

Minutes of an ordinary meeting of the Queenstown Lakes District Council held in the Council Chambers, 10 Gorge Road, Queenstown on Thursday 24 July 2014 commencing at 1.00 pm.

Present:

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

In attendance:

Mr Adam Feeley (Chief Executive Officer), Mr Stewart Burns (Chief Financial Officer), Mr Scott Carran (General Manager, Legal and Regulatory), Mr Marc Bretherton (General Manager, Infrastructure and Development), Ms Meaghan Miller (Director, Chief Executive's Office), Mrs Ruth Stokes (General Manager, Operations), Mrs Beth Bundy (Director, Human Resources), Mr Ulrich Glasner (Chief Engineer), Mr Denis Mander (Transport Policy Stakeholder Manager), Mr Matthew Paetz (District Plan Manager), Mr Myles Lind (Commercial Manager), Mr Mike Weaver (Manager Parks Operations) and Ms Jane Robertson (Governance Advisor); three members of the media and 16 members of the public

Apologies and Leave of Absence Requests

An apology was received from Councillor Forbes.

Councillor Stammers-Smith apologised for his likely early departure from the meeting.

On the motion of Councillors Lawton and Perkins it was resolved that Council accept the apologies.

Conflicts of Interest

Councillor Cocks declared an interest in item 8 ('Private Plan Change 45: Northlake – Ratification of Commissioner Recommendation') and advised that he would leave the meeting for the duration of the item.

Confirmation of Minutes

The following amendments were made to the draft minutes of the Council meeting held on 26 June 2014:

[Public Forum, speaker 4]

In reply to a question, Mr Quickfall confirmed that DQ members accepted paying increased commercial rates to fund the project.

On the motion of Councillors Perkins and Aoake it was resolved that Council confirm as a true and correct record the minutes as amended of the

**ordinary meeting of the Queenstown Lakes District
Council held on 26 June 2014.**

Matters Lying on the Table

There were no matters lying on the table.

Confirmation of agenda

Mayor Vanessa asked the Council to consider making item 4 the first item in the meeting as Mr Patterson had another commitment, meaning that he needed to leave the meeting by 2pm.

On the motion of Councillors Cocks and Aoake it was resolved that the Council confirm the agenda with item 4 ('Statement of Intent: Queenstown Airport Corporation 2014/15') moved up the agenda to become item 1, with the items following to continue in the order published in the agenda.

Public Forum

1. Bruce Paulson

Mr Paulson advised that he had attended all of the hearing for Plan Change 45 and had been surprised by the different interpretations of the same matters by the applicant and submitters. Despite the concerns raised by submitters in opposition, the Plan Change had been recommended for approval but he was aware of many people in Wanaka who did not support what it proposed. He asked the Council not to approve the Plan Change in its present form.

2. Jan Paulson

Mrs Paulson advised that she was also speaking on behalf of her neighbour, Elisabeth Muir, who had similar concerns.

Mrs Paulson stated that the view from her residence was directly over the site of the Plan Change. She noted that it had been described at the hearing as being 'rabbit-infested land' but to her, it was a beautiful Otago landscape. She had also lived in Los Angeles where developments like Northlake were the norm, but she had chosen to live in Wanaka because she sought something different. Her home was currently zoned rural residential and was beside rural land, and although she had not believed that these zonings would remain the same forever, she had not anticipated such a radical change as proposed by the Plan Change. She objected in particular to the density of the proposal, as she estimated that the 1,400 homes proposed would house approximately 3,000 people. This was about half the current population of Wanaka, and this number of people would live directly over her boundary fence.

She asked the Council to consider the impact of the Plan Change on those directly affected and reject the Commissioner recommendation. At present she

enjoyed peaceful seclusion and of the surrounding community, her residence was the most affected by the Plan Change. She asked the Council to seek a reduction in density or the creation of a buffer zone so that her enjoyment of her home could be preserved.

3. Neil Webster

Mr Webster advised that he represented a number of submitters to Plan Change 45 who lived in the Aubrey Road area. He noted that this size of development would allow the population of Wanaka to increase to double the size recommended in the Wanaka Structure Plan. It would also greatly increase traffic in the Peninsula Bay area which was contrary to the claim at the hearing that traffic would only increase by 20 cars.

