

Minutes of an ordinary meeting of the Queenstown Lakes District Council held in the Council Chambers, 10 Gorge Road, Queenstown on Thursday 26 February 2015 commencing at 2.30 pm.

Present:

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

In attendance:

Mr Adam Feeley (Chief Executive Officer), Mr Marc Bretherton (General Manager, Planning and Development), Mr Peter Hansby (General Manager, Infrastructure), Ms Meaghan Miller (General Manager, Corporate Services), Mr John Gilks (Chair, Queenstown Airport Corporation Board), Mr Scott Paterson (Chief Executive, Queenstown Airport Corporation), Mr Mark Edghill (Chief Financial Officer, Queenstown Airport Corporation), Mr Ant Howie (Project Manager, RCP Ltd), Mr Tony Tudor (Quantity Surveyor, RLB Ltd), Mr Blair Devlin (Resource Consent Manager), Mr Myles Lind (Manager, Asset Planning), Mr Denis Mander (Principal Planner, Infrastructure), Mr Matthew Paetz (District Plan Manager), Mr Tony Pickard (Senior Planner – Policy), Mr Dan Criuckshank (Senior Property Manager, APL Property Ltd), Mrs Jan Maxwell (Arts and Events Co-ordinator), Ms Heather Morhart (Advisor, Corporate Planning and Events), Mr Richard Kemp (Planner) and Ms Jane Robertson (Governance Advisor); 3 members of the media and approximately 15 members of the public

Apologies

An apology was received from Councillor Ferguson; apologies for lateness were received from Councillor Forbes and Councillor Stammers-Smith

On the motion of Councillors Lawton and Aoake the Council resolved that the apologies be accepted.

Leave of Absence Requests

Councillor Lawton sought a leave of absence 4-6 March 2015.

On the motion of Councillors Aoake and Gilmour the Council resolved that the request for leave of absence be granted.

Conflicts of Interest

Councillor Gilmour advised of a conflict of interest in respect of item 15, as she had been a co-commissioner on the original resource consent hearing. She advised that she would leave the room for this item.

Matters Lying on the Table

On the motion of Councillors Lawton and Gilmour the Council resolved that the following items be uplifted from the table for consideration at the meeting:

- **Event Strategy Review**
- **Strategy for the Procurement of Transport Infrastructure**

The following matter remained lying on the table:

- District Plan Review: Landscape and Rural Chapters

Confirmation of agenda

On the motion of Councillors MacLeod and Lawton the Council resolved that the agenda be confirmed without addition but with items 15 and 16 swapping in their order of consideration.

Public Forum

1. Richard Thomas

Mr Thomas asked what action the Council was taking under its Heritage Strategy to conserve the remains of the William Rees homestead at Kawarau Falls. He noted that it was a major disappointment for many people that little or nothing had been done to improve the site and it appeared to be getting worse. Now that more building work had been consented, he stated that it was important to ensure that nothing further of historic value was lost on the site.

Councillor Gilmour noted that the historic laurel hedge had also been lost although cuttings had been taken from it and there were resource consent conditions in place to preserve the rest of the historic remains. She undertook to follow up with staff on what protection for the site was in place, what was happening with the hedge and how matters could be progressed from this point.

2. Debbie Crews

Ms Crews believed that solutions to the district's transport issues needed to be found locally and she considered that one of the key problems was poor signage. She suggested that one improvement possible immediately was to repaint the lines on the road indicating the stop sign beside the swimming pool in Arrowtown. She also suggested that cones be placed along the centre line in the Kawarau Gorge to stop traffic going over it. She was advised that the state highway was the responsibility of the NZTA but noted that Council still had the option of lobbying NZTA for changes.

She encouraged the Council to look at the signage in those areas for which it was responsible to see where improvements could be made.

3. Kim Wilkinson

Mr Wilkinson advised that he supported much of the Queenstown Town Centre Transport Strategy and endorsed the Council's efforts to work on the transport system, but expressed concern about the emphasis on cycling in the draft strategy and the negative effects of developing cycle lanes in the CBD. He flagged the importance of car parking in the CBD, but believed that this would have to be removed in order to create room for the cycle lanes proposed. He believed that if implemented as signalled in the plan, these cycleways would create a 'super highway' around a very small CBD. Whilst he supported providing options for cycling to the edge of the CBD, he did not believe there was any need to cycle in the CBD, as it was small enough to walk around.

