

Agenda for an ordinary meeting of the Queenstown Lakes District Council to be held in the Council Chambers, 10 Gorge Road, Queenstown on Thursday, 8 February 2018 commencing at 1.00pm

Item	Page No.	Report Title
		Apologies/Leave of Absence Requests An apology has been received from Councillor Ferguson. Councillor Hill is on leave of absence.
		Declarations of Conflict of Interest
		Matters Lying on the Table
		Public Forum
		Special Announcements
		Confirmation of Agenda
	5	Confirmation of Minutes 14 December 2017 (Public part of ordinary meeting)
1.	38	Proposed new lease to Skyline Investments Ltd
2.	74	Terms of Reference for Glenorchy Airstrip Consultative Governance Committee
3.	81	Overseas Investment Amendment Bill
4.	94	Adoption of Class 4 TAB and Gambling Relocation policy
5.	107	Corporate Submission on Stage 2 Queenstown Lakes Proposed District Plan and withdrawal of land from Stage 2 proposals
6.	125	Ratification of Commissioners' recommendation on submissions on Private Plan Change 52: Cardrona Station Special Zone
7.	221	Freedom Camping Amendments
	235	PUBLIC EXCLUDED Confirmation of Minutes 14 December 2017 (Public excluded part of ordinary meeting)
8.	239	PUBLIC EXCLUDED Request for Council Guarantee of the Shared Home Equity Product Model

Public minutes

Confirmation of minutes:

14 December 2017

Minutes of an ordinary meeting of the Queenstown Lakes District Council held in the Council Chambers, 10 Gorge Road, Queenstown on Thursday 14 December 2017 commencing at 1.00pm

Present:

Mayor Boulton; Councillors Clark, Ferguson, Forbes, MacDonald, McRobie, MacLeod Miller, Smith and Stevens

In attendance:

Mr Mike Theelen (Chief Executive), Mr Peter Hansby (General Manager, Property and Infrastructure), Ms Meaghan Miller (General Manager, Corporate Services), Mr Tony Avery (General Manager, Planning and Development), Mr Stewart Burns (General Manager, Finance and Regulatory), Mr Ulrich Glasner (Chief Engineer), Mr Myles Lind (Manager, Asset Planning), Mr Blair Devlin (Planning Practice Manager), Mr Craig Barr (Senior Planner - Policy), Ms Anita Vanstone (Senior Planner - Policy), Mr Lee Webster (Manager, Regulatory), Mr Thomas Grandiek (Monitoring and Enforcement Officer), Mrs Joanne Conroy (Property Advisor, APL Property Ltd), Mr Dan Cruickshank (Property Advisor, APL Property Ltd), Mr Peter Harris (Economic Development Manager), Ms Erin Moogan (Maintenance and Operations Manager, Property and Infrastructure), Ms Sarah Thomson (Contract Manager), Mr Paul Speedy (Strategic Projects Manager) and Ms Jane Robertson (Senior Governance Advisor); two members of the media and approximately 40 members of the public

Apologies/Leave of Absence Requests

An apology and application for Leave of Absence was made on behalf of Councillor Hill who sought leave for a period of two months on medical grounds.

Other applications for Leave of Absence were made as follows:

- Councillor McRobie: 23 December 2017 - 22 January 2018
- Councillor Forbes: 23 December 2017 - 7 January 2018; 14 - 28 February 2018
- Councillor Miller: 18 February - 1 April 2017

On the motion of the Mayor and Councillor Stevens the Queenstown Lakes District Council resolved to accept the apology and grant the requests for Leave of Absence.

Declarations of Conflicts of Interest

There were no declarations of conflicts of interest.

Matters Lying on the Table

There were no matters lying on the table.

Public Forum1. Kerry Dunlop, Queenstown Peddlers

Mr Dunlop spoke on behalf of the above group. Its focus was the connectivity and safety of cycling and walking trails in the district and they were concerned about pedestrian/cycle access from both sides of the new Kawarau Falls Bridge. The new plan for Frankton was an underpass but it would not join up with existing trails. Furthermore, it contained a hard left turn and required users to walk up to the road and then walk back through the kindergarten. He supported a return to the original plan which did not have a sharp turn and was safer.

The Peddlers also supported a proposal to develop a track on the true right bank of the Kawarau River which would link up with the trail to Gibbston Valley and along SH6; it would also provide a cycle route to the schools in the area.

The Mayor advised that the Council was aware the new plan for pedestrian/cycle access around the new Kawarau Falls bridge was different and was engaging with NZTA about returning to the original proposal.

2. Mark Williams, Queenstown Trails Trust

Mr Williams stated that the Trails Trust endorsed the concerns raised by the previous speaker. He believed that a lot of children would use the track and it was unsafe for them to have to cross SH6. He supported the proposed pedestrian underpass which would separate cyclists from the large amount of heavy traffic at the Shotover Delta which continued to increase and was a major hazard. He also supported the development of a track along the river bank over recreation reserve with separate bridges which could form part of the great ride.

Mr Williams complained that the Shotover Bridge carpark was often full of camper vans and they should be instructed to move. In addition, because some of the Tucker Beach Road conservation area would form part of the great ride, he was concerned about antisocial use of the access road and suggested that it be vested as reserve with the Council.

The Mayor advised that the pedestrian underpass would be discussed with NZTA and warning signs about overnight camping in the locations identified would be erected.

3. Rosemary Barnett

Dr Barnett advised that she was Chair of the Tucker Beach environmental protection group. The area had been gazetted as a site of national importance and it was important to protect and retain the conservation values of this green space. The group was involved in ecological restoration and but their work was being undermined by people using the area as a dumping ground and she circulated photographs showing rubbish left. She noted that the only public access was via an unsealed road through the former Tucker Beach landfill and although the Council had undertaken to restrict public access with bollards, this had not occurred. She asked the Council to do its part in supporting the work of this group by ensuring this happened.

QUEENSTOWN LAKES DISTRICT COUNCIL**14 DECEMBER 2017****Page 3**

The Mayor advised that Standing Orders gave him the discretion to restrict the speaking time if there were more than six speakers on the same topic in the Public Forum.

The overall topic addressed by speakers 4-9 in the Public Forum was their opposition to Council plans to chlorinate all the untreated water systems in the district, in particular, that in Glenorchy.

4. Niki Gladding

Ms Gladding observed that chlorination did not get the Glenorchy water/wastewater system any closer to compliance. The Water Safety Plan had been signed in 2012 and she would have expected measures to be in place by now but these had never happened. She believed the Council's planned chlorination was motivated by fear of liability based on its failure to implement the plan, as there was no evidence of e-coli in the water. She considered that this negligence would ultimately cost the community. Furthermore, consultation had determined that funding should be used for a permanent solution for the water system not a temporary one, and as it was not an emergency no funding should be spent on temporary chlorination.