4. Noelene Pullar

Mrs Pullar advised that she was a resident of Aubrey Road and she questioned how the pristine environment of Stevensons Arm and Lake Wanaka could be spoiled forever by allowing 1,400 houses to be built in this area. She anticipated a sea of grey, corrugated roves and considered that there were plenty of other areas for such subdivisions. She expressed concern that approval of the Plan Change would disturb the scenic beauty of Wanaka forever, simply in the pursuit of money.

5. Martin Hill

Mr Hill advised that he was also a resident of Aubrey Road. The principles of sustainability and development in harmony with ecological systems were the new mantras of urban design but these factors did not feature in Plan Change 45. He asked the Council to give careful consideration to accepting the recommendation as the area covered by Plan Change 45 was ecologically pristine.

6. Jim Cowie

Mr Cowie advised that he had recently retired to Wanaka and was a regular user of the Wanaka Pool. He had been shocked and saddened at its sudden closure and asserted that it was untenable for the community to have no public swimming pool for the foreseeable future. In his view, Wanaka needed a public pool of a minimum 25 metres and the current facility had to be reopened without delay, even if this meant a quick and temporary fix. Allied to this, he asked the Council to make the development of a new aquatic centre a top priority for the Wanaka Sports Facilities project.

The Mayor provided an update on Council's intentions with respect to the Wanaka Community Pool, stating that it had been agreed to spend \$115,000 on strengthening the pool building. This would allow the pool to reopen within about two months which was a temporary solution while the Council considered the best long-term option for providing pool facilities in Wanaka,

7. Quentin Smith

Mr Smith considered that the closure of the current community pool should be a catalyst for bringing forward construction of the new sports facility at Three Parks. He supported reopening the current pool if possible, but considered that it was

important to limit time and money spent on an asset which was past its use-by date.

8. Richard Fairburn

Mr Fairburn stated that he was President of the Wanaka Swim Club. He was pleased to hear that work would be undertaken to reopen the current pool but wanted to understand a rough timeframe for this occurring as he needed to accommodate the training of competitive swimmers.

The Mayor advised that the Council would be acting with urgency but until such time as the Wanaka Community Pool reopened, concessions would be honoured at both the Cromwell and Queenstown Swimming Pools. The issue of whether the Council would re-consult on the priority of the proposed aquatic centre in the Wanaka Sports Facility would be discussed as an agenda item at the next Council meeting.

9. Wayne Hudson

Mr Hudson asked whether users who waived the right to claim against the Council could be permitted to use the Wanaka Pool. He was advised in response that it was not possible to reopen the pool under these conditions, as the Council had obligations as a good employer to ensure the welfare of its staff.

On the motion of Councillors Gilmour and Aoake it was resolved that the Council suspend Standing Orders to allow the public forum to extend for longer than 30 minutes.

10. Basil Walker

Mr Walker expressed concern that the \$105M cost of interest of developing the Queenstown Convention Centre had been excluded from the public consultation document. He had taken this complaint to the auditor general and it was expected that a full report would be made available soon on the correct policy for including interest costs. He added that there needed to be certainty about the government contribution to the project, questioning if recent announcements about funding for the Kawarau Falls Bridge was indicative of funding being available for the Convention Centre project.

Mr Walker considered that the proposed Plan Change which sought to rezone Lakeview from recreation reserve to be part of an expanded Town Centre had little chance of progressing. He questioned the precedent caused by re-zoning reserve land, suggesting that this would allow other parks in the district able to be built on. He foresaw significant planning delays and estimated that it would take at least 10 years for planning issues to be resolved and construction completed.

Mr Walker encouraged Queenstown to put itself forward as a venue for the FIFA World Under-20 Cup.

11. Stephen Bradley

Mr Bradley advised that he was the owner of Fergburger and he had sought to take a proactive approach by offering funds to undertake the footpath extension. He pointed out that no tables and chairs were proposed, exclusive use of the space was not sought and all sorts of people congregated in this location, not only Fergburger customers. The planned opening of Mrs Ferg later in 2014 would increase numbers on the footpath still further and it was therefore important that the footpath development happened before then.

