

Minutes of an ordinary meeting of the Queenstown Lakes District Council held in the Armstrong Room, Lake Wānaka Centre, Wānaka on Thursday, 30 May 2019 commencing at 1.00pm

Present:

Mayor Boulton; Councillors Clark, Ferguson, Forbes, Hill, MacDonald, MacLeod, McRobie, Smith and Stevens

In attendance:

Mr Mike Theelen (Chief Executive), Mr Tony Avery (General Manager, Planning and Development), Mr Peter Hansby (General Manager, Property and Infrastructure), Mr Ian Bayliss (Planning Policy Manager) and Ms Jane Robertson (Senior Governance Advisor); three members of the media and ten members of the public

Apologies/Leave of Absence Requests

An apology was received from Councillor Miller.

The following requests for Leave of Absence were made:

- Councillor Forbes: 5-9 June 2019
- Councillor Stevens: 13-17 June 2019
- Councillor Hill: 2-21 July 2019
- The Mayor: 8-22 June 2019

On the motion Councillor McRobie and Councillor MacLeod it was resolved that the Council accept the apology and grant the requests for leave of absence.

Declarations of Conflicts of Interest

No declarations were made.

Matters Lying on the Table

There were no matters lying on the table.

Public Forum

1. Elizabeth Hall

Mrs Hall tabled a petition containing 4,408 signatures of people seeking that “the Millennium Path on Wānaka Lakefront is not to be removed but kept in its open and natural space as it is an integral part of Wānaka history.” She stated that signatories were horrified at the prospect of the pathway being removed and regarded it as a local icon. She possessed spare tiles which could be used to replace those damaged by the Council’s lawn-mower. The Council had been negligent in not protecting the pathway over its 19 years.

QUEENSTOWN LAKES DISTRICT COUNCIL**30 MAY 2019****Page 2****2. Roger North**

Mr North expressed concern about the potential expansion of Wānaka Airport. He noted that global reports all indicated a grim future for the planet and he considered it ironic that expanding the airport was being presented as a positive approach for the future. In his view the future should not be about constant economic expansion which required physical expansion. He urged the Council to act locally whilst thinking globally.

3. Peter Sutherland

Mr Sutherland tabled a submission that detailed his opposition to the visitor levy as proposed. He agreed that the Council needed additional money to fund visitor infrastructure but the levy unfairly targeted the accommodation sector. The Council had only one opportunity to get things right and the proposal presented to central government needed to be a good one. He urged the Council to 'go back to the drawing board' for the visitor levy and genuinely consult with residents and businesses and not risk presenting a levy proposal to government that would fail to achieve the Council's goals.

4. Neville Harris

Mr Harris noted that at a Wānaka Community Board meeting held on 4 April the Board had resolved that no further work should be undertaken on stage 2 of the Wānaka lakefront development until parking was resolved. He believed that the public deserved to understand what progress has been made to date. Further, he was disturbed that the Board had held only two meetings this year and that the May meeting had been cancelled for lack of business. In his view, this would have been an opportune time to talk to the public about all the developments going on because there was a lot of opposition to them.

5. Barry Johnston, Wānaka Golf Club

The club was concerned about the proposal to put a major road through the course without consultation with the members. The land had been donated to the crown for the sole purpose of playing golf and no paper road existed as suggested. If the proposal went ahead four holes would be affected and it would destroy the integrity of the golf course. He urged the Council to consider other alternatives and discount this option.

Confirmation of agenda

On the motion of the Mayor and Councillor Clark the Council resolved that the agenda be confirmed without addition or alteration.

Confirmation of minutes

On the motion of the Mayor and Councillor MacLeod the Council resolved that the minutes of the meeting held on 18 April 2019 as amended be confirmed as a true and correct record.

1. Planning for Future Use and Development of Ladies Mile

A report from Ian Bayliss (Planning Policy Manager) presented options for rural residential use or urban development at Ladies Mile following the decision to decline to recommend three Special Housing Area proposals presented to the Council at the meeting held on 18 April 2019. The report recommended that the Council lead the development of a structure plan and plan variation, as it was considered that this provided the best opportunity to promote specific future outcomes across the Ladies Mile area and it would provide for community and stakeholder participation in a transparent contestable public process.

The report was presented by Mr Avery and Mr Bayliss.

Mr Bayliss summarised his report. He noted that whilst a large number of proposals for using this land had been made, his recommendation had been developed from the wish to enable multiple uses of this area and also to address the challenges of trying to urbanise it. He noted that there were relatively few opportunities like this in the district and his recommendation was for Council to take a leadership role in plan development in this area.

The Mayor suggested that the word 'will' in recommendation 2 be changed to 'may' because it was important for the Council to keep an open mind about the options available.

There was further discussion about the constraints of the Shotover Bridge and other transport challenges. It was noted that development was contingent upon a modal shift and the introduction of direct public transport from Lake Hayes Estate was essential for this to occur. Further, establishment of community facilities and a 'village hub' would also address traffic volumes on State Highway 6.