Ms Gladding spoke about the risks of disinfection by-products, especially the potential for them to promote cancer and cause liver damage.

5. John Glover, Glenorchy Community Association

Mr Glover stated that chlorination was a divisive issue which inflamed the Glenorchy community. He believed the Council's decision was driven by political expediency and if there was any actual risk the Council would have taken other actions. He considered that the biggest risk to the Glenorchy water system was really the condition of its water tanks. He tabled extracts from a previous annual plan showing that funds had been allocated in 2013 to address this but the work had not been undertaken and the funds had been rolled over ever since. He observed that elsewhere on the agenda the Council was being asked to defer the item again and he asked why this was reasonable, as it either represented a risk or did not. By contrast with this deferral, he noted the Council's speed in addressing the risk of injury from vehicles stopping at Bennetts Bluff.

For the benefit of subsequent speakers on this topic, the Mayor stated that the Council had made an irreversible decision to chlorinate all Council water supplies over summer and would determine a final position in the new year.

6. Donald Crum

Mr Crum advised that he had his own water supply but an ugly by-product of chlorination were trihalomethanes which were highly carcinogenic. Accordingly, the cancer risk of using chlorinated water was 93% higher than using a system without. Systems with higher incidence of trihalomethanes also increased the risk of bladder and colon cancers and public health research indicated that bathing and showering in chlorinated water had as much risk as drinking it. Disinfecting water through oxidation was more expensive but the side effects were minimal. He considered that Glenorchy people who relied on the town water supply had the right to demand water that protected their health.

QUEENSTOWN LAKES DISTRICT COUNCIL**14 DECEMBER 2017****Page 4**7. Maria Thompson

Ms Thompson advised that she and her husband had moved to Glenorchy three years ago. Both had had cancer but had been in good health recently. However they were concerned that the introduction of chlorination into the water supply would adversely impact their health. She stated that the water in Glenorchy was beautiful and it would be a shame to do anything to it.

8. Trish Fraser, Sustainable Glenorchy

Ms Fraser advised that she was the fifth speaker from Glenorchy speaking about chlorination of its water supply, but the Mayor should not limit speakers from other areas of the district affected by the introduction of chlorination as this should be deemed a separate topic. She noted that she represented 67 members of Sustainable Glenorchy none of whom was happy about the proposal to chlorinate Glenorchy water and the Council's unilateral decision to do so. She stated that chlorination had been added to the Arrowtown and Hawea water supplies under temporary authority to address the presence of e-coli, but such was not the case with Glenorchy. Ms Fraser noted that the Christchurch water supply was not chlorinated and if a city of its size could be without chlorination, Glenorchy could be without it also. Ms Fraser questioned the Council's mandate to chlorinate the water without implementation of the Water Safety Plan and she urged the Council to reconsider the proposal to chlorinate without asking the Glenorchy community.

The Mayor sought an indication from those in the public gallery of who still wished to address the Council about chlorination of Glenorchy water supply and those who wished to speak on other issues.

**On the motion of Councillors Forbes and MacLeod
the Council resolved to suspend Standing Orders
and extend the Public Forum beyond 30 minutes.**

9. Danielle Jones

Ms Jones sang the song 'I See Fire' (Ed Sheeran) and symbolically poured Glenorchy water from a bottle onto the floor of the Council Chambers.

The Mayor asked Ms Jones to stop what she was doing. When she did not, he asked her to leave the meeting and she was escorted from the room.

10. Steve Wilde, DownTown Queenstown

Mr Wilde supported the four business cases presented on the agenda and expressed the hope that they would receive unanimous support and move forward as part of the 10 year plan process.

Downtown Queenstown was reasonably confident that the new bus service was not impacting upon Beach Street traffic but nonetheless looked forward to the development of a permanent transport hub on Stanley Street.

11. Glyn Lewers, Frankton Community Association

Mr Lewers thanked the Council for completing the toilets on Frankton Beach. He asked the Council to continue to advocate for the underpass under the Kawarau Falls Bridge to the kindergarten. He was pleased to see the

QUEENSTOWN LAKES DISTRICT COUNCIL**14 DECEMBER 2017****Page 5**

development of a Master plan but was concerned that park and ride proposals raised the potential for Frankton to become Queenstown's carpark. Nonetheless he was grateful for the relationships built with the Council and he endorsed its transparency.

12. Stuart Bateman

Mr Bateman stated that the condition of road verges was disgraceful and it was not the fault of developers. He detailed various areas of Queenstown where the public garden spaces were full of weeds and asked if the maintenance team had disappeared or the budgets had been cut. He stated that Queenstown needed to have more pride in itself and work hard to maintain its position as a leader. He also did not consider that two signs were sufficient to prevent parking on the grass at the One Mile Carpark.

In reply it was noted that the season had been unusual and gardening staff had been overwhelmed by the growth. Staff were aware of the situation and were working to address it.

13. Norman Addison

Mr Addison advised that he lived adjacent to the proposed Bullendale SHA. He had submitted feedback expressing some concerns about the development, especially the high density and maximum 27 metre height. He endorsed the written feedback submitted by Nigel Lloyd as it also covered his own situation; he tabled a copy of the feedback he had made.

14. Nigel Lloyd

Mr Lloyd addressed the Council about his feedback on the Bullendale SHA, noting that whilst he was generally supportive of the proposal he had some concerns. His main concern was that the concept plan showed the highest density 4-storey apartments right up to boundary and he suggested that instead there should be lower density development at the boundary to provide a buffer. He was also concerned about the height limits proposed. He was aware that the default position was 27 metres and although the Council officer was recommending 12 metres, this had not yet been accepted by the developer. He questioned if this sort of density was appropriate close to site boundaries in a low density residential area. He also questioned the impact on local traffic safety especially for cyclists and pedestrians adding that the situation would worsen in Stage 2. He asked the Council to add assessment of traffic effects to the further matters to be addressed by staff (recommendation 3).

15. Shane Fairmaid

Mr Fairmaid advised that he was the developer behind the Bullendale SHA. Since receiving consent in 2016 the development had progressed quickly with the first residents moving in in January 2018 and stage 3 currently being sold. He noted however that the high cost of accommodation meant obtaining and retaining staff was a continual challenge for building contractors and this had resulted in the pricing for building stage 3 being higher than ideal at \$620,000 for a two bedroom home. Nonetheless he continued to be committed to improving the accommodation situation in Queenstown. In response to the concerns about the access he noted that it had only been included as a discussion point and did not need to go in. He was unaware of speculation at

QUEENSTOWN LAKES DISTRICT COUNCIL**14 DECEMBER 2017****Page 6**

Bullendale and had given an undertaking to contribute 10% of the development for affordable housing.