4. Adrian Snow, President of Wakatipu Aero Club

Mr Snow stated that the club had been notified by the Queenstown Airport Corporation ('QAC') that no new lease would be offered to the club upon expiry of the current lease on 16 June 2015. As the Council was considering the company's Statement of Intent it had seemed a good opportunity to raise the club's concerns with the Council and to seek its intervention in providing an alternative solution from that offered to the club by QAC. Mr Snow noted that QAC wanted the club to split into two divisions, leaving the Air Transport at Queenstown Airport and taking the flight training and private flying to Wanaka Airport.

Mr Snow advised that the club's investigations had indicated that it would not be financially feasible to operate from Wanaka Airport. He stressed that the club was an important community asset in Queenstown, with a nationally recognised flight school and the Council had an obligation under Section 59 of the Local Government Act to ensure that its CCOs exhibited a sense of social responsibility. He asked the Council to reassess the QAC decision.

5. Brian Fitzpatrick

Mr Fitzpatrick speaking on behalf of Remarkables Park Ltd and Shotover Park Ltd stressed the continuing importance of the eastern access road and the Council's other plans for roading improvements in the Frankton Flats area. He pointed to the present problems with traffic backing up between the two roundabouts and over the Shotover Bridge, noting that major building projects due to occur on Frankton Flats over the coming months and years would greatly increase construction traffic and exacerbate existing problems. Accordingly, he encouraged the Council to bring forward funding for the eastern arterial route and to continue considering other ways of addressing traffic flow issues in this area as construction traffic would not stop and there was a lot of existing traffic that also needed to use these roads. He suggested that consideration be given to constructing another rural road for carrying construction traffic only.

6. Basil Walker

Mr Walker advised that he had attended the final session of the Plan Change 50 hearing which had taken place on Monday, meaning that he had attended the full duration of the hearing. He believed that the public needed to be kept informed of matters raised at the hearing and he could not understand why Councillors had not attended when Queenstown's future was closely linked to the outcomes from Plan Change 50 and an expanded CBD.

He also commented on building density issues and expressed the view that the proposed Queenstown Convention Centre was something that would divide the community.

7. Kaye Parker

Speaking on behalf of the Queenstown Trails Trust, Mrs Parker commended to the Council the officer recommendation on the distribution of funds from the sale 1565 Gibbston Highway. She noted that the Trust had secured matching funds from central government and already had projects identified for which these and the Council's contribution would be used. She detailed some of the projects planned.

8. Kelly Turner

Ms Turner expressed concern about dangerous driving practices in Queenstown. She worried about the safety of her family because of poor driving, adding that the issue was more than the driving behaviour of visitors. She noted that many in Queenstown were either driving in fear or aggressively and the Council needed to recognise that this was a real concern to residents.

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

9. Reg Anderson

Mr Anderson considered that 50 km/h was not a safe speed limit in the Queenstown CBD and he was disappointed that staff had not recommended the CBD speed limit for review as part of the review of the Speed Limit Bylaw. He noted that many other towns had adopted this policy and he considered that Queenstown had a more difficult CBD than other areas.

On the motion of Councillors Gilmour and Gazzard it was resolved that Standing Orders be reinstated.

1. **Stage One of the Wanaka Sports Facility and Future Pool Design Options**

A report from Jendi Paterson (Team Leader, Sport and Recreation) summarised the work undertaken on the Wanaka Sports Facility project since the Council's agreement on the project scope in August 2014 and detailed the Expression of Interest process to find a main construction contractor. Following evaluation of the Expressions of Interest, the report sought the Council's permission now to proceed to a closed tender. The report also sought the Council's approval to increase the budget by \$500,000 to allow for the inclusion of LED lighting in the main sports hall, mechanical roof dampers and floodlights for the outdoor turf (\$315,000); and to cover other material increases (\$185,000) bringing the total budget to \$13.9 million. In addition, Council's approval of unbudgeted expenditure of \$150,000-\$200,000 to progress a preliminary pool design was also sought.

