QUEENSTOWN LAKES DISTRICT COUNCIL

Minutes of an ordinary meeting of the Queenstown Lakes District Council held in the Council Chambers, 10 Gorge Road, Queenstown on Thursday 29 July 2021 commencing at 1.00pm

Present:

Mayor Boult; Councillors Copland, Gladding, Ferguson, Lewers, MacLeod, Shaw, Smith and Whitehead

In attendance:

Mr Mike Theelen (Chief Executive Officer), Mr Stewart Burns (General Manager, Finance, Legal and Regulatory), Mr Peter Hansby (General Manager, Property and Infrastructure), Ms Meaghan Miller (General Manager, Corporate Services), Mr Tony Avery (General Manager, Planning and Development), Dr Thunes Cloete (General Manager, Community Services), Mr Ulrich Glasner (Chief Engineer), Ms Anita Vanstone (Spatial Plan Manager), Ms Liz Simpson (Senior Policy Planner, Urban Development), Ms Katie Russell (Senior Planner), Mrs Alyson Hutton (Planning Policy Manager), Mr Chris English (Building Control Manager), Mr Aaron Burt (Senior Parks and Reserves Planner), Mr Tony Pickard (Transport Strategy Manager), Mr Naell Crosby-Roe (Governance and Stakeholder Services Manager), Mrs Jeannie Galavazi (Senior Parks Planner), Ms Jen McGirr (Environmental Manager), Mr Paul Speedy (Strategic Projects Manager) and Ms Jessica Garrett (Upper Clutha Liaison Manager); 4 members of the media and approximately 23 members of the public

Apologies/Leave of Absence Applications

Apologies were received from Councillor Miller (on approved leave of absence) and Councillor Clark.

The following requests for leave of absence were made:

- Councillor Gladding: 16-19 August 2021;
- Councillor Whitehead: 16 September 2021;
- Councillor MacLeod: 15 October – 7 November 2021.

> **On the motion of the Mayor and Councillor Ferguson the Queenstown Lakes District Council resolved that the apologies be received and the requests for leave of absence be granted.**

Declarations of Conflicts of Interest

There were no declarations recorded.

Special Announcements

None.

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Public Forum

1. Stuart Victor – Ladies Mile Masterplan
   Mr Victor, a resident of Arrowtown, outlined his disappointment with the Ladies Mile Masterplan and asked Councillors to consider not proceeding and stopping further development. Mr Victor noted concerns around traffic, impacts on tourism and the economy.

2. Debbie Townsend – Ladies Mile Masterplan
   Ms Townsend, a resident of Lake Hayes, discussed current traffic problems and her concern that this would increase with approval of Ladies Mile Masterplan. Ms Townsend noted a recent community poll which showed 338 people voted against the Masterplan.

3. Anita Golden (Lake Hayes and Shotover Country Community Association Chair) – Ladies Mile Masterplan
   Ms Golden presented on behalf of her Community Association against the Ladies Mile Masterplan discussing concerns about traffic, level of density, costs of infrastructure and costs to the environment.

4. Fraser Sanderson – Ladies Mile Masterplan and fast track approval process
   Mr Sanderson discussed traffic issues and presented statistics on traffic studies for the district. Mr Sanderson sought more assurance for landowners that these problems could be addressed over time, while suggesting that the resolution would take up to ten years. Mr Sanderson considered that Ladies Mile should go ahead exactly as per the masterplan, stating that it would solve the traffic problems by putting new schools and shops at the northern side of the Shotover Bridge and that QLDC should produce its own traffic plans. Mr Sanderson tabled his submission to Councillors.

5. Charlie Evans – Ladies Mile Masterplan
   Ms Evans, a staff member at QLDC, spoke in a personal capacity as a resident of Lake Hayes Estate. She outlined her support for Ladies Mile Masterplan, detailing concerns on current housing affordability/availability and increasing prices for rentals. She referenced expert opinions which had drafted the Plan and how it gave Council more control over development. She cited that residents need to change habits as Queenstown was evolving quickly and more people wanted to move to the district.