16. EJ Mathee

Mr Mathee advised that he was a Consent Planner employed by the Queenstown Lakes District Council but he wished to address the Council as a private citizen and his comments did not impinge on his professional role at the Council.

Mr Mathee spoke in support of the application for a new licence by E-Skate Ltd to undertake guided electric skateboard tours along the Frankton track. He noted that the activity was not an extreme sport and had operated safely on a small scale over last two years on short-term permits. The electric skateboards were registered as amusement devices and the company had been checked for its compliance with health and safety standards.

**On the motion of the Mayor and Councillor Forbes
the Council resolved to reinstate Standing Orders.**

Special Announcements

Councillor MacLeod sought the Council's leave to address them about the *Navigation Safety Bylaw 2017* which had been due to be presented to this Council meeting following the hearing of submissions during November. The Mayor advised that this was appropriate.

Councillor MacLeod advised that the draft bylaw had received 314 submissions, of which 285 commented on the speed uplift on the Clutha River, the vast majority being in opposition to it. Having heard the submissions, the hearings panel considered there was merit in the Council considering a ban on powered craft on the Clutha River. This however, was deemed to be a substantive change which would require further consultation. For this reason, staff had been directed to give the matter further consideration and report on it as an amendment to the Statement to the Proposal. If adopted, the matter would then be subject to a further special consultative procedure. He recognised that many in the community would be disappointed about this delay but it was important to have a robust decision. He thanked all who had participated in the process to date, noting that a further report on the Navigation Safety Bylaw would be presented to the Council in the new year.

Confirmation of agenda

**On the motion of the Mayor and Councillor Stevens it
was resolved that the Council confirm the agenda.**

Confirmation of minutes**26 October 2017**

The draft minutes of 26 October 2017 were amended as follows (addition underlined):

QUEENSTOWN LAKES DISTRICT COUNCIL**14 DECEMBER 2017****Page 7**

'Mr Webster advised that if an application complied fully with the Class 4 and TAB Gambling Venue Policy, under that policy it would be issued with a licence. He therefore did not agree that there was any need to provide latitude for unexpected situations. He subsequently agreed to make this change to the draft policy.'

On the motion of Councillors MacDonald and Clark the Council resolved that the public part of the ordinary meeting of the Queenstown Lakes District Council held on 26 October 2017 as amended be confirmed as a true and correct record.

Councillor MacLeod abstained from voting because he had not been at the meeting.

8 November 2017

On the motion of the Mayor and Councillor MacDonald the Council resolved that the public part of the extraordinary meeting of the Queenstown Lakes District Council held on 8 November 2017 be confirmed as a true and correct record.

Councillor Ferguson, Councillor MacDonald, Councillor McRobie and Councillor Smith abstained from voting because they had not been at the meeting.

1. Proposed lease of the Frankton Zoological Gardens

A report from Alice Balme (Legal Manager) detailed the history of the lease held by the Young family over recreation reserve, known as the Frankton Zoological Gardens. The lease had expired on 31 March 2016 and following a public process the Council had resolved at a meeting on 28 July 2016 to grant a new lease for a term of 10 years. The process and decision had been questioned by a submitter opposing the lease renewal, Remarkables Park Ltd ['RPL']. Accordingly, the report recommended that the Council reconsider its decision of 28 July 2016, consider any further submissions on the Young family's submission of 30 June 2016 and determine whether to confirm, revoke or vary the 28 July 2016 resolution.

The Mayor advised that in the interests of a fair process and natural justice he would permit the applicant (lessee) and the submitter in opposition to the lease, Remarkables Park Ltd (RPL), to address the Council for three minutes each.

On the motion of the Mayor and Councillor Clark the Council resolved that Standing Orders be suspended in order to enable representatives of the Young family and Remarkables Park Ltd to address the Council.

a. Mr Revell Buckham

Mr Buckham advised that the Young family had been leasing the land for 34 years and had resided there for 56. The lease renewal had been an expensive exercise for the family, especially because the garden was not a commercial venture. There was free public access as required by the lease conditions and entry charges only applied to the Youngs' personal property. The only other issue was what other purposes the land could be used for, with a letter from the Queenstown Trails Trust suggesting that there was a competing interest for property. However, this was not the case, with new evidence suggesting a possible trail link from the southern side. The Youngs were also happy with the proposed two year termination clause. Overall, he considered that the Council had the legal and moral right to grant the lease, particularly in light of the fact that the facility had been there for a long time and it also retained a green area in the town. He asked the Council to confirm its earlier decision to grant a new lease.

b. Mr Alastair Porter, Remarkables Park Ltd ('RPL')

Mr Porter stated that there was confusion about RPL's concerns as they were not opposed to the ongoing operation of the Youngs' aviaries nor the Council approving a five year lease. However the issue was about public access to publicly owned land and the river. He believed confusion remained over 'free public access' as the Youngs did not propose to remove the fence that ran along the reserve boundary or to provide access outside the hours 10am - 4.30pm when the aviaries were open to the public. Mr Porter asserted that this fence prevented the public from walking through the reserve and along the river margin and did not represent free public access.

RPL supported the Council granting a five year lease to the Youngs only for the northern part of the reserve adjoining the house and which contained the aviaries. It also supported the Council preparing a Reserve Management Plan which would assist with decision-making on future applications for lease renewals.

RPL supported the request for a two year termination clause as well as inclusion of a clause for any works needed to deal with subsidence or flooding.

RPL saw a number of benefits of the way forward it proposed.

**On the motion of the Mayor and Councillor Stevens
the Council resolved that Standing Orders be
reinstated.**

The report was presented by Mrs Conroy.

The Chief Executive detailed the options available. He noted that although the Youngs had applied for a lease renewal of 33 years the original hearings panel had recommended that the Council grant a five year lease. On 28 July 2016 the Council had approved a 10 year lease which had been suggested

by the Youngs' legal counsel during the Public Forum at that Council meeting. This had prompted RPL to raise concerns that they had not also had the opportunity to participate in the meeting.

Mrs Conroy clarified that the Youngs' residence was on freehold land, with the leased area covering the aviaries on adjacent land and open reserve to the east which had been developed to be more like parkland. She noted that if the public entered via the public road there was free access to the reserve at any time of the day or night and payment was only required to visit the aviaries. It was noted that signage limiting public access had previously been in place but had been removed during the course of negotiations about the new lease.

