

Minutes of an ordinary meeting of the Queenstown Lakes District Council held in the Council Chambers, 10 Gorge Road, Queenstown on Thursday 13 February 2025 commencing at 1.00pm

Present:

Mayor Glyn Lewers; Councillors Bartlett, Bruce, Cocks, Ferguson, Gladding (online), Guy, Smith, Tucker, White, Whitehead and Wong

In attendance:

Mr Mike Theelen (Chief Executive Officer), Ms Katherine Harbrow (General Manager, Assurance, Finance & Risk), Ms Meaghan Miller (General Manager, Corporate Services), Ms Michelle Morss (General Manager, Strategy & Policy), Mr David Wallace (General Manager, Planning & Development), Mr Ken Bailey (General Manager, Community Services), Mr Caleb Dawson-Swale (Business Planning Manager), Ms Alyson Hutton (Planning Policy Manager), Ms Carrie Williams (Policy Manager), Mr Roger Davidson (Property Director), Mr Simon Battrick (Sport & Recreation Manager), Ms Christina Hitchcock (Property Advisory Manager), Mr Jon Winterbottom (Democracy Services Team Leader), Mr Ben Scott (Web & Digital Communications Advisor) and Ms Jane Robertson (Senior Democracy Services Advisor); no members of the media and approximately 10 members of the public

Apologies/Leave of Absence Applications

There were no apologies.

The following requests for leave of absence were made:

- Councillor Tucker: 15-30 March 2025; 11-21 April 2025
- Councillor Ferguson: 7-23 April 2025
- Councillor Wong: 26 March – 1 April 2025
- Councillor Guy: 1-30 April 2025
- Councillor Smith: 15-22 April 2025
- Councillor Whitehead: 14-28 April 2025

It was moved (The Mayor/Councillor White):

That the Queenstown Lakes District Council resolve that the requests for leave of absence be approved.

Motion carried unanimously.

Declarations of Conflict of Interest

Councillor Gladding advised of a conflict in respect of the Confirmation of Minutes ('Appointment of replacement commissioners for Independent Hearing Panels for two variations to the Proposed District Plan') and undertook to leave the meeting for this item.

Special Announcements

There were no announcements.

Public Forum

1. Pierre Marasti, Extinction Rebellion: Global warming

Mr Marasti advised that 2024 had been the warmest year on record and January 2025 was continuing this trend. There had also been an onslaught of extreme weather events including the disastrous fires in California, the cost of which was in the billions and would impact insurance premiums worldwide. The message was to stop burning fossil fuels. However, carbon emissions had dropped by 8% in Europe due to increased electricity use and China's emissions had peaked due to electrification. The first step of achieving this locally was to make the community fully electric.

Confirmation of Agenda

It was moved (The Mayor/Councillor Whitehead):

That the Queenstown Lakes District Council resolve that the agenda be confirmed without addition or alteration.

Motion carried unanimously.

Confirmation of minutes

12 December 2024 (Ordinary meeting)

It was moved (The Mayor/Councillor Bruce):

That the Queenstown Lakes District Council resolve that the public part of the minutes of the ordinary meeting of the Queenstown Lakes District Council held on 12 December 2024 be confirmed as a true and correct record.

Motion carried unanimously.

1 **Annual Plan 2024-25 Consultation**

A report from Caleb Dawson-Swale (Business Planning Manager) recommended that the Council confirm that the Annual Plan 2025-2026 did not require formal consultation but agree that the proposed changes to Development Contributions be subject to community feedback and that a formal consultation process be conducted for proposed increases to fees and charges.

Mr Dawson-Swale, Ms Harbrow and Ms Miller presented the report.

In speaking to the report, officers noted that:

- The Annual Plan 2025-2026 was the second year of the 2024-34 Long Term Plan (LTP) which had only been adopted in September 2024;
- The rate increase of 13.5% was as predicted in the LTP;
- No changes were proposed to any levels of service; and
- Fees and charges needed to increase to retain the rates increase at 13.5%.

There was further comment made about the increase in the cost of electricity which officers advised was due both to more electricity being used and higher charges. It was also noted that community grants would remain as a separate process and community projects could be accommodated in this way.

A communications plan was in place to advise the community that the 2025/26 Annual Plan would not be subject to consultation (pending resolution) and officers outlined how public feedback would be shared with elected members.

Councillor Gladding was critical of the report recommendations as she was not confident of the rates rise remaining at 13.5%, referring to the potential impact of the new parks contract and the proposed increases to fees and charges. She did not accept the report advice that nothing in the 2025/26 Annual was different from the LTP.

Councillor Whitehead advised that she was not comfortable taking away the formal consultation process and Councillor Smith also expressed opposition to removing the consultation process.