6. David Lynott, Hydro Attack – Partial review of the Queenstown Bay Foreshore RMP
   Mr Lynott proposed two lines of wording amendments to the partial review of the Queenstown Bay Foreshore RMP, to enhance public access to the reserve. Mr Lynott tabled this recommended amendment to Councillors.

7. Pierre Marasti (Extinction Rebellion)
   Mr Marasti spoke on behalf of Extinction Rebellion, imploring Councillors to enhance awareness of Council's climate footprint, referencing other cities who were already doing this. He outlined his support for carbon tracking and measuring and partnering with community on more climate-focussed projects.

8. Peter Sutherland – Lakeview Development
   Mr Sutherland, a resident of Wānaka, spoke to the long history of planning and consultation on Lakeview Development, asking Councillors to consider options in pulling out of the project. Mr Sutherland discussed the financial implications of Lakeview and noted that higher costs were still to come and the associated impact on ratepayers.

9. James Stokes (Glenorchy Air/Milford User Group) – Milford Opportunities Project
   Mr Stokes recorded opposition to the Milford Opportunities Project to remove the Milford airstrip. Mr Stokes detailed the immediate impact this would have on family run businesses and tourism in the area, with Milford Sound experiences generating 90% of revenue. Mr Stokes detailed initiatives already underway working towards sustainable tourism. Mr Stokes asked Council to support their businesses and oppose the project.

On the motion of Councillor MacLeod and Councillor Lewers the Queenstown Lakes District Council resolved to extend the time in public forum.

10. Julie Scott (Queenstown Lakes Community Housing Trust)
    Ms Scott spoke on behalf of Queenstown Lakes Community Housing Trust, outlining her history with the trust and its growth over the past 14 years. Ms Scott spoke to the Trusts' assets and opportunities through an inclusionary zoning process.

On the motion of the Mayor and Councillor Macleod the Queenstown Lakes District Council resolved that the public forum conclude.

Confirmation of Agenda

Councillor Gladding asked for the order of agenda items to be changed, swapping items 2 (Spatial Plan) and 3 (Te Pūtahi Ladies Mile Draft Masterplan), so that any changes to the Ladies Mile Masterplan could be amended in the Spatial Plan.

It was moved (Councillor Gladding/Councillor Shaw):
That the agenda be amended to vary the order of items, with item 3 (Te Pūtahi Ladies Mile Draft Masterplan) to precede item 2 (Spatial Plan).

Motion lost.

On the motion of the Mayor and Councillor Copland the Queenstown Lakes District Council resolved that the agenda be confirmed without addition or alteration.

Confirmation of Minutes

On the motion of Councillor Gladding and Councillor Copland the Queenstown Lakes District Council resolved that the minutes of the public part of the ordinary meeting

held on 30 June 2021 be confirmed as a true and correct record.

1 **Whaiora Grow Well Partnership Terms of Reference**

A report from Anita Vanstone (Spatial Plan Manager) presented the Whaiora Grow Well Partnership Terms of Reference for the Council to note. The report also sought the appointment of a Council representative on the Whaiora Grow Well Partnership Governance Group [hereafter 'PGG'].

The Mayor suggested that the Deputy Mayor, Councillor MacLeod, be appointed as the Council's representative on the PGG. Councillor Macleod advised of his willingness to accept the nomination.

Councillor Gladding advised she would like to see agendas and minutes from PGG meetings and they should be available to everyone. She also asked for opportunities to feed into the processes and objectives of the PGG and for an interface between elected representatives and the PGG.

Councillor Macleod recorded his full commitment to providing information back to Councillors as part of his role on the PGG. The Chief Executive suggested that the recommendation be amended to record this commitment formally and he proposed an addition requiring agendas for the PGG meetings to be circulated to Councillors to provide feedback ahead of each PGG meeting.

