

**Planning & Strategy Committee
16 March 2017**

Minutes of a meeting of the Planning & Strategy Committee held on Thursday 16 March 2017 in Council Chambers, 10 Gorge Road, Queenstown commencing at 10.05am.

Present

Councillor Hill (Chair), Councillors MacDonald and Miller.

In Attendance

Councillor Clark, Mr Tony Avery (General Manager Planning & Strategy), Mr Ian Bayliss (Planning Policy Manager), Mr Blair Devlin (Manager Planning Practice), Mr Alex Dunn (Planner), Ms Shelley Dawson (Senior Governance Advisor) and 1 member of the media.

Mr Devlin introduced Mr Dunn to the Committee explaining that he had recently started with QLDC and was observing the Committee meeting for his information.

Apologies

Apologies were received from Councillors Lawton and McRobie.

**On the motion of Councillors Hill and MacDonald
it was resolved that the apologies be accepted.**

Declaration of Conflicts of Interest

No conflicts were declared.

Public Forum

The Chair read out an emailed message from Mr Warwick Goldsmith as he was unable to attend public forum.

Mr Goldsmith had noted that he spoke to *Item 2: Amendments to the Fees and Charges Schedule Used for Resource Consents, Building Consents, Engineering and Other Matters* with specific reference to the proposed \$215 fixed monitoring charge.

Mr Goldsmith commented that the report did not recognise that not every land use consent application was granted and questioned if there was a provision to refund or not charge this fee when an application was refused.

Confirmation of Agenda

The agenda was confirmed without addition or alteration.

Confirmation of Minutes

On the motion of Councillors MacDonald and Hill it was resolved that the minutes of the Planning & Strategy Committee be accepted.

1. Withdrawal of land from the Proposed District Plan that is subject to recent plan changes to the Operative District Plan

Consideration was given to a report that sought to formally withdraw land from Plan Change 45: Northlake Special Zone, Plan Change 46: Ballantyne Road Industrial and Residential extension and Plan Change 51: Peninsula Bay North from the QLDC Proposed District Plan. To remove any uncertainty as to the status of this land and what specific rules apply, it was recommended to formally withdraw these land areas from Volume A (Proposed District Plan), and confirm that the rules and zoning provisions were located within Volume B (Operative District Plan). Mr Bayliss spoke to this item.

Mr Bayliss explained that Plan Changes 45, 46 and 51 had all recently through the process to modify the operative District Plan. He noted that the areas were shown on the Proposed District Plan maps for information however when the proposed plan was notified they had received submissions on these areas of land. Mr Bayliss commented that legal advice was that there had to be a formal resolution to withdraw these three areas from the Proposed District Plan under Clause 8 (D) of Schedule 1 of the Resource Management Act.

On the motion of Councillors MacDonald and Miller it was resolved that the Planning & Strategy Committee:

- 1. Note the contents of this report and:**
- 2. Approve pursuant to Clause 8 (D) of Schedule 1 of the Resource Management Act 1991 (RMA) the withdrawal of the following geographic areas from the Proposed District Plan:**
 - a. Operative District Plan, Plan Change 45: Northlake Special Zone.**
 - b. Operative District Plan, Plan Change 46: Ballantyne Road Industrial and Residential extension.**

**c. Operative District Plan, Plan Change 51:
Peninsula Bay North.**

2. Amendments to the Fees and Charges Schedule Used for Resource Consents, Building Consents, Engineering and Other Matters

Consideration was given to a report that discussed the outcomes of a review of the fees and charges schedules and sought recommendation to full Council that they form part of the 2017/18 Annual Plan. Mr Devlin spoke to this report.

Mr Devlin explained that in regards to Mr Goldsmith's comments, that if a consent was declined or the consent was withdrawn then the \$215 fee would be refunded. It was noted that this change had been included in the report and Statement of Proposal going to full Council on 24 March 2017.

Mr Avery explained that substantial increases were proposed and accepted last year however a lot of work had been done at the time to ensure that cost recovery was taking place. He noted that the changes proposed in this report were minor tweaks to clarify process and to make administration more efficient. The consultation process was discussed and explained and there was discussion on pre-lodgement meetings.

On the motion of Councillors Hill and MacDonald it was resolved that the Planning & Strategy Committee:

- 1. Note the contents of this report and in particular the proposed changes to the fees and charges schedule used for resource consents, building consents, engineering and other matters; and**
- 2. Note that a Statement of Proposal for consultation will be prepared and tabled at the Full Council meeting**
- 3. Recommend to Full Council that the matters covered in this agenda item be part of a special consultative procedure, to run parallel to the 2017/18 Annual Plan process.**

Resolution to Exclude the Public

On the motion of Councillors Hill and MacDonald the Planning & Strategy Committee resolved to exclude the public from the following parts of the proceedings of the meeting:

Appeals Subcommittee Draft Minutes 23 February 2017

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:

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
Appeals Subcommittee Draft Minutes 23 February 2017	<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) enable any local authority holding the information to carry out, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</p>	<p>Section 7(2)(g)</p> <p>Section 7(2)(i)</p>

This resolution was 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 moved into public excluded at 10.20am.

The meeting moved out of public excluded and concluded at 10.24am.

Confirmed as a True and Correct Record:

Chairperson

Date