The Mayor agreed to take parts 1,3, 4 and 5 of the recommendation separately from part 2.

It was moved (Councillor Bartlett/The Mayor):

That the Queenstown Lakes District Council resolve to:

- 1. Note the contents of this report;**
- 3. Agree to informing the community on the Annual Plan 2025-2026 and providing opportunity for feedback;**
- 4. Agree that proposed changes to fees and charges will be subject to a public consultation process 21 March - 30 April 2025; and**
- 5. Agree to include proposed changes to Development Contributions on an informing basis noting these changes are not subject to consultation.**

Motion carried with Councillor Gladding voting against the motion.

It was moved (Councillor Bartlett/The Mayor):

That the Queenstown Lakes District Council resolve to:

- 2. Confirm the recommendation not to undertake formal consultation on the 2025/26 Annual Plan, on the basis that the proposed Annual Plan includes no significant or material differences from the content of the Long Term Plan (Year 2);**

Motion carried with Councillor Gladding, Councillor Smith and Councillor Whitehead voting against the motion.

2. Request to update Officer Delegations under the Resource Management Act 1991

A report from Alyson Hutton (Manager Policy Planning) set out various updates to delegations to Council officer under the Resource Management Act 1991 (RMA) for Council approval.

Ms Hutton and Mr Wallace presented the report. A number of typographical errors in the attachment were acknowledged.

Officers explained what was meant by the 'waiving of fees', noting that did not mean a fees discount, but rather applied in situations when a fee did not make sense.

There was further discussion about the delegation for direct referral. The General Manager, Planning & Development confirmed that although the final decision would lie with officer (as proposed in the report), use of this delegation would habitually be discussed with the Planning & Strategy Committee.

It was moved (Councillor Smith/Councillor Wong):

That the Queenstown Lakes District Council resolve to:

- 1. Note the contents of this report; and**
- 2. Approve the updated Delegations Register in Attachment A* to this report, which reflects changes to Council officer delegations under the Resource Management Act 1991.**

Motion carried with Councillor Gladding voting against the motion.

*Attached so that resolution can stand alone.

3. Retrospective approval of Queenstown Lakes District Council submissions on the Treaty Principles Bill and Testing our Thinking

A report from Delvina Gorton (Policy Advisor) introduced (and appended) the Council's submissions (a) to the Justice Committee on the Principles of the Treaty of Waitangi Bill and (b) to the Infrastructure Commission on Testing our Thinking: developing an enduring national infrastructure plan. Retrospective approval of both submissions was sought.

Ms Morss and Ms Williams presented the report.

In response to a question, officers advised that submissions were made on issues where there was likely to be an impact on the district. The General Manager Strategy & Policy advised that she was happy to share submission criteria with elected members, adding that submission topics were also discussed with the Chief Executive.

There was further discussion about the tenor of the Council's submission on the Treaty Principles Bill.

The Mayor undertook to take each of the resolutions separately.

It was moved (The Mayor/Councillor Guy):

That the Queenstown Lakes District Council resolve to:

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

Motion carried unanimously.

It was moved (The Mayor/Councillor Guy):

That the Queenstown Lakes District Council resolve to:

- 2. Approve retrospectively QLDC's submission to the Justice Committee on the Treaty Principles Bill.**

Motion carried with Councillor Wong abstaining.

It was moved (The Mayor/Councillor Guy):

- 3. Approve retrospectively QLDC's submission to the Infrastructure Commission on Testing our Thinking: developing an enduring national infrastructure plan.**

Motion carried with Councillor Cocks and Councillor Tucker voting against the motion.

The meeting adjourned at 2.14pm and reconvened at 2.20pm.

4. Stabilisation Easement for Heritage Heights Body Corporate on Queenstown Hill Recreation Reserve at Heritage Heights, Queenstown Hill

A report from Christina Hitchcock (Property Advisory Manager) assessed an easement application so that stabilisation earthworks and retaining walls could be installed over recreation reserve, Lot 2 DP 496901 and Lot 4 DP 447835 behind Heritage Heights, Anderson Heights, Queenstown Hill. The report recommended that the easement be granted.

Mr Davidson and Ms Hitchcock presented the report.

Officers confirmed that the situation discussed in the report was unique in the district and was not a situation sought by any property owner. The easement fee was usually 30% of the property value but the piece of land concerned was currently covered in scrub and the treatment proposed would serve to tidy it. The option of purchasing the land did not exist because it was reserve. Once the project was complete, the area would still be publicly accessible, despite the recontouring.