On the motion of the Mayor and Councillor Shaw it was resolved that the Queenstown Lakes District Council:

1. **Note the contents of this report; and**

2. **Appoint Deputy Mayor, Calum MacLeod to the Queenstown Lakes Spatial Plan Partnership Governance Group; and**

3. **Request that the Whaiora Grow Well Partnership Governance Group provide meeting agendas in advance to Councillors for feedback.**

2 **Queenstown Lakes Spatial Plan Adoption**

A covering report from Anita Vanstone (Spatial Plan Manager) presented the Queenstown Lakes Spatial Plan, a 30-year framework for how and where the Whakatipu and Upper Clutha communities can grow well and develop to ensure well-being and prosperity. The report noted that that Spatial Plan was being presented for adoption following a period of public consultation and updates to the draft by the hearings panel.

Ms Vanstone presented the report. She introduced representatives from the partner organisations and thanked them for their input and contribution to the partership.

The Mayor acknowledged the input of partner agencies and staff in the development of this Plan, detailing a brief history of the process and other councils that had been through the process.

Councillor Gladding questioned the extent to which Otago Regional Council (ORC) had been involved. Ms Vanstone provided an overview of their involvement to date, adding that once the Spatial Plan was adopted, it was intended that ORC would join the steering group.

Councillor Smith stated he was pleased to see a positive response from the community, touching on how the Spatial Plan sought to protect rural areas and the environment, with a vision that transport would be dealt with appropriately.

Councillor Lewers discussed the implications of Queenstown Airport which had been the subject of many submissions, noting there was some comfort that areas had been identified where development should and could happen.

On the motion of Councillor Lewers and Councillor MacLeod it was resolved that the Queenstown Lakes District Council:

1. **Note the contents of this report;**

2. **Adopt the Queenstown Lakes Spatial Plan; and**

3. **Authorise the Chief Executive to make any agreed minor amendments to the Spatial Plan as required.**

The meeting adjourned at 2.02pm and reconvened at 2.07pm.

3 **Te Pūtahi Ladies Mile Draft Masterplan and Plan Variation Statement of Intent, Queenstown Airport Corporation 2021**

A report from Liz Simpson (Senior Policy Planner, Urban Development) reported on the draft Te Pūtahi Ladies Mile Masterplan and draft plan variation following completion of public consultation. The report noted that transport and a number of other factors remained of concern and sought Council direction on how to proceed.

Mr Avery, Mrs Hutton and Ms Simpson presented the report.

The Mayor observed that Te Pūtahi Ladies Mile Draft Masterplan had generated much public comment. He clarified his position on the matter, noting that he could not see how further development could take place on the northern side of Te Pūtahi Ladies Miler until there was a solution to traffic and transport issues. Nothwithstanding this, he accepted it was appropriate to consider what development could happen.

Mr Avery provided an overview of how the Draft Masterplan had been developed, noting that Council had approved the development of a Masterplan in March 2020 with a view to having a more Council-led process rather than one developer-led, on

the assumption that the land would be developed at some point in the future. He detailed that 86% of submissions did not support aspects of the plan. The report acknowledged that there were still some matters to resolve, principally connected with traffic and transport.

The Mayor advised that an updated recommendation had been circulated prior to the meeting and hard copies were circulated. He further noted that he had received feedback on this update seeking to make the following alteration to part 4(a):
4. Agree for the Te Pūtahi Ladies Mile area, that Council:
(a) ~~Endorses~~ ***Notes*** *the Council led Draft Te Putahi Ladies Mile Master Plan...*

The Mayor proposed a motion to confirm this change to the resolution.

Councillor Shaw sought clarification that questions could precede moving and seconding a motion. The Mayor advised that he was prepared to accept this approach. Councillor Shaw suggested that she was of a mind to second the motion but the Mayor did not accept the seconding at this time and permitted questions to continue.