Mr Bradley stated that and the proposed development would increase vitality in the area and improve public amenities in the CBD at no cost to the Council. He observed that Fergburger had done much for Queenstown's international reputation, it was one of the most photographed locations in Queenstown and was recognised as an international brand by DQ. He believed that the proposal had high visual values and this was how Queenstown needed to be portrayed nationally and internationally. He stressed that it was not an additional dining space and he had strong support from local businesses who liked the vitality that Fergburger brought to the area. He did not consider that the project set a precedent and he thanked all those who had supported him to date.

12. Warwick Goldsmith

Mr Goldsmith advised that he appeared for the applicant for Plan Change 45. He stated that the only two options available for the Council were to accept or reject the commissioner recommendation, adding that rejection would result in another hearing with probably the same result. He considered that any change to what was currently proposed in Plan Change 45 would result in the land resource being used much less efficiently, namely, fewer and more expensive lots. He highlighted the significant affordable housing component of the Plan Change, with 20 price fixed lots to be offered through the community housing trust and overall the creation of about 235 residential lots. He questioned whether making changes via the District Plan would create any greater opportunities than currently provided and pointed out that the Plan Change had been developed at the Council's suggestion to enable a coordinated approach to development of this land following an unsuccessful consent application several years earlier.

13. Johnny Stephenson

Mr Stephenson advised that he represented the Westwood Property Group which owned buildings adjacent to Fergburger. He agreed that there was a problem with Fergburger patrons blocking the footpath and his company received complaints about this from tenants. He believed the solution proposed by Fergburger was workable and particularly advantageous because they were prepared to pay for it. In regard to the precedent set, he believed that similar proposals should be considered on their own merits if a company's growth and popularity meant that it had queues outside.

14. Kim Wilkinson

Mr Wilkinson stated that he opposed the proposed footpath extension by Fergburger as he was concerned about the loss of three carparks. Whilst he

greatly admired the Fergburger product and its success, he believed it was wrong to pay \$100,000 to expand a business onto ratepayers' land. The loss of three carparks represented potentially 54 parking movements per day and there were only 276 on-street carparks in the CBD, not 558 as claimed in the report, as this figure included those on Robins Road. Mr Wilkinson noted that there were fewer than half the number of carparks there had been 20 years ago. He added that a Chamber of Commerce survey had revealed that the biggest impediment to doing business in the CBD was a lack of parking and he quoted various newspaper articles citing this problem over a number of years.

Mr Wilkinson expressed concern that much of the Church Street carpark was leased to local business people and they filled much of a public carpark meant for visitors. He considered that these lease-holders should be relocated to the Man Street carpark.

He believed that on-street carparking would always be needed as it added vitality to CBDs, and many towns and cities around the world had reintroduced traffic for this reason. Businesses suffered when closed to vehicular traffic and in his own case, more foot traffic entered his shop from Rees Street than from the Mall.

15. Simon Hayes

Mr Hayes noted that at least 100 vehicles per day turned against the traffic into Duke Street, although 'no entry' signage was in place. The situation became even more dangerous when people did not realise it was a one-way street and drove all the way up to the Red Rock corner. He believed that the 'no entry' sign was where drivers would not see it and suggested instead that a planter bollard be placed at the corner. He asked that the Council trial this for a month to see what effect it had on driver behaviour.

16. Leigh Overton

Mr Overton expressed concern that the proposed Strategic Direction chapter of the District Plan contained no mention of fire as a hazard. This was of particular concern because there was a high fire risk in some areas of the district. He considered that only a simple reference was necessary and suggested that it be included in goal 2, objective 2.

17. Julie Scott

Ms Scott stated that she was the Executive Officer of the Queenstown Community Housing Trust. The Trust had made a submission to Plan Change 45 because it was not satisfied with the affordable housing contribution proposed. Plan Change 24 required developers to make an affordable housing contribution when a zone change from rural to residential occurred. By contrast with other contributions which had all been made at \$0, Plan Change 45 was only offering 20 sections at a cost of \$3.2M. She considered that this was neither fair nor consistent and it was important for Council to uphold its own policies on affordable housing by requiring the Plan Change 45 developer's contribution to be the same as that made by others.

