achieving this.

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

- 1. Note the contents of this report;**
- 2. Adopt the 2016 Top 8 Thematic Work Streams and Top 10 Capital Projects list as amended and updated ;**
- 3. Direct that the collective Work Programme be reported on monthly through the Chief Executive's report to Council;**
- 4. Direct the Chief Executive to develop a reporting template to assist in the reporting on the Work Programme to Council; and**
- 5. Agree to review the progress and prioritisation of the collective Work Programme in January 2017.**

Confirmation of minutes

Ordinary meeting, 28 July 2016

The following amendments were made:

QUEENSTOWN LAKES DISTRICT COUNCIL

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- Item 1: *'It was agreed that the definition should recognise this and provide scope for the unknown.'*
- Item 10: *'It was suggested that 'mental attributes' should be added....'*

On the motion of Councillors MacLeod and Gilmour the Council resolved that the public part of the minutes of the ordinary meeting of the Queenstown Lakes District Council held on 28 July 2016 as amended be confirmed as a true and correct record.

Councillors Forbes and Lawton abstained because they were not present at the meeting.

- The Mayor asked for an update on the Narrows Project and for staff to reporting back the outcomes of audits conducted by Downers and Veolia on an on-going basis.

Resolution to Exclude the Public

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

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

Confirmation of minutes – 28 July 2016

Item 16: Queenstown-Lake District Housing Accord – Updated Housing Accord Targets

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
16. Queenstown-Lake District Housing Accord – Updated Housing Accord Targets	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)

Agenda items – 24 August 2016

Item 14: Shotover Jet Concession Agreement – Fee Increase

Item 15: Direction on Three Resource Consent Appeals

Item 16: Emergency Management Share Services Delegation

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
14. Shotover Jet Concession Agreement – Fee Increase	That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information where the withholding of information is necessary to: b)ii) to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information	Section 7(2)(b)(ii)
15. Direction sought on Three 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)

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General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
16. Emergency Management Share Services Delegation	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)

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 4.15pm.

The meeting came out of public excluded and concluded at 4.53pm.

CONFIRMED AS A TRUE AND CORRECT RECORD

M A Y O R

29 September 2016

D A T E