Councillor Forbes considered that RPL had presented a good compromise and she agreed with their points that not being able to get through the reserve was a problem and that more reserve space would be needed in the future. Councillor MacLeod observed that a clause giving the Council the ability to give the lessee 24 months' notice of termination of the lease provided the flexibility to manage changing needs. Furthermore, matters such as these should be covered under a Reserve Management Plan which under the Council's July 2016 resolution was to be done within three years of 2016. Members agreed that preparation of a Reserve Management Plan should commence forthwith.

In reply to questions, Mrs Conroy confirmed that without fencing it would be possible to cycle through the area. In relation to subsidence, she advised that there was an ongoing issue with the bank which could be addressed in a Reserve Management Plan.

The Mayor advised that he had been uncomfortable with the earlier Council decision to grant a lease for a period different from what had been recommended by the hearings panel. Accordingly, he supported the panel's original recommendation of a five year lease term and a termination period of two years.

Members asked when any new lease should commence. Mrs Conroy observed that the lease commencement date was originally 1 August 2016, however this was not a recommendation from the hearings panel but was just reflective of the time the report had been presented to the Council. She suggested that it would be appropriate to start any new lease the Council may approve from the current time.

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

- 1. Note the contents of this report;**
- 2. Agree to reconsider the 28 July 2016 resolution;**
- 3. Determine to amend the resolution of Council on 28 July 2016 to grant a lease to the Youngs for the zoological gardens as follows:**

Approve a new lease to D, R and P Young over Section 167, Block 1 Shotover Survey District, subject to the following terms and conditions:

Commencement: Upon signing

Term: 5 years

Rent: \$1.00 (Pursuant to Community Pricing Policy)

Reviews: None

Renewal: None

Termination: Council has the ability to give two years' notice to terminate the lease

Use: Gardens and animal enclosures and associated buildings and activities

Other: That free access for the public to the lease area be provided (except the buildings);

Consideration of Health and Safety;

The lessee to maintain a minimum of \$2,000,000 public liability insurance;

At termination, all buildings to be removed and the land reinstated;

Lessee to assist Council in its effort with regard to the control of invasive weed species in the Kawarau River by whatever means are deemed appropriate within the context of a management plan for the Kawarau River;

Lessee to provide access for Council to the lease area if remedial works are required for flooding or subsidence or to terminate if these events make continued use dangerous.

- 4. Agree that a Reserve Management Plan for the area of and around the Zoological gardens in Frankton be prepared within three years of the lease commencement.**
- 5. Agree to the exercise of the Minister's consent (under delegation from the Minister of Conservation) to the granting a new lease to D, R**

**and P Young over Section 167 Block 1 Shotover
 Survey District.**

**2. Queenstown Town Centre Masterplan Programme Business Case -
 covering report**

A covering report from Tony Pickard (Principal Planner, Property and Infrastructure) presented the Queenstown Town Centre Masterplan Programme Indicative Business Case and sought the Council's authority for further detailed work to proceed on the programme and associated business cases.

This report and items 3 and 4 were presented by Mr Hansby.

Councillor MacLeod acknowledged the enormous amount of effort that had gone into the project to date. He expressed hope that smaller communities (including Wanaka) would also benefit from this work.

Further detail was sought on the financial implications. Mr Hansby noted that Council continued to work with NZTA on its funding contribution and the investment by both Council and NZTA would be subject to rigorous analysis.

Councillor Forbes noted that clear messaging would be needed to ensure good public understanding of this project.

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

- 1. Note the contents of this report;**
- 2. Approve the Queenstown Town Centre
 Masterplan Programme Business Case; and**
- 3. Approve works to proceed on the programme and
 project business cases into the detailed planning
 phase.**

**3. Queenstown Public and Passenger Transport Facilities Indicative
 Business Case**

A covering report from Tony Pickard (Principal Planner, Property and Infrastructure) presented the Queenstown Public and Passenger Transport Facilities Indicative Business Case and sought the Council's authority to proceed with work on the preferred option within the detailed business case.

Questions were raised about the 35 year timeframe of the vision, especially whether this was too long for some urgent projects. Mr Hansby advised that because of the immediate need for some infrastructure the 35 year horizon had been achieved in all cases, notwithstanding that projects would be reviewed every three years as part of the Long Term Plan.

Councillor Clark stressed the importance of providing park and ride facilities for commuters.

On the motion of Councillors MacDonald and Clark it was resolved that Council:

- 1. Note the contents of this report;**
 - 2. Approve the Queenstown Public and Passenger Transport Facilities Indicative Business Case; and**
 - 3. Approve works to proceed on the preferred option within the detailed business case.**
- 4. Queenstown Town Centre Arterials Indicative Business Case**

A covering report from Tony Pickard (Principal Planner, Property and Infrastructure) presented the Queenstown Town Centre Arterials Indicative Business Case and sought Council authority for work to proceed on the preferred option within the detailed business case.

Members noted that the overall cost of this programme was budgeted to be \$140million. Mr Hansby stressed that project delivery would only be possible with financial support from NZTA, central government and other partners and this would depend largely upon the information provided in the detailed business case.

Mr Hansby thanked the project team and stakeholders for their contribution to the development process.

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

- 1. Note the contents of this report;**
 - 2. Approve the Queenstown Town Centre Arterials Indicative Business Case; and**
 - 3. Approve works to proceed on the preferred option within the detailed business case.**
- 5. Project Connect: One Office Accommodation Indicative Business Case**

A covering report from Meaghan Miller (General Manager, Corporate Services) presented the Project Connect Indicative Business Case and sought Council authority to continue to progress the one Council office accommodation proposal for consultation through the Draft 10 Year Plan 2018-2028.

The Mayor observed that the provision of a single Council office had been debated since 1989 but there had always been a reason not to proceed with it. He considered however that staff spread over four different offices in the

Queenstown CBD was non-productive and the Council could not now keep delaying this project.

Members agreed that it was not possible to put this decision off any longer and it was important to ensure that the civic heart remained in the Queenstown town centre. Although initial costings suggested that the building construction would cost \$41 million there were various other funding models, including partnerships, available.

Staff were directed to ensure good public understanding of the efficiencies that would be gained from all Council services being available in one building.

On the motion of Councillors Clark and Miller it was resolved that the Council:

- 1. Note the contents of this report and in particular the Project Connect Indicative Business Case outlining the case for the one office Council accommodation (Project Connect) proposal; and**
- 2. Agree to include funding for Project Connect in the Draft 10 Year Plan 2018-2028 for consultation.**

Ms Miller expressed thanks to the Council for this decision on behalf of the Council staff.

6. Supply Boundary Adjustment – Henley Downs Subdivision, Kingston and Woolshed Road, Kawarau Falls

A report from Ulrich Glasner (Chief Engineer) sought Council approval to extend the wastewater supply boundary for the Henley Downs and Jacks Point Village subdivisions and water supply boundary for Henley Downs subdivision at Kingston Road (SH6) and Woolshed Road.