On the motion of Councillors Gilmour and MacLeod it was resolved that Council reinstate Standing Orders.

1. Statement of Intent: Queenstown Airport Corporation 2014/15

A report from Stewart Burns (Chief Financial Officer) introduced the final Statement of Intent for the Queenstown Airport Corporation (QAC) for the 2014/15 year. The Statement of Intent had been amended following discussion with the Council in February 2014 and both a final and a marked-up version of the updated Statement of Intent were attached to the covering report.

Due to the length of the Public Forum, it was noted that Mr Patterson had had to leave the meeting and Mr Feeley spoke to the report in his absence. He accepted the Council's wish for greater input into the overall direction and style of the Statement of Intent and whilst this was partially reflected in the amended document, he agreed that there was scope for further change. To this end, a workshop would be arranged between the Council and the QAC Board of Directors.

A question was raised about the apparent omission of Air New Zealand from the Night Flights Working Group.

On the motion of Councillors Gilmour and Aoake it was resolved that the Council receive the Statement of Intent for 2014/15 for the Queenstown Airport Corporation.

2. Mayor's report

A report from the Mayor:

- a) Set out functions and meetings attended during the period 25 June – 25 July 2014;
- b) Summarised the items from and appended the minutes of the following meetings:
 - i. Audit and Risk Committee draft minutes of 13 June 2013
 - ii. Property Subcommittee draft minutes of 26 June 2014
 - iii. Wanaka Community Board draft minutes of 15 July 2014
- c) Detailed actions taken from previous Council meetings.

The Mayor noted that contrary to the information in her report, she had not attended meetings of the Wakatipu Health Reference Group or DQ Board.

There was discussion about the work programme of the Visiting Drivers' Governance Group's and progress with finalising the lease to the Pisa Alpine Charitable Trust. The importance of ensuring dual access on the Fernhill Loop Track was emphasised along with a desire for the Hawea Land Swap to be concluded without further delay.

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

- a. Note the report.

Licence to Occupy – Fernhill Loop Track to the Queenstown Mountain Bike Club

- b. Notify the intention to grant a licence to Queenstown Mountain Bike Club over section 4, section 10 section 14 and section 19 Block I Mid Wakatipu Survey District and Section 1-2 Block VIII Mid Wakatipu Survey District, trail known as the Fernhill Loop, with final terms and conditions to be agreed under delegation by the General Manager, Operations.
- c. Appoint two commissioners to hear the submissions (if any) and make a final recommendation to Council.

Proposal from the Queenstown Trails Trust to upgrade and improve the existing Kelvin Peninsula Loop Track

- d. Agree that the Queenstown Trails Trust can proceed with the proposal to upgrade and improve the existing Kelvin Peninsula Loop Track subject to the confirmation of track specification and associated maintenance requirements to the satisfaction of the Manager, Parks and Operations.

Renew the Licence to Occupy to Creative Queenstown

- e. Approve a licence to occupy to Creative Queenstown for land at Earnslaw Park legally described as sections 6 – 18, 27, Block XV Queenstown in favour of Creative Queenstown on terms and conditions to be agreed under delegation by the General Manager, Operations.

3. Chief Executive's report

A report from the Chief Executive detailed meetings attended recently, sought an amendment to a decision from the previous meeting and provided an update on progress with the projects contained in the Chief Executive's performance framework.

The Chief Executive noted that the change proposed to the resolution made at the previous meeting in regard to delivery of various reports for the Queenstown Convention Centre project was largely due to a heavy workload. He added however, that this small delay made little difference to overall

timeframes, as securing the capital funding required was also a condition and he was confident that government funding would not be approved until after the election.

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

- 1. Note the report;**
- 2. Amend the resolution of 26 June 2014 to read:
‘Direct officers to report back to Council by 28 August with:**
 - i. a draft plan change for the establishment of a Lakeview sub-zone for Council consideration;**
 - ii. a proposed master-plan for the Lakeview site for the purpose of the proposed plan change for Council approval;**
 - iii. alternative design options for staged or reduced construction costs for Council consideration;’**

4. Adoption of 2014/15 Work Programme

A covering report from the Chief Executive introduced a proposed work programme (appended to the report) which detailed the projects and tasks for the Chief Executive and Council staff to complete in 2014/15.