Mr Bretherton, Mr Howie and Mr Tudor joined the table.

Councillor MacLeod expressed concern about what he considered was a poor level of reporting on this project. He questioned if the plans had been peer reviewed by Sport New Zealand and suggested that there would be value in seeking a further peer review, in particular of the wet area and its connection with the dry area.

Staff confirmed that Sport New Zealand had peer reviewed the plans but Mr Howie advised that obtaining a further peer review as suggested was possible and would not result in an overall delay to the project. Following further discussion, the Mayor directed that a review of the wet area and its connection with the dry area be undertaken and that the results of this review be provided to the full Council.

Councillor MacLeod considered it was disappointing that the report had not firstly been presented to the Wanaka Community Board. The Mayor stated that the Board had had a major involvement in the earlier stages of the project but she questioned the value of multiple approval layers at this point, as she felt they would only serve to delay the project. Councillor Cocks suggested that the Board receive regular updates on the project in its workshops.

It was noted that whilst the design was only conceptual at this stage, the Council could rely on the accuracy of the revised 'Dry Facility' preliminary design estimate and there was no risk of major cost escalation.

Councillor Lawton stated that the Council should demonstrate environmental leadership by installing facilities in the building which would allow rainwater harvesting for irrigation purposes. Mr Tudor confirmed that sustainable building practices had been previously considered, but had been discounted because of their high cost.

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

- a. Note the final floor plate through developed design for tender documentation.**
- b. Approve an increase in Stage One of the WSF budget by \$315,000 to alter the scope and allow the inclusion of LED lighting in the main sports hall, mechanical roof dampers and floodlights to light the outdoor multisport turf; and a further \$185,000 in material increases have additionally been identified as the project team has progressed from preliminary design through to developed design.**
- c. Note that as a result of the increases noted in recommendation (b) the detailed design cost estimate is \$13.9 million;**

- d. Approve additional unbudgeted expenditure of \$150,000-\$200,000 to progress pool design to the preliminary design stage by 30 June 2015 with the current design consortium of the Wanaka Sports Facility Stage One project;
- e. Authorise officers to proceed to a closed tender with the top three submissions received through the Expression of Interest process with the aim of confirming a main contractor for the WSF project.
- f. Authorise the Chief Executive to use delegated authority to appoint the main contractor provided capital costs do not exceed \$13.9 million.

The meeting adjourned at 3.50pm and reconvened at 3.58 pm.

2. Queenstown Airport Corporation: Statement of Intent

A covering report from Stewart Burns (Chief Financial Officer) introduced the Queenstown Airport Corporation's ['QAC'] Statement of Intent for the financial year 2015/16. The report noted that the Council could provide feedback on the Statement of Intent by 30 April 2015.

Mr John Gilks (QAC Board Chair) and Mr Scott Paterson (QAC Chief Executive) and Mr Mark Edghill (Chief Financial Officer) joined the table for this and the following item.

Further comment was sought on QAC's social and community responsibilities. It was confirmed that QAC intended to participate in the transportation strategy consultation and considered conversation with the community vital for meeting its goals.

A request was made for QAC to review the text of objective 3 (page 8) to ensure that comments about investment in infrastructure were not contradictory.

On the motion of Councillors Cocks and Aoake the Council resolved that the draft Statement of Intent for 2015/16 for the Queenstown Airport Corporation be received and that any comments on the draft Statement of Intent be made to the QAC board by 30 April 2015.

3. Queenstown Airport Corporation: Six Monthly Report

A covering report from Stewart Burns (Chief Financial Officer) introduced the financial report for the Queenstown Airport Corporation for the six months ended 31 December 2014.