Councillor Smith expressed concerns about the Resource Management Act being used for this purpose because it was not meant to be prescriptive but to be enabling. Mr Bayliss agreed that this was one of the challenges but this was an opportunity for the Council to drive outcomes rather than simply address effects. Mr Avery advised that there was less ability for the Council to control the outcomes under the other options considered in the report and Councillor Stevens accepted that what was proposed was a proper planning process. He indicated his support for the recommendation.

Mr Bayliss advised if the Council supported the recommendation a report detailing the recommended direction could be produced within a year. A project team would need to be established and could take up to a year to develop a structure plan. Timing would also be impacted by the level of community engagement desired. The Mayor stated that this wanted that project to be thorough and he did not want fast delivery to compromise the outcome.

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

1. Note the contents of this report;
2. Agree that Ladies Mile may be developed for urban purposes in the medium to long term and that a proactive Council led planning approach should be undertaken, taking into account the wide range of community, housing, recreation, transport, green space and infrastructure considerations on Ladies Mile and the surrounding area;
3. Agree to instruct the General Manager Planning and Development to:
 - a. Undertake an investigation into notifying a Council led variation to the Proposed District Plan to provide for an integrated approach to developing Ladies Mile and its surrounding environment; and
 - b. Report back at the conclusion of the investigation on:
 - i. The consultation undertaken and community views on the future development options for Ladies Mile;
 - ii. Options for planning for the integrated management of Ladies Mile
 - iii. Funding issues and options for resolving;
4. Agree to instruct the General Manager Planning and Development to:
 - a. Consult with the Ministry for Housing Urban Development and Ministry for the Environment to explore ways to progress planning and potential development at Ladies Mile.
 - b. Report back on options to facilitate a possible plan change and/or development approach taking account of this advice.

2. Proposed Waste Fees and Charges 2019/20

A report from Laura Gledhill (Contract Manager) presented new waste fees and charges for the 2019/20 year for Council's agreement and acceptance.

This item and item 3 were presented by Mr Hansby.

On the motion of Councillor Hill and Councillor McRobie it was resolved that the Council:

1. Note the contents of this report; and

2. **Accept the proposed increases to the waste fees and charges for the 2019/20 year.**

3. **Supply Boundary Adjustment at 111 Arthurs Point Road**

A report Richard Powell (Development Infrastructure Engineer) assessed and application to extend the wastewater boundary for a single residence at 111 Arthurs Point Road. The report recommended that the Council approve the proposed wastewater service boundary adjustment because modelling in the area showed that there was capacity within the system to accommodate the additional load of one new residence and there was an existing suitable sized Council owned wastewater line extending to the boundary of the property, so no additional infrastructure was needed to service the property.

On the motion of Councillor McRobie and Councillor Clark it was resolved that the Council:

1. **Note the contents of this report;**
2. **Agree to extend the wastewater supply boundary to include the property located at 111 Arthurs Point Road.**

4. **Chief Executive's Report**

A report from the Chief Executive presented an update on the Visitor Levy Referendum and items considered at recent Standing Committee meetings including a recommendation for approval from the Planning and Strategy Committee meeting held on 13 May 2019.

On the motion of Councillor MacLeod and Councillor Clark as resolved that the Council:

1. **Note the contents of this report;**
2. **Confirm the following Priority Thoroughfares following the Special Consultative Procedure:**

1-38 **Ballarat Street, Queenstown**
4-26 **Rees Street, Queenstown**
Pedestrian lane between 13 and 17 Ballarat Street and Searle Lane
12-24 Buckingham Street, Arrowtown.

Resolution to Exclude the Public

On the motion of the Mayor and Councillor MacDonald the Council resolved that the public be excluded from the following parts of the meeting:

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Confirmation of Minutes

General subject to be considered	Reason for passing this resolution	Grounds under Section 7
Item 13: Property Acquisition	<p>(c) protect information which is subject to an obligation of confidence or which any person has been or could be compelled to provide under the authority of any enactment.</p>	Section 7(2)(c)
	<p>(h) enable any local authority holding the information to carry out, without prejudice or disadvantage, commercial activities.</p>	Section 7(2)(h)
	<p>(i) enable any local authority holding the information to carry out, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).</p>	Section 7(2)(i)

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 1.57pm.

PUBLIC EXCLUDED**Confirmation of Public Excluded Minutes**

On the motion Councillor Clark and Councillor McRobie the Queenstown Lakes District Council resolved that the public excluded section of the minutes of the ordinary meeting held on 18 April 2019 be confirmed as a true and correct record.

On the motion of the Mayor and Councillor Stevens it was resolved that the Council readmit the public to the meeting.

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The meeting came out of public excluded and concluded at 1.59pm.

CONFIRMED AS A TRUE AND CORRECT RECORD

M A Y O R

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