The report was presented by Mr Glasner and Mr Hansby.

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

- 1. Note the contents of this report;**
- 2. Agree to extend the wastewater supply boundary for the Henley Downs and Jacks Point Village subdivisions;**
- 3. Agree to extend the water supply boundary for Henley Downs subdivision at Kingston Road (SH6) and Woolshed Road.**

7. 2017/18 Capital Works Programme – First Re-forecast

A covering report from Peter Hansby (General Manager, Property and Infrastructure) presented a summary of proposed changes to the capital works programme for property and infrastructure projects for the Council's approval.

The report was presented by Mr Hansby and Mr Lind. An amended spreadsheet of adjustments was circulated.

**On the motion of the Mayor and Councillor MacLeod,
it was resolved that the Council:**

- 1. Note the contents of this report; and**
- 2. Approve the budget changes proposed and detailed in Attachment A.**

8. Special Housing Area Expression of Interest: Bullendale

A report from Anita Vanstone (Senior Planner) assessed an Expression of Interest [EOI] for the proposed Bullendale Special Housing Area. The report concluded that the Bullendale EOI was generally consistent with the purpose of the purpose of the Housing Accord and Special Housing Areas Act (the HASHAA), the Queenstown Lakes District Housing Accord and the Lead Policy although some further detailed investigation was required. Accordingly, the report recommended that the Council approve in principle recommending the Bullendale SHA to the Minister of Housing and Urban Development, subject to the negotiation of a Stakeholder Deed and qualifying development criteria, further investigation of the infrastructure (including connections to reserves) and confirmations from the specified Statutory Authorities (Aukaha) (formerly Kai Tahu ki Otago) and the Department of Conservation).

The report was presented by Ms Vanstone and Mr Avery. Ms Vanstone advised that since the preparation of the report, Aukaha had advised that they had no objections to the proposal.

There was further discussion about the traffic effects which had been a major theme in the feedback. Ms Vanstone noted that this had been flagged as a matter requiring further attention and this would be reported on at the next stage in the process and it was agreed that this should be added to the recommendation as 3(e). Agreement had also been reached on the 10% contribution to affordable housing and detail of this would also be covered in the next report.

Clarification was sought on the 27m height at the boundary. Ms Vanstone noted that this was the default position taken under HASHAA and it was superseded by recommendation 3(d) requiring qualifying development criteria to be negotiated. This would include such matters as heights and impact on amenity.

On the motion of Councillors MacDonald and McRobie it was resolved that the Council:

- 1. Note the contents of this report;**
 - 2. Note feedback received from the public will be provided to Councillors separately;**
 - 3. Approve in principle the potential development of the Bullendale Special Housing Area, subject to further consideration of the below requirements:**
 - a) Instruct the General Manager of Planning and Development to proceed with negotiation of the Stakeholder Deed that fulfils the infrastructure, parks and reserves (including trails, footpaths and connections) and affordable housing requirements of the Special Housing Area Lead Policy titled: Housing Accords and Special Housing Areas Act 2013 Implementation Guidelines;**
 - b) The developer to obtain confirmation from the Department of Conservation that the proposed stormwater solution to increase flows over their land is acceptable;**
 - c) Gain confirmation from Aukaha that the proposal is supported in principle;**
 - d) Negotiate qualifying development criteria for the proposed Special Housing Area; and**
 - e) Provide further detailed assessment on the traffic effects.**
 - 4. Instruct Council officers to report back to the Council on the measures discussed in Point 3 above**
- 9. Request for Private Plan Change 53: Northlake Special Zone**

A report from Craig Barr (Senior Planner) assessed a private plan change request by Northlake Investments Limited ['NIL'] to alter the structure plan and text of Chapter 12.34 Northlake Special Zone in the Operative District Plan. The report recommended that Council accept the private plan change for processing.

The report was presented by Mr Avery and Mr Barr.

Mr Barr advised that NIL was seeking to increase the amount of commercial land available to allow a small to medium size supermarket to be developed.

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

- 1. Note the contents of this report;**
- 2. Authorise private plan change request 53 Northlake Special Zone for processing by the Council and proceed to notification.**

10. Adoption of amendments to the fees and charges schedule for Resource Consent and Engineering Fees and Other Charges

A report from Blair Devlin (Manager, Planning Practice) advised that no submissions had been received on proposed changes to the 'Resource Consent and Engineering Fees and Other Charges' and recommended that the Council adopt the amended fee schedule.

The report was presented by Mr Avery and Mr Devlin.

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

- 1. Note the contents of this report;**
- 2. Note that no submissions were received on the Statement of Proposal to amend the 'Resource Consent and Engineering Fees and Other Charges' schedule; and**
- 3. Adopt the fee schedule used for 'Resource Consent and Engineering Fees and Other Charges'.**

11. Brothel Control Bylaw 2011 Review

A report from Thomas Grandiek (Monitoring and Enforcement Officer) detailed the Special Consultative Procedure undertaken on the proposed QLDC Brothel Control Bylaw 2017, noting that one submission in support had been received. No hearing had been necessary and accordingly it was recommended that the draft bylaw be adopted without amendment.

The report was presented by Mr Grandiek and Mr Webster. It was noted that no views contrary to the bylaw had been received which indicated that the present zones in which brothels were permitted were still appropriate.

On the motion of Councillors McRobie and Stevens it was resolved that the Council:

- 1. Note the contents of this report; and**
- 2. Adopt the Queenstown Lakes District Council Brothel Control Bylaw 2017.**

12. New lease over part of Section 8 Block XV Town of Queenstown to the Empanada Kitchen Limited

A report from Dan Cruickshank (Property Advisor, APL Property Ltd) assessed granting a new lease to The Empanada Kitchen Limited for approximately 3.816 square metres, being part of the Council building (the public toilet block in Earnslaw Park). The report noted that the proposal to issue a new lease had been subject to public consultation with no submissions received. Accordingly, it was recommended that a new lease be granted subject to similar terms and conditions as in the previous lease.

Items 12 and 13 were presented by Mr Cruickshank and Dr Cloete.