PowerPoint slides were presented to highlight the major results. Further comment was made on terminal building upgrades, new aviation precinct ('Lot 6'), airline engagement, evening flights, runway widening and the noise mitigation programme. QAC representatives were asked to comment further on the decision not to offer a new lease to the Wakatipu Aero Club:

- The Aero Club's lease was expiring and QAC was under no obligation to renew it or to offer a new lease;
- Queenstown Airport was the 4th largest in NZ and the fastest growing and the land occupied by the Aero Club was required for general airport use;
- The future of Queenstown Airport was as a commercial airport with its priorities being scheduled aircraft, private jets and general aviation activities;
- The future of Queenstown Airport did not include flight training and Aero Club activities which were considered better suited for Wanaka Airport.
- QAC was working with the Aero Club to accommodate their commercial arm, Air Wakatipu; it was also happy to assist the club in making a successful relocation to Wanaka Airport.

On the motion of Councillors MacLeod and Lawton the Council resolved that the six monthly report for the Queenstown Airport Corporation to 31 December 2014 be noted.

4. Draft Economic Development Strategy: Public Consultation

A covering report from Meaghan Miller (Director, CEO's Office) introduced the draft Economic Development Strategy, highlighting the feedback received from consultation undertaken and recommending the draft plan for adoption.

Ms Miller joined the table and advised that since publication of the agenda she had received further comment from Councillors Gilmour and Lawton seeking additional amendments to the draft strategy. She circulated papers containing the amendments sought and thanked the Councillors for their input. In addition to the changes sought, it was noted that further text was needed on Housing Accords and Special Housing Areas as well as updates to the sections dealing with the HOPE strategy and Plan Change 24. She did not consider that any of the changes sought were material and was comfortable recommending the adoption of the document at this meeting, subject to these changes being made.

Councillor Gilmour highlighted some of the key changes and additions she had sought. Councillor Cocks questioned the focus she wished to place on the Catalyst Trust, pointing out that initiatives should be district-wide. Councillor Gilmour acknowledged this but noted that its inclusion did not prevent other groups with similar objectives from also being included, suggesting that the support of other educational initiatives could be identified under 'The Opportunities' (page 29).

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

- a. **Note the feedback from the second round of consultation on the Draft Economic Development Strategy.**
- b. **Agree to support appropriate community-led economic development initiatives, independent of Council.**
- c. **Adopt the Draft Economic Development Strategy subject to final amendment as agreed.**

5. Event Strategy Review

A report from Heather Morhart (Corporate Planning and Events Facilitation) presented a 12 month review of the Events Strategy, highlighting the amendments made and presenting the updated strategy. It was noted that further changes had been made since original consideration of the report and strategy at the meeting held on 18 December 2014, at which the Council had resolved to leave the item lying on the table.

On the motion of Councillors Stammers-Smith and Aoake it was resolved that the Council approve the recommended improvements to the QLDC Event Strategy.

6. Draft Queenstown Town Centre Transport Strategy

A covering report from Denis Mander (Principal Planner, Infrastructure) introduced the draft Queenstown Town Centre Transport Strategy for adoption prior to community consultation. The draft strategy was appended to the report. It was noted that some minor editorial changes were still to be made and it was therefore recommended that the draft be adopted subject to the final approval of the Mayor and the infrastructure portfolio leaders.

Mr Hansby and Mr Mander joined the table. Mr Mander detailed the next steps, highlighting the various communications media that would be used for consultation.

Requests were made to consult local bus companies on the position of the bollards in Athol Street and to incorporate a review date before the strategy was released for public consultation. Councillor Gilmour also asked staff to review the table evaluating the strategic scenario options so that it was written in simpler language.

Councillor Cocks questioned the charge of \$1/day for parking on the peripheral areas. Mr Mander advised that a tiered approach was proposed and the \$1 charge was simply by way of example. He undertook to add the words 'for example' to the text.

Councillor Stammers-Smith noted that the Otago Regional Council was due release its Public Transport Strategy in 2016 and he favoured deferring

approval of the Queenstown Town Centre Transport Strategy until this was available, thereby allowing the Queenstown Lakes District Council to incorporate its own considerations into the Regional Council's plans. The Mayor observed that the Queenstown Town Centre Transport Strategy could equally be the driver for the Regional Council's strategy by being finalised first.

On the motion of Councillors Cocks and Forbes it was resolved that Council approve the draft Queenstown town centre transport strategy subject to amendment for consultation, on the basis that consultation material is approved by the Mayor and Councillors Cocks and Forbes.

