

Minutes of an extraordinary meeting of the Queenstown Lakes District Council held in the Council Chambers, 10 Gorge Road, Queenstown on Thursday 11 September 2014 commencing at 11.00am.

Present:

Mayor van Uden; Councillors Aoake, Cocks, Ferguson, Forbes, Gazzard, Lawton, MacLeod, Perkins and Stammers-Smith

In attendance:

Mr Adam Feeley (Chief Executive), Mr Marc Bretherton (General Manager, Planning and Infrastructure), Mr Nigel Bryce (Consultant Planner), Mr Paul Speedy (Manager, Strategic Projects and Support) and Ms Jane Robertson (Governance Advisor); three members of the media and 12 members of the public

Apologies

An apology was received from Councillor Gilmour.

On the motion of Councillors Aoake and Lawton it was resolved that the Council accept the apology.

Leave of Absence Requests

Councillor Stammers-Smith requested a leave of absence 3-18 October 2014.

On the motion of Councillors Perkins and Aoake it was resolved that the Council approve the request for leave of absence.

Conflicts of Interest

The Mayor advised that Councillor Gilmour was absent from the meeting because she had a conflict of interest in respect of the agenda item because she was joint owner of a property located within the plan change area.

Confirmation of agenda

The agenda was confirmed without addition or alteration.

Public Forum

There were no speakers in the Public Forum.

1. Plan Change 50 – Queenstown Town Centre Zone

A report from Nigel Bryce (Consultant Planner) summarised the primary provisions of the proposed Plan Change 50 – Town Centre Zone, introduced the Section 32 report and assessed the other practicable options for achieving the objectives of the proposed plan change. The report concluded that proceeding with a plan change was the only option which achieved the objectives sought and it was recommended that Plan Change 50 be publicly notified in accordance with the requirements of the Resource Management Act 1991.

Mr Bretherton and Mr Bryce joined the table. An updated Height Limit Plan related to the Lakeview overlay portion of the plan change area was circulated and Mr Bryce detailed the reasons for the various height limits proposed. Councillor Stammers-Smith sought clarification of the height limitation on the Isle Street extension and questioned the purpose of this approach.

Various questions were asked about the Assessment of Environmental Effects and the proposed policies, rules and other methods advocated in the plan change.

Councillor Cocks observed that the terms ‘tourist’ and ‘visitor’ were not interchangeable. Mr Bretherton undertook to ensure consistent use of the terms throughout all of the District Plan.

Mr Speedy was invited to the table to respond to questions about the pre-consultation undertaken with affected parties. It was noted that whilst not a mandatory step, it was regarded as good practice.

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

a. Note the contents of this report, in particular:

- i. Additional private land has been included in the proposed zone as a result of consultation;**
- ii. The section 32 evaluation report and associated technical reports supporting Plan Change 50 – Queenstown Town Centre Zone which have identified materially greater benefits than adverse effects from the proposed plan change, including:**
 - a. Significantly increased economic benefits than under the current zoning;**
 - b. Improved access to more useable and higher quality public open space;**
 - c. Opportunities for greater diversity in housing options;**
 - d. Addressing land shortages within the current Queenstown CBD**

- iii. The proposed policy response to address the issues and the resulting benefits;
- b. Agree to the notification of PC50 and direct staff to publicly notify the proposed Plan Change in accordance with the 1st Schedule of the Resource Management Act 1991.
- c. Authorise officers to make further minor changes to the Section 32 evaluation report and provisions without further recourse to the Council, where this is necessary to:
 - i. Ensure consistent numbering and formatting of the proposed district plan text; and
 - ii. To fix identified minor errors and/or omissions.

Councillor Stammers-Smith recorded his vote against the motion.

The meeting concluded at 11.30am.

CONFIRMED AS A TRUE AND CORRECT RECORD:

M A Y O R

D A T E