Councillor Whitehead advised that she sought a stronger word than 'notes' and sought more of an emphasis on placeholding a staged zoning. Councillor Smith noted that much of what Councillor Whitehead sought (e.g. costs/benefits) would be achieved via a Section 32 analysis. The Chief Executive noted that the Council could not rely on this statutory tool at this stage of the process as it would only precede an actual Plan Change.

Councillor Lewers sought officers' view on the definition of 'deferred zoning'. Councillor Lewers further questioned officers on deferred zoning which led to Mr Avery detailing the process to date. Ms Simpson confirmed that defining a new stage based approach by October 2021 would be manageable.

Councillor Gladding proposed various amendments to part 4 of the recommendation to simplify the language used.

Councillor Lewers raised a point of order that the earlier motion put forward by the Mayor needed to be addressed before further amendments could be considered. The Chief Executive advised that Councillor Shaw needed to confirm her commitment to seconding the motion before it could be put.

It was moved (The Mayor/Councillor Shaw):
That part 4(a) of the recommendation be altered to replace the word 'endorses' with 'notes'.

It was moved as an amendment (Councillor Gladding/Councillor Whitehead):
That part 4 of the recommendation be amended to read:
a. Notes the Council led Draft Te Putahi Ladies Mile Master Plan;

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b. Works actively with Waka Kotahi and the Otago Regional Council to establish an effective transport intervention; and

c. Direct that further work be undertaken on the planning provisions and alternative zoning approaches that restrict development until the necessary transport interventions are confirmed, to be considered at the October Council meeting.

The motion was put and lost.

The Mayor noted it was timely to remember the traffic issues on Ladies Mile were also affected by other factors including ongoing growth in Cromwell. He did not want to adopt a masterplan without restrictions which would make problems worse. He expressed the desire to find a solution that did not involve more cars on the road but which presented instead better public transport solutions.

Councillor Macleod suggested that looking at alternative motions on the fly did not enhance council effectiveness and outlined his viewpoints on the Masterplan, further stating his support to keep part 4(a) as 'endorse', rather than change to 'note.'

It was moved (Councillor Lewers/Councillor MacLeod):
That the amendment to part 4(a) of the recommendation be cancelled and the word 'endorse' replace 'note'.

The motion was lost on a show of hands, 5:4.

Councillor Whitehead expressed support for the Masterplan approach but suggested that it had been developed in the wrong place and at the wrong time, sitting within a broken system. She proposed an amendment to the recommendation:

It was moved (Councillor Whitehead/Councillor Gladding):
That part 4(a) of the recommendation be amended to enable further investigations of the implications of the Council-led Ladies Mile Masterplan; and 4(c), clarifying any further work.

The motion was put and lost.

Discussion returned to the original recommendation contained in the update which had been circulated prior to the meeting and as amended by the Mayor's motion to alter part 4(a).

On the motion of the Mayor and Councillor Copland it was resolved that the Queenstown Lakes District Council:

1. **Note the contents of this report;**

2. **Note that Transport remains a key constraint to the potential development of Te Pūtahi – Ladies Mile, and that additional work is necessary to confirm the proposed transport interventions, the timing of these interventions and how they would be funded;**

3. **Note in addition to the transport constraints, that there are also a number of other matters that still require more work including:**

   a. **The number of residential units to be provided and the height and density allowed for;**

   b. **The management and funding for stormwater across the site;**

   c. **The location of the high school;**

   d. **The nature and extent of any community facilities;**

   e. **The size, extent and the timing of the commercial and retail centre; and**

   f. **The final form of the planning provisions that would ensure the delivery of the masterplan, including consideration of available planning mechanisms to defer development until matters 2 and 3 a. – e. have been resolved.**

4. **Agree for the Te Pūtahi Ladies Mile area, that Council:**

   d. **Notes the Council led Draft Te Putahi Ladies Mile Master Plan, noting that full implementation of the plan is dependent on an acceptable set of transport interventions being identified to minimise the impact on levels of service on the roading network;**

   e. **Works actively with Waka Kotahi and the Otago Regional Council to bring forward decisions on the transport interventions to address the traffic congestion on Te Putahi – Ladies Mile; and**

   f. **Direct that further work be undertaken on the planning provisions and other methods to include a staged zoning approach that restricts development until the necessary transport interventions are confirmed, to be considered at the October Council meeting.**

Councillor Copland recorded his vote against the motion

The meeting adjourned at 2.55pm and reconvened at 3.05pm.