Councillor Stammers-Smith recorded his vote against the motion.

7. Strategy for the Procurement of Transport Infrastructure

A covering report from Erin Moogan (Acting Maintenance and Operations Manager, Infrastructure) introduced the Strategy for the Procurement of Transport Infrastructure to the New Zealand Transport Agency ['NZTA']. The item had been left lying on the table at the Council meeting held on 18 December 2014 pending further consultation with NZTA which had subsequently taken place.

Mr Lind joined the table.

The Mayor observed that as signalled in the strategy she had previously raised the need for prequalification of contractors to address performance issues (paragraph 5.5). She acknowledged plans to investigate a tiered system but advised that the basis for such a system needed firstly to be agreed by Council. She also asked for other local, smaller contractors to be added to the list of stakeholders with an interest in the strategy (paragraph 6.6) and that the procurement policy be brought to the Council for review.

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

- a. Adopt the Strategy for the Procurement of Transport Infrastructure as amended.**
- b. Authorise the submission of the Strategy for the Procurement of Transport Infrastructure to the New Zealand Transport Agency for approval.**

8. 2014/15 Infrastructure Capital Works Programme Reforecast

A report from Peter Hansby (General Manager, Infrastructure) presented a revised infrastructure capital work programme for 2014/15. The report noted that the programme had been reviewed to determine whether all proposed projects were justified, the result being the deferral or deletion of projects. Accordingly, the report sought the Council's approval of the following amendments to the 2014/15 capital works programme:

QUEENSTOWN LAKES DISTRICT COUNCIL**26 FEBRUARY 2015****Page 10**

- Annual Plan (inclusive of carry forwards)	\$51,579,560
- Projects deferred or deleted	\$26,650,503
- Expected Carry forwards	\$3,152,445
- Remaining Programme	\$21,776,611

Councillor Cocks sought the following changes to the amended programme:

- Staff were asked to check that the Albert Town Ring Main was dependent on the Three Parks development (line 17);
- Wanaka Airport Pump Station Upgrade should be carried forward rather than deferred (line 42);
- The Wanaka North-East Corridor project (line 84) was now not proceeding.

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

- a. Approve the proposed changes listed in Attachment A [Appendix A to these minutes] to the 2014/15 Annual Plan, Infrastructure capital works programme as amended;**
- b. Authorise the Infrastructure Division to report its monthly performance against the revised capital works programme from March 2015.**

9. Heritage Inventory

A report from Tony Pickard (Senior Planner – Policy) introduced the proposed District Plan Inventory of Protected Features and summarised the key changes. Appended to the report as separate attachments were a variety of supporting documents, including the proposed Historic Heritage provisions and the Section 32 analysis of the Historic Heritage Chapter (2014).

Mr Paetz and Mr Pickard joined the table.

Mr Pickard addressed the concerns about the lack of protection for the remains of the William Rees homestead at Kawarau Falls which had been raised in the Public Forum. He noted that although the site was not protected under the District Plan, protection was afforded by the resource consent conditions for the site redevelopment. The Mayor observed that there appeared to be some concern about whether the conditions were being complied with and she asked for the Council's monitoring planners to check this.

Mr Pickard circulated a letter from Mr David Bryce, the owner and Managing Director of The Kingston Flyer. The letter spoke of the difficulties of making the venture profitable and advised of discussions with Venture Southland to move The Kingston Flyer from Kingston. It was noted that the agenda report proposed that the train be downgraded from a Category 1 to a Category 2 item. This would allow for the item to be moved from the district.

Members questioned what consultation had taken place with local historical and heritage societies and whether all interested parties would be aware where there were changes proposed to the heritage inventory. Mr Pickard advised that much of the heritage inventory was being rolled over, but property owners had been contacted where changes were proposed. Members expressed concern that this approach would not have enabled the wider Kingston community to comment on the recommended downgrading of The Kingston Flyer.

Consideration was given to what further consultation could be undertaken in the interim period when all chapters in stage one of the District Plan review would be returned to Council for final approval. Following discussion, a further clause was added to the resolution requiring consultation on the heritage inventory to be undertaken all local historical societies and groups and in particular, with the Kingston community. Members stipulated that the material used for this consultation should include the draft inventory and all the supporting documentation which had been presented with the report.