On the motion of Councillors Stevens and McRobie it was resolved that the Council:

- 1. Note the contents of this report;**
- 2. Approve a new lease under section 54(1)(d) of the Reserves Act for The Empanada Kitchen Limited for approximately 3.816 square metres of the Council building, part of which is located on section 8 Block XV Town of Queenstown subject to the following conditions:**

Term:	Two years
Rent:	\$16,000 plus GST per annum plus OPEX
Reviews:	At renewal (to market, or CPI at Council's discretion)
Renewal	One of two years
Commencement:	Upon Signing
Use:	Sale of pre-prepared takeaway foods and drinks
Insurance:	\$2 million public liability insurance cover
Assignments:	With the approval of Council

Special conditions:

- a. At expiry, Lessee to remove chattels from the premises but all fixtures and fittings affixed to the premises shall revert to the Lessor without any compensation.**
 - b. Lessor to maintain the building in which the premises are located.**
- 3. Agree to the exercise of the Minister's consent (under delegation from the Minister of Conservation) to the granting of a lease to The Empanada Kitchen Limited for 3.816 square**

meters of the Council building located on section 8, block XV, Town of Queenstown.

4. Delegate signing authority to the General Manager, Community Services.

13. New licence to E-Skate Limited to undertake guided electric skateboard tours along the Frankton Track

A report from Dan Cruickshank (Property Advisor, APL Property Ltd) assessed granting a new licence to E-Skate Limited to operate commercial guided electric skateboard tours on the Frankton track. The report noted that the intention to grant the new licence was approved for notification by the Chief Executive under delegation on 29 September 2017 with submissions closing 12 November 2017. No submissions were received. Accordingly, the report recommended that a new licence be granted subject to various terms and conditions.

It was noted that although petrol motors were not allowed on the Queenstown Trails network, e-bikes and e-skates were both faster than their manual counterparts and the speed of these modes of transport was likely to increase as technology advanced. Questions were raised about when it may become necessary to limit the users permitted to use the trails and how the Council could address any advances in E-Skate's technology which increased the device's speed.

Mr Cruickshank advised that a condition could be included in the licence without any need to amend the recommendation that would allow the Council to intervene if technological advances changed the type of device used. He added however, that the operator had a good safety record having operated without incident over the last two summers.

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

- 1. Note the contents of this report;**
- 2. Approve a new reserve licence over the areas of reserve land outlined in the schedule attached [Attachment B] to E-Skate Limited, subject to the following terms and conditions:**

Commencement	TBC
Term	5 years
Renewal	One further term of 5 years by agreement of both parties
Rent	Base rent of \$750, or 7.5% of gross turnover, whichever is the greater

Reviews	At renewal
Insurance	Requirement to have public liability insurance of \$2 million
Safety/Suspension	Council to retain ability to suspend the licence for safety purposes or to avoid large public events. Health and Safety plan to be provided to Council, prior to commencing the activity.
Termination	Council to retain the ability to cancel the licence at their discretion with a minimum of 12 months' notice.
Hours of operation	Only between the hours of 10.00am and 4.00pm.
Other	Licensee must ensure they hold all permissions as allowed under the district plan for the purpose of electronic skateboard tours.
	Licensee must only operate on the Queenstown Trails within the scheduled reserves, except for the specified training areas.

- 3. Agree to the exercise of the Minister's consent (under delegation from the Minister of Conservation) to the granting of a new licence to E-Skate Limited over the reserves detailed above.**
- 4. Delegate signing authority to the Community Services General Manager.**

14. Chief Executive's Report

A report from the Chief Executive presented information on the following matters:

- Cemetery Road realignment (amendment to previous resolution);
- Interim adoption of Waste Management and Minimisation Plan to continue to receive waste levy payments;
- Change to start time for kerbside rubbish collection services;
- Summary of meetings occurring during the previous meeting round:
 - Community and Services Committee, 2 November 2017

- Planning and Strategy Committee, 16 November 2017
- Infrastructure Committee, 23 November 2017
- Wanaka Community Board, 30 November 2017
- Community and Services Committee, 7 December 2017
- Audit, Finance and Risk Committee, 21 December 2017

Four recommendations from the Wanaka Community Board meeting held on 30 November 2017 were presented for approval. Councillor MacLeod advised that he did not support the Board's recommendation to allocate \$6million from the Wanaka Asset Sale Reserve to repay Wanaka Swimming Pool debt. He would therefore abstain from voting on this part of the resolution.

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

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

Cemetery road realignment

- 2. Amend the resolution made at the Council meeting held on 17 August 2017 so that it reads as follows:**

- 1. Note the contents of this report;**
- 2. Agree to stopping the section of Cemetery Road, Queenstown shown as areas 'B' and 'C' in the Cemetery Road (Queenstown) road stopping and land exchange plan (Attachment B) under sections 319 and 342 Local Government Act 1974;**
- 3. Delegate officers to undertake the road stopping process, including public notification of the proposal, as set out under Schedule 10 Local Government Act 1974;**
- 4. Authorise the disposal of Council land shown as area 'B' in the Cemetery Road (Queenstown) road stopping and land exchange plan (Attachment B) under section 117(3) Public Works Act 1981 or section 345 of the Local Government Act 1974; and**
- 5. Delegate the Chief Executive to finalise terms and execute the sale and purchase agreement between the Council and Brecon Street Partnership Limited.**

Waste Management and Minimisation Plan

- 3. Adopt the Waste Management and Minimisation Plan (WMMP) 2011, following its review in 2017, until the adoption of the amended draft WMMP 2018 occurs as part of the Long Term Plan 2018-28 consultation process;**

Kerbside Rubbish Collection Services

4. Note that to meet increased demands on kerbside collection services, there will be a change in requirement from placing your rubbish and recycling out on the kerb before 8am on your rubbish day for collection, to before 7am.

Wanaka Community Board recommendations for ratification**Wanaka Swimming Pool Funding**

5. Allocate a sum of \$6million in 2018/19 from the Wanaka asset Sale reserve to repay Wanaka Swimming Pool debt in the draft 10 Year plan 2018-28 (LTP) budgets.

Draft Reserve Management Plan for Lismore Park, Allenby Park, Kelly's Flat, Faulks Terrace, Domini Park and Kennedy Crescent Recreation Reserves

6. Notify the Draft Reserve Management Plan for Lismore Park, Allenby Park, Kelly's Flat, Faulks Terrace Domini Park and Kennedy Crescent Recreation Reserves.

Proposal to Vest Land in Peninsula Bay North as Reserve and to Offset Reserve Land Contributions as per the Development Contributions Policy

7. Approve the vesting of the proposed reserve land (identified as Lot 925 comprising 12.23ha), subject to the following works being undertaken at the applicant's expense:
 - a. Consent being granted (as necessary) for any subdivision required to formally create the reserve land;
 - b. The removal of the Existing Spoil from the land and the rehabilitation of any land disturbed as a consequence.
 - c. Presentation of the reserve land in accordance with Council's standards for reserves;
 - d. The submission to Council by the developer, certification as appropriate by Council, and subsequent implementation of any landscape and planting plan if required by Plan Change 51.
 - e. The submission to Council by the developer, certification as appropriate by Council, and

- subsequent implementation of a weed management and wilding tree removal plan;
- f. A potable water supply point to be provided at the boundary of the reserve lot;
 - g. The registration of a fencing covenant under s6 of the Fencing Act 1978 on the reserve land 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;
 - h. A three year maintenance period by the current landowner commencing from vesting of the reserve, to include weed control and the removal of wilding trees;
 - i. Vesting of reserves to be undertaken in accordance with the QLDC Vesting of Roads and Reserves Policy.
8. Agree to offset any applicable reserve land contributions in accordance with the Development Contributions Policy current at the time of contributions payment, subject to recommendation (c) above.