Members asked questions about the quantum of the proposed fee and officers undertook to provide this information. Members also sought clarification of the conditions of easement. Officers noted that these had been part of the resource consent and agreed that this detail would be included in future reports.

It was moved (Councillor Smith/Councillor Wong):

That the Queenstown Lakes District Council resolve to:

- 1. Note the contents of the report;**
- 2. Approve a stabilisation easement being granted to Heritage Heights Body Corporate over Recreation Reserve being Lot 2 DP 496901 and Lot 4 DP 447835;**
- 3. Delegate authority to approve final terms and conditions, including commencement, location, extent, fees and execution authority to the General Manager Community Services, provided all relevant requirements of the Easement Policy 2008 are addressed; and**
- 4. Agree to the exercise of the Minister's consent (under delegation from the Minister of Conservation) to the granting of the identified easements over Council Reserve Land.**

Motion carried with Councillor Gladding voting against the motion.

5. **Additional parking restrictions at the Queenstown Events Centre under the Traffic and Parking Bylaw 2018**

A report from Marie Day (Community Partnerships Manager) detailed a concern that the parking areas around the Queenstown Events Centre were being used for all-day and overnight parking, often resulting in a lack of available parking for centre users. To resolve this, the report recommended introducing signage prohibiting overnight parking in all the carparking areas at the Queenstown Events Centre.

Mr Bailey and Mr Battrick presented the report. They confirmed that this proposal had come about from customer complaints about being unable to access parking when using the centre. Mr Battrick confirmed that there would be education undertaken alongside enforcement of the proposed new parking restrictions.

Staff were also monitoring other similar recreation centres in the district but the same problems were not currently occurring in Wānaka.

It was moved (Councillor Ferguson/Councillor Wong):

That the Queenstown Lakes District Council resolve to:

1. **Note the contents of this report;**
2. **Approve the new parking restrictions proposed at Queenstown Events Centre [as set out in Attachment A and B]; and**
3. **Agree that these new parking restrictions will come into force as soon as signage notifying the restrictions has been installed at the carpark.**

Motion carried unanimously.

6. **Chief Executive's Report**

A report from the Chief Executive noted that following the election of the former Deputy Chair, Mr Simon Flood, as Chair of Queenstown Airport Corporation (QAC), the position of Deputy Chair had been left vacant. Council had invited the Board of Directors to propose a Director to be elected as Deputy Chair. In January 2025 the Mayor and Chief Executive had received advice that the QAC Board had resolved at its December 2024 meeting to recommend that an existing Director, Mike Tod, be elected as the Deputy Chair.

The report sought Council authority via a resolution for the Mayor and Chief Executive to sign a shareholder resolution proposing that the QAC Board of Directors elect Mr Mike Tod to the position of Deputy Chair.

It was moved (Councillor Wong/Councillor Smith):

That the Queenstown Lakes District Council resolve to:

1. Note the contents of this report;

Queenstown Airport Deputy Chair of Board of Directors

2. Authorise the Mayor and Chief Executive to sign a shareholder resolution, in accordance with clause 18.1.1 of the Queenstown Airport Corporation Limited constitution (amended 2017), proposing that the Queenstown Airport Corporation Board of Directors elects Mr Mike Tod to the position of Deputy Chair; and
3. Authorise the Mayor to make a public announcement about the election and appointment.

Resolution to Exclude the Public

It was moved (The Mayor/Councillor Tucker):

That the Queenstown Lakes District Council resolve that the public be excluded from the following parts of the meeting.

Motion carried unanimously.

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 9: Appointment of replacement commissioners for Independent Hearing Panels for two variations to the Proposed District Plan

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
9. Appointment of replacement commissioners for Independent Hearing Panels for two variations to the Proposed District Plan	<p>That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information where the withholding of information is necessary to:</p> <p><i>Section and Grounds</i></p> <p>(a) Enable Council to protect the privacy of natural persons, including that of deceased natural persons</p> <p><i>Reason for this recommendation</i></p> <p>To enable the Council to consider in private the professional knowledge and capabilities of the proposed commissioners.</p>	Section 7(2)(a)

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.

Motion carried unanimously.

The meeting went into public excluded at 2.49pm at which point Councillor Gladding left the meeting.

PUBLIC EXCLUDED

Confirmation of public excluded minutes of ordinary meeting of Queenstown Lakes District Council held on 12 December 2024

It was moved (The Mayor/Councillor Bruce):

That the Queenstown Lakes District Council resolve that the public excluded part of the minutes of the ordinary meeting of the Queenstown Lakes District Council held on 12 December 2024 be confirmed as a true and correct record.

Motion carried unanimously.

The meeting came out of public excluded and concluded at 2.50pm.

MAYOR

DATE