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

- a. Note the contents of this report;**
- b. Agree to accept the inclusion of Appendices 3 and 10 within the Historic Heritage Chapter (now referred to as the Inventory of Protected Features);**
- c. Note that consultation will now take place with local historic societies and heritage groups and that specific consultation be undertaken with the Kingston community;**
- d. Note that this chapter will be brought back for Council's final approval along with other chapters forming Stage 1 of the District Plan Review, prior to statutory consultation and public notification anticipated in May 2015;**
- e. Authorise officers to make further minor changes to the Inventory without further recourse to the Council, where this is necessary to:**
 - i. Ensure consistent numbering and formatting of the proposed district plan text;**
 - ii. To fix identified minor errors and/or omissions;**
and
 - iii. Ensure continuity with other proposed provisions.**

10. District Plan Review: Noise; Utilities and Energy; Temporary Activities

A report from Matthew Paetz (District Plan Manager) introduced the following proposed District Plan provisions for the Council's acceptance:

- Noise (Chapter 49)
- Temporary Activities (Chapter 17)
- Utilities and Renewable Energy (Chapter 45)

The draft chapters and Section 32 evaluation reports were appended separately to the report.

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

- a. **Note the contents of this report and in particular:**
 - i. **The Resource Management issues associated with the current provisions; and**
 - ii. **The RMA Section 32 evaluations;**
- b. **Agree to accept the Noise, Temporary Activities, and Utilities and Renewable Energy provisions;**
- c. **Note that these provisions will be brought back for Council's final approval along with others forming Stage 1 of the District Plan Review, prior to statutory consultation and public notification anticipated in May 2015;**
- d. **Authorise officers to make further minor changes to the Section 32 Evaluation reports 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.**
 - iii. **Ensure continuity with other proposed provisions.**

11. Queenstown Trails Trust and the Sale of 1565 Gibbston Highway

A report from Myles Lind (Manager, Asset Planning) detailed the funding and cost-sharing arrangements made between the Council and the Queenstown Trails Trust for the development of the Wakatipu Trails Project and specifically, the arrangements in respect of the purchase and sale of a property at 1565 Gibbston Highway, for which the Trust had made a loan to Council of \$40,250 to support the increased purchase price of the property. The Council now had an obligation to repay the loan. In addition, it was proposed that payment of \$23,728 be made to the Trust, being the profit resulting from the sale of the land.

Members observed the need to make an inventory of trails in the district and document standards for building and maintenance.

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

- a. Approve the payment of \$40,250 (\$35,000 plus GST) to the Queenstown Trails Trust as repayment in full of the Queenstown Trails Trust loan to Council for undertaking the Queenstown Trails Project in Gibbston.**
- b. Approve the payment of \$23,728 (inclusive of GST) to the Queenstown Trails Trust for funding improvements to the Queenstown Trails Project.**
- c. Note the Queenstown Trails Trust is able to apply to Central Government for additional funding on a dollar for dollar basis to further fund the Queenstown Trails Project.**

12. Mayor's Report

A report from the Mayor:

- a) Set out the functions and meetings attended during the period from the beginning of 2015 through to 25 February 2015;
- b) Summarised the items from and appended the minutes of the following meetings:
 - Property Subcommittee meeting of 11 December 2014
 - Resource Consent Commissioner Appointment Committee meeting of 11 December 2014
 - Wanaka Community Board meeting of 16 December 2014
 - Property Subcommittee meeting of 12 January 2015
 - Property Subcommittee meeting of 29 January 2015
 - Resource Consent Commissioner Appointment Committee meeting of 29 January 2015
 - Property Subcommittee meeting of 12 February 2015
- c) Detailed the actions taken from previous Council meetings:
- d) Sought approval of a right-of-way easement at 57 Arrowtown-Lake Hayes Road;
- e) Sought the appointment of a hearings panel to hear submissions and make a recommendation to Council on the application for a licence to undertake guided walks on Pigeon Island;
- f) Proposed a review of the Queenstown component of the *Sunshine Bay, Queenstown Bay, Frankton, Kelvin Heights Foreshore Management Plan 1991*.