4 **Queenstown Lakes Homes Strategy public consultation permission**

A report from Katie Russell (Policy Planner) introduced the draft Queenstown Lakes Homes Strategy and Action Plan and sought Council approval to begin consultation which was proposed to run between 16 August 2021 and 27 September 2021.

Mr Avery and Ms Russell presented the report. Ms Russell outlined the history of the work, early community feedback and stakeholder engagement.

The Mayor expressed support for the strategy and endorsed the work done. Councillor Smith noted concern given the upcoming RMA reforms, and if this would be replaced by new legislation. Ms Russell acknowledged this concern and advised that she would address this matter in her next report on the topic.

Councillor Gladding sought clarification on the review period. Ms Russell confirmed the review period would be ten years with the action plan being reviewed every three years.

On the motion of Councillor Lewers and Councillor MacLeod it was resolved that the Queenstown Lakes District Council:

1. **Note the contents of this report;**
2. **Approve the draft Queenstown Lakes Homes Strategy and Action Plan for public feedback; and**
3. **Approve the General Manager Planning and Development to make design and minor edicatoral changes for clarification prior to release.**

5 **PDP Inclusionary Zoning options – non-statutory consultation proposal**

A report from Katie Russell (Policy Planner) introduced inclusionary zoning options, a planning method requiring or inventivising certain complying developments to provide a portion of a development for affordable housing. The report sought Council approval to begin consultation which was proposed to run between 16 August 2021 and 27 September 2021, in partnership with the draft Queenstown Lakes Homes Strategy and Action Plan.

Mr Avery and Ms Russell presented the report.

Councillor MacLeod questioned percentage amounts in comparison to the United Kingdom. Ms Russell provided an overview of the legislative context in New Zealand and the effects based system.

Councillor Gladding noted there was no indication of financial implications and asked how this would affect rates. Councillor Shaw asked officers to make the information as accessible as possible for the community.

On the motion of Councillor Lewers and Councillor Shaw it was resolved that the Queenstown Lakes District Council:

1. **Note the contents of this report;**

2. **Approve the draft Queenstown Lakes Homes Strategy and Action Plan for public feedback; and**

3. **Approve the General Manager Planning and Development to make design and minor edicatoral changes for clarification prior to release.**

6 **Dangerous and Insanitary Buildings Policy 2021**

A report from Chris English (Building Control Manager) presented the final form of the Dangerous and Insanitary Buildings Policy 2021 following completion of the Special Consultative Procedure, noting that one submission was received that did not result in any change to the draft Policy.

Mr English presented the report.

On the motion of the Mayor and Councillor Lewers it was resolved that the Queenstown Lakes District Council:

1. **Note the contents of this report, and in particular that the proposed Dangerous and Insanitary Buildings Policy was consulted through a Special Consultative Procedure; and**

2. **Adopt the Dangerous and Insanitary Buildings Policy 2021.**

7 **Draft QLDC Freedom Camping Bylaw 2021**

A report from Jeannie Galavazi (Senior Parks Planner) presented a draft QLDC Freedom Camping Bylaw 2021 for adoption in order to undertake public consultation using the special consultative procedure, noting that the proposed new bylaw would replace the current QLDC Freedom Camping Bylaw 2019, which would be revoked.

Dr Cloete and Mrs Galavazi presented the report. The Mayor sought nominations from four Councillors for the hearings panel. Councillors Gladding, Ferguson, MacLeod and Copland put themselves forward for membership of the hearings panel.