The following amendments to the work programme were made:

- 21: Trade Waste and Water Supply Bylaws: drafts to be publicly notified by 1 December
- 22: Local Alcohol Policy – inclusion of alternatives in District Plan
- Add transport strategies to ‘Core Infrastructure and Services’
- Additional KPI to be added for solid waste
- Local Democracy: modernising the way in which the community engages with Council; levels of satisfaction with consultation
- 23: Notification of Stage 1 of District Plan review by May 2015.
- Track and trail maintenance schedule to be added to ‘Gyms and Pools’
- Wanaka Pool earthquake strengthening: included under item 10.

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

- 1. Note the contents of this report; and**
- 2. Approve the Work Programme 2014/15 as amended for the Chief Executive and Council staff.**

The meeting adjourned at 2.52 pm and reconvened at 3.05 pm

5. Fergburger – Proposed Shotover Street Footpath Upgrade

A report from Ulrich Glasner (Chief Engineer) assessed a request from Queenstown business, Fergburger, to undertake works to widen the existing footpath and undertake streetscaping works outside its premises in Shotover Street. This was to alleviate the congestion problem with patrons queuing outside Fergburger which hampered the through passage of pedestrians on the footpath and sometimes required them to walk in the roadway.

The report considered the advantages and disadvantages of approving the proposal and concluded that although the project would result in the loss of three carparks on Shotover Street, the streetscaping proposed would deliver significant improvements to pedestrian and road safety. Allied to the fact that Fergburger had offered to fund the project itself (up to \$100,000) and the aesthetic and business vitality factors, the report recommended that the Council accept the offer of funding and allow the project to proceed.

Mr Glasner, Mr Bretherton and Mr Mander joined the table.

Mr Glasner read aloud an email recently received from the Queenstown Chamber of Commerce which asked the Council not to approve the project because of the loss of three car parking spaces. The email pointed to the shortage of on-street carparking in central Queenstown and if approved, the precedent set for other businesses to make similar requests. The Chamber stated that the project should only be done in conjunction with a CBD masterplan.

In reply to a question, Mr Glasner confirmed that the current situation outside Fergburger raised concerns about pedestrian and traffic safety. Mr Mander confirmed that the priority identified in the report of improving pedestrian and road safety was consistent with the overall transport strategy.

Councillor Gazzard spoke in opposition to the recommendation, expressing concern that a business sought to use public land for its own purposes. He believed that the development would result in more patrons eating on the street and expressed the view that public consultation should be undertaken before making a decision. Councillor Stammers-Smith endorsed these concerns, stating that approving this request would set an unnecessary precedent. Councillor Ferguson questioned if there were records of accidents at the site.

The Mayor observed that similar requests had already been approved, meaning that a precedent had already been set. In response to the concern that approval of the proposal was 'privatising' the land, she added that it would still function as a public footpath.

In order to maximise the space available it was suggested that the hedge and leaner be removed from the design. This was incorporated into part (b) of the resolution.

Councillor Cocks moved/the Mayor seconded:

That the Council:

- a. **Accept an offer of funding from Fergburger up to the value of \$100,000 and to apply that gift for the purpose of meeting the costs of implementing option 1; and**
- b. **Accept and implement street design plan as per the design (or minor variation of design) submitted to Urban Design Panel but with removal of the hedge and leaner.**

The motion was put and carried with Councillors Aoake, Ferguson, Gazzard and Stammers-Smith recording their votes against the motion.

Councillor Stammers-Smith left the meeting at 3.43 pm

6. Eastern Access Road – Acquisition of Land for Road

A report from Denis Mander (Transport Policy and Stakeholder Manager) sought the Council's approval to acquire land needed for the first 200m of the Eastern Access Road, which was part of the Glenda Drive Roundabout and associated roads project.

On the motion of Councillors Cocks and Aoake it was resolved that the Council authorise compensation of \$56,000 plus GST (if any) for the acquisition of land (identified as section 3 in the plan 1009-1246-7) from Queenstown Commercial Limited.