Portfolio leaders were invited to provide verbal updates of their respective areas of responsibility. The Mayor advised that written updates would be required in future.

Councillor Gilmour advised of concerns about the pace of the District Plan Review, as the present workloads were placing both staff and Councillors under pressure. The Chief Executive and the General Manager, Planning and Development were asked to consider alleviating some pressure on the review timetable. In this regard, Mr Bretherton advised that a programme of workstreams through to notification of the draft District Plan would be prepared.

The following updates were made to the Council actions sheets:

- Adoption of Infrastructure Strategy and Asset Management Plan (18 Dec 2014): Partially complete: final version still awaiting sign-off.
- Expiry of cabin licences at Lakeview (27 Nov 2014): A fact-sheet had been prepared and would be circulated to Councillors.
- Queenstown Convention Centre (26 Jun 2014): The decision on Plan Change 50 is expected in April 2015.

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

a. Note the report;

b. Right of Way Easement – 57 Arrowtown-Lake Hayes Road

Agree to the exercise of the Minister's prior consent (under delegation from the Minister of Conservation) to the granting of an easement to the Gree Family Trust, Kerry John and Kay Elizabeth Dunlop over Section 65 & 87, Block IX Shotover Survey District.

c. Licence Request by Mountain Beech NZ Ltd for Guided Walks at Pigeon Island, Lake Wakatipu

Appoint a hearings panel consisting of Councillors Stammers-Smith, MacLeod and Gazzard, of which two are needed to hear any submissions and make a recommendation to Council.

d. Review of the Queenstown Component of the Sunshine Bay, Queenstown Bay, Frankton, Kelvin Heights Foreshore Management Plan 1991

i. Undertakes a comprehensive review (in accordance with s41(8) of the Reserves Act 1977) of the Queenstown Bay component of the *Sunshine Bay, Queenstown Bay, Frankton, Kelvin Heights Foreshore Management Plan 1991*; and

ii. Gives public notice of its intention to undertake this review in accordance with s41(5)(a) of the Reserves Act 1977.

13. Chief Executive's Monthly Report

A report from the Chief Executive provided updates on progress with the 2014/2015 work programme. The report also:

- Advised of a request for interim funding of \$20,000 from Gigatown Wanaka Ltd to allow its economic development initiative 'The Cell' to continue until 30 June 2015; and
- Sought the Council's approval to defer the resource consent application for a Narrows Ferry until key stakeholder agreements were finalised.

It was noted that Gigatown Wanaka Ltd intended to make a submission through the Long Term Plan process for ongoing funding and the current request was to enable the initiative to continue in the meantime. The Chief Executive confirmed that the request for \$20,000 could be funded.

Members considered the request and agreed that it should be granted, noting that the Council's financial support would assist with approaches to other funders and would allow for short-term continuation of the initiative. The Mayor observed that meaningful performance measures needed to be developed to assess the success of the initiative and this would be particularly important if the Council were to support it further.

On the motion of Councillors Cocks and Stammers-Smith it was resolved that the Council:

- a. Note the report;
- b. Approve the deferral of consideration of an application for a Narrows Ferry resource consent until June 2015; and
- c. Approve interim funding of \$20,000 to 30 June 2015 to "The Cell" proposal from Gigatown Wanaka Ltd.

Councillor Aoake left the meeting at 6.21 pm.

Confirmation of Minutes

18 December 2014

The following amendments to the draft minutes were agreed:

Public Forum (final line, speaker 1): '...how the benefits that would accrue of high speed internet would be implemented district wide.'

Item 5: '... and effectively equated to the Council giving away its governance role ~~political power.~~

Item 5: 'Ms Rusher confirmed that the Council Property Subcommittee could appoint hearings panels members from outside the Property Subcommittee's ~~its~~ immediate membership.'

QUEENSTOWN LAKES DISTRICT COUNCIL
26 FEBRUARY 2015
Page 16

Item 7: 'Councillor Gilmour suggested that the recommendation also include a request requirement for the police.....'

Item 13: Councillor Forbes added as second of motion.