On the motion of Councillor Lewers and Councillor Gladding it was resolved that the Queenstown Lakes District Council:

1. **Note the contents of this report;**

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2. **Determine under section 11 of the Freedom Camping Act 2011 that the problem presented by freedom camping in the district is most appropriately and proportionately addressed by way of a bylaw under the Freedom Camping Act 2011;**

3. **Approve commencement of public consultation using the special consultative procedure in relation to the proposal to make a new freedom camping bylaw under s 11 of the Freedom Camping Act 2011; and**

4. **Appoint four councillors (Councillors Gladding, Ferguson, MacLeod and Copland) of which three are required to form a hearings panel to hear and consider the submissions on the proposal and make recommendations to the Council on adoption of the proposed bylaw.**

8 **Partial Review of the Queenstown Bay Foreshore Reserves Management Plan 2016**

A report from Aaron Burt (Senior Parks and Reserves Planner) presented a Statement of Proposal for approval in order to conduct the Special Consultative Procedure for a partial review of the Queenstown Bay Foreshore Reserves Management Plan 2016, the purpose of which was to consider a new commercial area in the St Omer Park Recreation Reserve opposite Brunswick Street.

Dr Cloete and Mr Burt presented the report. Councillor Lewers proposed an amendment to page 243, to amend the word 'consider' to 'accommodate', following discussions at the last Community & Services Committee meeting. He noted that once the community was satisfied about the appropriateness of the activity, it should be accommodated. Councillors Gladding and Lewers discussed the word amendment with Mr Burt, in particular how the RMP was written and defined a commercial area.

Both Councillors Smith and Whitehead noted they would abstain from voting on this item. Councillor Ferguson, in his capacity as Chair of the Community & Services Committee, thanked members of the committee who had worked collaboratively on this for a long time, and in particular thanked Councillor Lewers for his contribution.

On the motion of Councillor Lewers and Copland it was resolved that the Queenstown Lakes District Council:

1. **Note the contents of this report;**

2. **Approve the Statement of Proposal for the Special Consultative Procedure, under the Local Government Act 2002, for a partial review of the Queenstown Bay Foreshore Reserves Management Plan 2016; and**

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3. **Agree that changes to the Statement of Proposal can be made by the Parks Manager, if necessary to better convey accurate information to the community.**

Councillors Smith and Whitehead abstained from voting.

9 **New reserve licence to the Kelvin Peninsula Community Association, for an emergency and recreation equipment storage container/shed in Jardine Park**

A report from Aaron Burt (Senior Parks and Reserves Planner) assessed granting a licence to the Kelvin Peninsula Community Association, for an emergency and recreation equipment storage container in Jardine Park on Part Lot 69 DP 9249, The report recommended that a licence over recreation reserve be granted subject to conditions.

Dr Cloete and Mr Burt presented the report. Councillor Lewers commended the work of the Kelvin Peninsula Community Association, outlining their significant effort to set up an emergency response group.

On the motion of Councillor Smith and Gladding it was resolved that the Queenstown Lakes District Council:

1. **Note the contents of this report;**

2. **Grant a new licence over recreation reserve under section 54(1)(a) of the Reserves Act to the Kelvin Peninsula Community Association, for use of the site as an emergency and recreation equipment storage container at Jardine Park, Kelvin Heights with legal description Part Lot 69 DP 9249, subject to the following conditions:**

Commencement	**TBC**
Term	**10 years**
Renewal	**One further term of 10 years by agreement of both parties**
Rent	**Subject to the Community Facility Funding Policy ($1 per annum at commencement)**
Permitted use	**As an emergency and recreation storage container site.**
Insurance	**Lessee to hold Public Liability Insurance of at least $2,000,000**

Safety/Suspension	**Council to retain ability to suspend or vary the licence for safety or other purposes**
Tree Management	**The licence holder will be responsible for implementing a tree management plan for the licence area and immediate vicinity**
Termination	**Council can give 2-years cancellation notice**

10 **Integrated Three Waters Bylaw 2020 Administration Manual updates**

A report from Jenn McGirr (Environmental Manager) presented changes and updates to the Integrated Three Waters Bylaw 2020 Administration Manual. These changes were needed in order to ensure that the Administration Manual complied with the Bylaw and current trade waster registration and approval processes.