Proposal to Vest Lands between Mt Iron Drive and Mercury Place, Wanaka, as Reserve and to Offset Reserve Land and Reserve Improvements Contributions as per the Development Contributions Policy

9. Approve the vesting of the two identified proposed Local Purpose Reserves (access):
- a. Lots 97 and 99, Allenby Farms Limited, Mount Iron Drive, Wanaka.
- subject to the following works being undertaken at the applicant's expense:
- i. Consent being granted (as necessary) for any subdivision required to formally create the reserve;
 - ii. Presentation of the reserve in accordance with Council's standards for reserves;
 - iii. A continuous sealed path of minimum 2 meter width being provided;
 - iv. The registration 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. A three year maintenance period by the current landowner commencing from vesting of the reserve;
- vi. Vesting of reserves to be undertaken in accordance with the QLDC Vesting of Roads and Reserves Policy.

10. Agree to offset reserve land contributions in accordance with the Development Contributions Policy current at the time of contributions payment and the Parks and Open Space Strategy 2017, subject to recommendation (iii) above.

11. Agree to offset reserve improvement contributions against the cost of the paths within the reserves, in accordance with the Development Contributions Policy current at the time of contributions payment, subject to:

- a. Detailed design plans for the reserves to be submitted and the approval of these to be delegated to the Parks and Reserves Planning Manager.
- b. Final approval of reserve improvement costs to be delegated to the Parks and Reserves Planning Manager and is subject to the applicant demonstrating the actual costs of the improvements.
- c. If the cost of work to construct the approved plans exceeds the contributions available to be credited, the additional cost shall be at the applicant's expense.

Councillor MacLeod abstained from voting on part (5) of the resolution.

Resolution to Exclude the Public

On the motion of the Mayor and Councillor MacLeod 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:

QUEENSTOWN LAKES DISTRICT COUNCIL

14 DECEMBER 2017

Page 24

Confirmation of minutes of ordinary meeting held on 26 October 2017

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
9. Arrowtown Community and Sports Centre Funding	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: i) enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations);	Section 7(2)(i)

Agenda Items

- 15. Economic Development Fund 2017/18
- 16. New Management and Maintenance Services for Open Spaces Contract
- 17. Well Smart Limited (Thompson Street) Land Transfer Agreement

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
15. Economic Development Fund 2017/18	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: 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	Section 7(2)(b)(ii)

QUEENSTOWN LAKES DISTRICT COUNCIL**14 DECEMBER 2017****Page 25**

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
16. New management and maintenance services for Open Spaces Contract	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: i) enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations);	Section 7(2)(i)
17. Well Smart Limited (Thompson Street) Land Transfer Agreement	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: i) enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations);	Section 7(2)(i)

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 3.32 pm at which point it adjourned.

The meeting resumed in public excluded at 3.38pm.

The meeting came out of public excluded and concluded at 4.05pm.

CONFIRMED AS A TRUE AND CORRECT RECORD

M A Y O R

D A T E

Programme	Project Code	Project Description	2017-18 Budget	New	Budget Transfer	Defer	Budget Forecast	2017-18 versus Forecast	Budget Comments
Buildings	000109	Hawea Flat Hall - Extension	35,558		(5,000)		30,558	(5,000)	Project complete and under budget. Propose budget transfer 5K to new project; Church Street Office extension.
	000293	6 Merioneth St Arrowtown	40,000		(40,000)		-	(40,000)	Project budget to undertake fire protection works not required as garage is no longer being used as a commercial workshop. Propose full budget transfer to new project; Church Street Office extension.
	000378	Security - CCTV Cameras - CBD	5,335		20,000		25,335	20,000	Additional budget is required for install of new CCTV installations districtwide at fixed sites in public spaces for general crime prevention operated in conjunction with the Police.
	000564	Wanaka Airport	150,000		(100,000)		50,000	(100,000)	Budget provision \$50K for handover works. Propose reallocate residual budget to new project; Luggate Hall design and investigation works.
	NEW 1	Civic Building (Gorge Road Office)	-	190,000			190,000	190,000	Queenstown Council Buildings renewals and Minor Improvements CAPEX. New budget to re-roof part of building; renovate bathrooms; refurb office including fit out (new desks) to accommodate additional staff.
	NEW 2	Church Street Office Extension	-	45,000			45,000	45,000	Additional office space at Church St is available for potential lease mid January. New budget required to; reconfigure office area, refurbish and fit out (8 to 12 workstations). Budget to be reallocated from Projects 109 and 293.
	NEW 3	Wanaka Office Improvements	-	20,000			20,000	20,000	Proposed budget in draft LTP allows for a potential office fit out over 2 years. Budget requested AP 17/18 to determine project scope.
	NEW 4	Luggate Hall Replacement	-	90,000			90,000	90,000	New budget request for design and investigation of replacement hall. Reallocate budget from Project 564 Wanaka Airport minor improvements capex.
	NEW 5	Athenaeum Hall Toilets - Upgrade	-	15,000			15,000	15,000	Proposed budget in draft LTP allows for decommissioning of existing toilets. Budget requested 17/18 to determine project scope.
Buildings Total			230,893	360,000	(125,000)	-	465,893	235,000	
Solid Waste	NEW 6	Wakatipu Recycling Centre remedial construction	-	70,700			70,700	70,700	New project budget requested to undertake remedial construction and structural strengthening works at Wakatipu Recycling Centre.
	000190	Composting System / Dump Station	27,500		(27,500)		-	(27,500)	H&S issue needs to be resolved urgently. Reallocate budgets from projects 190 and 370 no longer required.
	000370	Weighbridge Transfer Station Renewal	2,100		(2,100)		-	(2,100)	
	NEW 7	Wanaka Transfer Station	-	120,000			120,000	120,000	New budget requested to reconfigure site; construct separate access for commercial tipping vehicles to allow safe disposal of waste. Proposed reconfiguration will eliminate the need to open gate at top of pit and eliminate H&S risk.
Solid Waste Total			29,600	190,700	- 29,600	-	190,700	161,100	