7. District Plan Review: Strategic Directions Chapter

A report from Matthew Paetz (District Plan Manager) presented the Strategic Directions Chapter of the District Plan Review and the Section 32 Evaluation Report for the Council's endorsement.

Mr Bretherton and Mr Paetz joined the table for this and the following two items.

Further to the comment made in the Public Forum that fire was not identified in the chapter, it was noted that it could be included under Objective 2 (natural

hazards): *'To manage development in areas affected by natural hazards, including fire'.*

In relation to objective 5 (agricultural land), Councillor Lawton asked for the addition of a statement to balance the changes anticipated to the rural landscape. She suggested the following text:

'....provided a sensitive approach is taken to rural amenity, landscape character and healthy ecosystems.'

Staff did not support making this amendment as they considered that there were already policies elsewhere to address these concerns. Councillors agreed that there was no need for this amendment.

The following changes were agreed:

- 3.1: 'visitor' to replace 'tourism'
- 3.2.1, objective 5: finish sentence at 'Airports'
- 3.2.2, objective 1, policy 1.1: finish sentence at 'urban areas'
- 3.2.2, objective 1, policy 1.5: finish sentence at 'urban growth'

Councillor Gilmour thanked staff for their efforts to get the contents of this section right.

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

- a. **Note the contents of this report and in particular:**
 - i. **The issues associated with the existing policy approach.**
 - ii. **The proposed policy response to address these issues, and the resulting benefits.**
- b. **Agree to endorse the Strategic Directions Chapter: Section 32 report and associated provisions as amended, setting the direction for the balance of the District Plan review process.**
- c. **Note that as the District Plan review progresses, Strategic Directions may require adjustments based on policy development for individual chapters, and that this will be brought to the attention of Council as individual chapters are presented.**
- d. **Note that the Strategic Directions Chapter will be brought back for Council's final approval along with other chapters forming Stage 1 of the District**

Plan Review, prior to public notification anticipated in May 2015.

- e. Authorise officers to make further minor changes to the Section 32 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.

8. Private Plan Change 45: Northlake – Ratification of Commissioner Recommendation Proposed Bylaw Review

A covering report from Matthew Paetz (District Plan Manager) introduced the Commissioner recommendation on the submissions to Plan Change 45 – Northlake, and sought ratification of it as a Council decision for public notification.

Councillor Cocks withdrew from the meeting at this point.

On the motion of Councillor Gilmour and the Mayor, it was resolved that the Council suspend Standing Orders to enable Mr Warwick Goldsmith to address the Council.

Mr Goldsmith joined the table. He addressed the concern raised earlier in the meeting that Plan Change 24 had brought about a substantial decrease in what the community gained in terms of affordable housing contributions. He noted that the other developments referred to all had stakeholder agreements which pre-dated Plan Change 24, but added that despite no compulsion to do so, the Northlake developer had offered the Community Housing Trust land and building valued at \$2.5M. This offer had been rejected. In relation to the current offer, he noted that no payment was required until the houses had been built and sold. Furthermore, the Northlake development involved smaller lot sizes and smaller houses, resulting in lower building costs and higher density. This would allow it to deliver about three times more of the type of development envisaged by Plan Change 24 than Shotover Country.

On the motion of Councillors MacLeod and Lawton it was resolved that the Council reinstate Standing Orders.

Consideration was given to the options of either accepting or rejecting the Commissioner recommendation and the implications of each. It was noted that there was also the option of appealing the decision. Staff confirmed that there was a 30 day appeal period and the Mayor noted that this would allow the question to be considered at a future Council meeting.

On the motion of Councillors Gazzard and Aoake it was resolved that Council adopt the Commissioner recommendation as a Council decision and direct staff to notify the decision in accordance with the 1st schedule of the Resource Management Act 1991.

The motion was carried with Councillors Gilmour, Lawton and Perkins recording their votes against the motion.

Councillor Cocks re-entered the meeting at 4.30 pm.

9. Commissioner Appointment – Plan Change 48 (Signs) and Plan Change 49 (Earthworks)

A report from Matthew Paetz (District Plan Manager) requested the Council to appoint a Commissioner to hear Plan Change 48 (Signs) and Plan Change 49 (Earthworks) and recommended that Commissioner David Whitney be invited to fill the role for both Plan Changes.