Mr Hansby, Mr Glasner and Ms McGirr presented the report. Councillor MacLeod questioned measuring stormwater discharge, noting that improvements needed to be made to measuring points of discharge from stormwater systems. Mr Hansby detailed how permitted characteristics vs. prohibited ones were quantifed, while noting that a trial had been completed 18 months ago with a recommend monitoring programme provided. Officers acknowledged this was important and it was progressing.

Councillor Whitehead questioned timing of installation, Mr Hansby responded that it take 3-6 months to go through a full procurement process.

On the motion of Councillor Macleod and Lewers it was resolved that the Queenstown Lakes District Council:

1. **Note the contents of this report; and**

2. **Approve all the updates and changes to the Integrated Three Waters Bylaw 2020 Administration Manual**

11 **Use of sliver of 63 Ballarat Street for additional / different purpose**

A report from Tony Pickard (Transport Strategy Manager) noted that a small sliver of local purpose reserve land held by Council as a site for a community centre at 63 Ballarat Street was needed to enable construction of stage 1 of the Arterials. Accordingly, the report sought Council's agreement to use this land for an additional or different purpose, namely for roading and related purposes.

Mr Hansby and Mr Pickard presented the report.

On the motion of Councillor Smith and Councillor Whitehead it was resolved that the Queenstown Lakes District Council:

1. **Note the contents of this report;**

2. **Agree to use a 411m^2 sliver of 63 Ballarat Street ('the site') for an additional or different purpose, namely roading and related purposes; and**

3. **Authorise the Council's General Manager Property & Infrastructure to seek approval of the Minister of Local Government to use a 411m^2 sliver of the site for an additional or different purpose, namely roading and related purposes.**

12 **Appointments to the Queenstown Lakes District Council Standing Committees and Community Groups**

A report from Naell Crosby-Roe (Governance and Stakeholder Services Manager) proposed changes to the membership of Council Standing Committeess and representation on external community groups following the recent election of Councillor Whitehead in a by-election.

Mr Crosby-Roe presented the report.

On the motion of Councillor Lewers and Shaw it was resolved that the Queenstown Lakes District Council:

1. **Note the contents of this report;**

2. **Approve the appointment of Councillor Lewers and Councillor Shaw to the Audit, Finance & Risk Committee;**

3. **Approve the appointment of Councillor Lewers and Councillor Whitehead to the Planning & Strategy Committee;**

4. **Approve that Councillor Lewers be discharged from the Community & Services Committee;**

5. **Approve the appointment of Councillor Whitehead to the Community & Services Committee;**

6. **Approve the appointment of Mr Stuart McLauchlan as the Chair of the Audit, Finance & Risk Committee;**

7. **Approve the appointment of Councillor Copland as the Deputy Chair of the Audit, Finance & Risk Committee;**

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8. **Approve that Councillor Lewers be discharged as a representative of Council for the Climate Reference Group;**

9. **Approve the appointment of Councillor Ferguson as a representative of Council for the Queenstown Community Housing Trust Liaison Group;**

10. **Approve the appointment of Councillor Copland as representative of Council for Destination Queenstown;**

11. **Approve the appointment of Councillor Clark as representative of Council for Otago Conservation Board; and**

12. **Approve the appointment of Councillor Whitehead as representative of Council for Gibbston Community Association.**

13 **Submission – Infrastructure Commission 30 Year Infrastructure Strategy**

A covering report from Michelle Morss (Strategy and Development Manager, Corporate Services) presented the QLDC submission made to the Infrastructure Commission on its 30 year Infrastructure Strategy. The report sought the Council's retrospective approval because the submission had been due on 2 July 2021.

Ms Miller presented the report.