On the motion of Councillors Gilmour and Forbes it was resolved that the public part of the minutes of the ordinary meeting of the Queenstown Lakes District Council held on 18 December 2014 as amended be confirmed as a true and correct record.

Councillor Gilmour asked that her concerns regarding the Navigation Safety Bylaw 2014 and the clause 'Vessels to be maintained or removed' be discussed further with staff.

4 February 2015

On the motion of Councillors Gazzard and MacLeod it was resolved that the public part of the minutes of the extraordinary meeting of the Queenstown Lakes District Council held on 4 February 2015 be confirmed as a true and correct record.

Councillor Gilmour abstained from voting because she was absent from the meeting.

Resolution to exclude the public

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

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:

Confirmation of minutes – 18 December 2014:

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

QUEENSTOWN LAKES DISTRICT COUNCIL

26 FEBRUARY 2015

Page 17

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
19. Glenda Drive and Associated Roads – Project Funding	<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) enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations);</p>	Section 7(2)(i)
20. Public Works Act Agreement for Western Reservoir and Mt Aspiring Road, Wanaka	<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>a) protect the privacy of natural persons, including that of deceased natural persons;</p> <p>i) 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)(a)</p> <p>Section 7(2)(i)</p>
21. Judicial review of four resource consents granted to Woodlot Properties Ltd at Andrews Road, Queenstown	<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>g) maintain legal professional privilege;</p>	Section 7(2)(g)

QUEENSTOWN LAKES DISTRICT COUNCIL

26 FEBRUARY 2015

Page 18

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
22. Appeal against decision on resource consent RM140324 – Quail Rise Estate Ltd	<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>g) maintain legal professional privilege;</p> <p>i) enable any local authority holding the information to carry out, without prejudice or disadvantage, commercial negotiations;</p> <p>j) prevent the disclosure or use of official information for improper gain or improper advantage.</p>	<p>Section 7(2)(g)</p> <p>Section 7(2)(i)</p> <p>Section 7(2)(j)</p>
23. Consideration of Special Housing Area Expression of Interest	<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>(b)(ii) protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information;</p>	<p>Section 7(2)(b)(ii)</p>

QUEENSTOWN LAKES DISTRICT COUNCIL**26 FEBRUARY 2015****Page 19**

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
24. Frankton Marina (Building Use)	<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) enable any local authority holding the information to carry out, without prejudice or disadvantage, commercial negotiations;</p>	Section 7(2)(i)

Confirmation of minutes – 4 February 2015:

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
1. Plan Change 50 – Budget	<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>g) to maintain legal professional privilege; and</p> <p>i) to enable the local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</p>	<p>Section 7(2)(g)</p> <p>Section 7(2)(i)</p>

Agenda Items:**Item 14: Award of Three Waters Operations and Maintenance Contract****Item 15: Proposed Land Exchange – Shotover Park****Item 16: Review of previous Council decision with regard to the appeal by Coneburn Planning Limited (formerly Zante) against the decline of resource consent RM090252**

QUEENSTOWN LAKES DISTRICT COUNCIL

26 FEBRUARY 2015

Page 20

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
14. Award of Three Waters Operations and Maintenance Contract	<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) enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations);</p>	Section 7(2)(i)
15. Proposed Land Exchange – Shotover Park	<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) enable any local authority holding the information to carry out, without prejudice or disadvantage, commercial negotiations;</p>	Section 7(2)(i)

QUEENSTOWN LAKES DISTRICT COUNCIL**26 FEBRUARY 2015****Page 21**

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
16. Review of previous Council decision with regard to the appeal by Coneburn Planning Limited (formerly Zante) against the decline of resource consent RM090252	<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>g) maintain legal professional privilege;</p> <p>i) enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations);</p> <p>j) prevent the disclosure or use of official information for improper gain or improper advantage.</p>	<p>Section 7(2)(g)</p> <p>Section 7(2)(i)</p> <p>Section 7(2)(j)</p>

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 public excluded at 6.25 pm.

The meeting moved out of public excluded and concluded at 6.47 pm.

CONFIRMED AS A TRUE AND CORRECT RECORD

M A Y O R

24 March 2015

D A T E