Councillor Gilmour asked why the report did not also recommend the appointment of a Councillor Commissioner, particularly as both Plan Changes involved policy decisions into which it was appropriate for the Council to have a direct input. Mr Bretherton noted that the appointment of a single Commissioner was to streamline the process and also to save costs particularly, as both Plan Changes were considered to deal primarily with technical issues. Furthermore, he noted that it would be difficult to identify a non-conflicted Councillor Commissioner as there had been significant earlier discussions about these plan changes in previous Council meetings.

The Mayor agreed to accept this position for these plan changes but asked that regard be given to appointing Councillor Commissioners for similar types of plan changes in the future. It was noted that this would require good forward planning so that Councillor Commissioners could withdraw from Council discussions at an early stage.

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

- a. Approve Independent Commissioner David Whitney to be the hearing panel for Plan Change 48 – Signs.**
- b. Approve Independent Commissioner David Whitney to be the hearing panel for Plan Change 49 – Earthworks subject to confirmation that there is no conflict of interest.**

10 Proposal to Vest Reserve Land – Shotover Country Stage 1C and 2A

A report from Mike Weaver (Manager, Parks and Operations) assessed the vesting of reserves as part of the proposed subdivision, Shotover Country Stage 1C and 2A. The report recommended that the lots be accepted subject to conditions as they would provide shared pedestrian and vehicle connections between roadways in the subdivision as well as play areas and seating.

Ruth Stokes joined the table and circulated copies of the latest plans. She noted that the applicant was providing approximately double the amount of land required under the policy.

A question was raised about whether stock fencing would be needed around the entire reserve.

On the motion of Councillors Gilmour and MacLeod it was resolved that the Council suspend Standing Orders to enable Shotover Country's representative to address the Council.

Ms Karen Hansen introduced herself and joined the table. She confirmed that the lower terraced area of land was still farmed and would require fencing to control stock movement.

On the motion of Councillors MacLeod and Lawton the Council resolved that Standing Orders be reinstated.

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

- a. Approve the vesting of proposed Lot 201-202, 501, 502 and 604 – 606 as recreation reserve in lieu of the reserve land and cash contributions (excluding the land component of Lots 604 and 605) payable for the proposed subdivision subject to the following works being undertaken at the applicant's expense:
 - i Consent being granted for the subdivision of Shotover Country, Activity Areas 1C and 2A;
 - ii Presentation of the reserve in accordance with Council's standards for reserves;
 - iii A potable water supply point to be provided at the boundary of each reserve lot;
 - iv The registrations of a fencing covenant under s6 of the Fencing Act 1978 on the reserves to

- vest in QLDC to protect the Council from liability to contribute towards any work on a fence between a public reserve vested in or administered by the Council and any adjoining land;
- v Construction of stock fencing to isolate stock from the walkway while the land in the zone is being developed;
 - vi A five year maintenance period commencing from practical completion of the reserve improvements;
- b. Accept the offer for the reserve improvements at an estimated cost of \$694,254 excluding GST, subject to:
- i Consent being granted for the subdivision of Shotover Country, Activity Areas 1C and 2A;
 - ii The applicant demonstrating best value has been achieved through three prices being obtained for the improvements works associated with each reserve; and
 - iii The works are completed to the satisfaction of the Manager, Parks and Operations.

11 QLDC Remuneration Strategy and Framework

A report from Beth Bundy (Director, Human Resources) provided an overview of the Council's employee remuneration strategy and framework.

On the motion of Councillors MacLeod and Aoake it was resolved that the Council note the report.

RECOMMENDATION TO EXCLUDE THE PUBLIC

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

Item 12: Three Waters Maintenance Contract – form of contract and contract principles

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:

<p>12. Review of Three Waters Maintenance Contract – Change to Council Resolution of 17 April 2014</p>	<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>(h) enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations);</p>	<p>Section 7(2)(i)</p>
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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 non public at 4.46 pm.

The meeting moved out of public excluded and concluded at 5.10pm.

M A Y O R

28 August 2014

D A T E