On the motion of Councillor Copland and Gladding it was resolved that the Queenstown Lakes District Council:

1. **Note the contents of this report; and**

2. **Approve restrospectively the contents of the submission.**

14 **Lakeview Infrastructure Programme – Budget Adjustment**

A report from Paul Speedy (Strategic Projects Manager) sought Council approval of a budget adjustment in order to deliver the Lakeview instructure programme. The adjustment was needed to reflect recently received pricing and would cover forecast site clearance costs, ancilliary project costs and subdivision works.

Mr Speedy, Mr Hansby and Mr Burns presented the report.

Councillor Shaw sought advice on whether the budget adjustments could be split to better identify asbestos costs and ancillary costs. The Chief Executive responded that this significant operational programme had taken a considered approach, while trying to demonstrate how the split of costs between those dedicated to Lakeview (i.e. ancillary costs) and what would directly benefit the community.

Mr Burns noted the present difficulty of the environment adding however that the budgets presented today were more certain than previously provided in March. Mr Hansby further noted that steel prices were currently increasing, as were container ship prices, with both factors placing pressure on budgets.

Councillor Smith recorded his disappointment that the scope of Lakeview works had increased enormously to more than double of the original estimate. He questioned officers on the implications of not approving the funding increases.

Mr Hansby discussed the limits of budgets, use of an independent estimator and the terms of the Alliance model. He described escalation provisions, pricing asbestos and further risks taken into account. Mr Hansby discussed the implications of network improvements (3 Waters), environmental considerations and arterial developments.

Councillor Gladding raised questions on valuations, noting QLDC as developer, and further questioned how development costs would be recovered. Mr Hansby detailed in-development infrastructure in QLDC as the developer, with those costs needing to be offset by land sales. He detailed ancillary works and how growth would be funded through development contributions. Mr Speedy then further provided an overview and breakdown of works.

Councillor Shaw reiterated her question on splitting budget costs, Mr Hansby noted that this could not be separated and detailed the flow on effects of completing ancillary project works. Councillor Shaw withdrew her request to split the budget costs.

On the motion of the Mayor and Councillor Lewers it was resolved that the Queenstown Lakes District Council:

1. **Note the contents of this report; and**

2. **Approve the proposed budget adjustments for Lakeview and associated works which equate to a net increase in capital budget of $8.2 million for the 2021-31 Ten-Year Plan.**

Councillor Whitehead abstained from voting.

15 **Chief Executive's Report**

A report from the Chief Executive proposed extending by six months the interest free loan of $500,000 to the Wānaka Community House Charitable Trust (subject to conditions) and set out matters considered recently at meetings of the Wānaka Community Board and Council Standing Committees.

The Chief Executive noted the original recommendation in respect of the Wānaka Community House Charitable Trust had been for an interest free loan until June 2021, which has been extended for an interest free period for another six months.

On the motion of Councillor MacLeod and Councillor Whitehead it was resolved that the Queenstown Lakes District Council:

1. **Note the contents of this report;**

Wanaka Community House Charitable Trust

2. **Agree to extend the interest free loan of $500,000 to the Wānaka Community House Charitable Trust ('WCHCT') for a further 6 months subject to further mediated dialogue to be undertaken between representatives of the Wānaka Community Board, WCHCT trustees and key tenants of the WCHCT with the purpose of ensuring improved relationships between all parties; and**

3. **Agree that a final report, subject to the mediated outcome, will be presented to Council in December 2021.**

Resolution to Exclude the Public

On the motion of the Mayor and Councillor Copland the Queenstown Lakes District Council resolved that the public be excluded from the following parts of the meeting:

The general subject of each matter to be considered whilst the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

Confirmation of minutes

Item 8: ***Events Funding Round 2021/22***

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

8. Events Funding Round 2021/22	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) protect information where the making available of the information ii) 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)

This recommendation 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 4.28pm.

QUEENSTOWN LAKES DISTRICT COUNCIL

The meeting came out of public excluded and concluded at 4.30pm.

CONFIRMED AS A TRUE AND CORRECT RECORD

MAYOR

26.1.22.

DATE