Programme	Project Code	Project Description	2017-18 Budget	New	Budget Transfer	Defer	Budget Forecast	2017-18 versus Forecast	Budget Comments
Transport	000061	WANAKA - Sealed road pavement rehab (Subsidised)	306,743		120,000		426,743	120,000	Additional budget \$120K requested to undertake heavy duty maintenance works on the Cardrona Valley Road.
	000623	Camp Hill Rd - Sealed Rd Pavement Rehab	136,514		(70,000)		66,514	(70,000)	Transfer \$70K budget from Project 623 Camp Hill Rd Rehab. This project is now complete.
	000380	Resilience - Crown Range Road Land Construction	917,021		(432,775)		484,246	(432,775)	Reallocate an additional \$50K budget from project 380 Crown Range Resilience. Project budget no longer required.
	000562	Mt Aspiring Road Widening	1,500,000			(1,400,000)	100,000	(1,400,000)	BBC underway, concept design budget 17/18 \$100K. Defer budget \$1.4M to 18/19 for detailed design and physical works. (As project not included in current RLTP more likely to secure subsidy in 18/19 not 17/18).
	000580	Ballantyne Road Design	275,000			(75,000)	200,000	(75,000)	BBC complete, detailed design budget 17/18 \$200K. Defer budget \$75K to 18/19 for physical works.
	000245	Frankton Flats Strategy Implementation	394,534			(14,000)	380,534	(14,000)	Request reallocation of budgets to fund two new transport projects; installation of new water taxi jetties at Queenstown Bay and Frankton Beach.
	000575	New Public Transport Hub in Frankton	180,000			(180,000)	-	(180,000)	Reallocate budget \$180K from Project 575 New Public Transport Hub Frankton. This project budget is no longer required as NZTA funding changes to existing PT Hub at Frankton.
	NEW 8	Frankton Beach Jetty	-			102,000	102,000	102,000	Transfer budget \$14k from Project 245 Frankton Flats Strategy Implementation.
	NEW 9	Queenstown Bay Jetty	-			92,000	92,000	92,000	
	000391	Ardmore St/Lakefront Streetscape	199,650			(100,000)	99,650	(100,000)	Programme of works limited at Ardmore Street 17/18. Budget \$100K to be reallocated to new project Wanaka Town Centre Masterplan to undertake initial establishment works/report.
NEW 10	Wanaka Town Centre Masterplan- Establishment Report	-			100,000	100,000	100,000		
Transport Total			3,909,462	-	(382,775)	(1,475,000)	2,051,687	(1,857,775)	
Waste Water	000023	Luggate Reticulation - extension	58,001		(58,001)		-	(58,001)	Combine budgets Projects 23 and 625 with Project 554, Connect Luggate to Project Pure. Concept design budget \$350K 17/18. Defer \$483K to 18/19 for physical works.
	000554	Connect Luggate to Project Pure	500,000		333,001	(483,001)	350,000	(150,000)	
	000625	Project Pure Treatment Upgrades Stage 2	275,000		(275,000)		-	(275,000)	
	NEW 11	Network Consents Project	-	100,000			100,000	(100,000)	Following the successful prosecution of QLDC by the ORC for a wastewater overflow to the Kawarau River, it is proposed to bring the 2018 LTP Network Consent Project forward to the current year. There is currently no agreed effects based framework for the operation of the wastewater systems in the district. This additional funding will enable the engagement of our legal and technical teams to immediately commence the gaining resource consents under the RMA for the QLDC wastewater network and define the management and environmental outcomes for our district.

Programme	Project Code	Project Description	2017-18 Budget	New	Budget Transfer	Defer	Budget Forecast	2017-18 versus Forecast	Budget Comments
	000359	Remarkables Park Pump Stn Upgrade - Stg4	393,941			(393,941)	-	(393,941)	Defer project budget to 18/19. Further works has identified that existing pump systems have greater capacity than anticipated. Work to replace the pump station not as urgent as earlier indicated. Complete works 18/19.
	000366	Recreation Ground Pump Station - Stage 1	474,199			(300,000)	174,199	(300,000)	BBC, concept design and feasibility budget 17/18 \$174K. Defer budget \$300K to 18/19 for detailed design and physical works.
Waste Water Total			1,701,141	100,000	-	(1,176,942)	624,199	(1,276,942)	

Programme	Project Code	Project Description	2017-18 Budget	New	Budget Transfer	Defer	Budget Forecast	2017-18 versus Forecast	Budget Comments
Water Supply	000281	Rising Main - Shotover Country to Glenda Drive	2,351,537			(2,000,000)	351,537	(2,000,000)	Concept design budget 17/18 \$351K. Defer budget \$2M to 18/19 for detailed design and physical works.
	000361	Glenorchy Water Reservoir Upgrade	495,215			(395,000)	100,215	(395,000)	BBC & Concept design budget \$100K 17/18. Defer budget \$395K to 18/19 for physical works.
	000363	Kelleher Drive Extension	54,293		(54,293)		-	(54,293)	Project no longer required. Propose reallocation of this budget to new project Western Wanaka Pressure to address levels of service/low pressure.
	NEW 12	Western Wanaka Pressure	-	50,000			50,000	50,000	
	000553	Frankton Ring Main and Hanley Downs CXN	490,000			(310,000)	180,000	(310,000)	Concept design budget 17/18 \$180K. Defer budget \$310K to 18/19 for physical works.
	000626	Rising Main Upgrade Two Mile - Reservoir	114,194		(114,194)		-	(114,194)	Project budget \$114K Rising Main Upgrade Two Mile no longer required. Budget to design and construct a new WTP at Two Mile has been included in draft LTP.
Water Supply Total			3,505,238	50,000	(168,487)	(2,705,000)	681,751	(2,823,487)	
Hawthorne Drive (EAR)	000318	Frankton Flats Stormwater - Construction	3,260,541		(950,000)		2,310,541	- 950,000	Revised project budgets based on forecast final cost. Budgets reallocated across EAR Projects 317, 318, 319, 519 and N East Frankton Stormwater Project 728.
	000319	Frankton Flats Water Supply - Construction	355,231		500,000		855,231	500,000	
	000519	Hawthorne Drive (EAR) - Other Services	135,133		100,000		235,133	100,000	
	000728	N East Frankton Stormwater Connection	150,000		350,000		500,000	350,000	
Hawthorne Drive (EAR) Total			3,900,905	-	-	-	3,900,905	-	
Asset Management Improvements	000226	Stormwater - AM Improvements	57,005		22,000		79,005	22,000	Additional budget is requested across the three waters asset management codes to increase available resources in support of new legislative requirements under the NPS on Urban Development Capacity. Includes additional budget \$20K to undertake condition investigations in CBD. This is an increase in scope to support the infrastructure requirements of the Future Development Strategy. This budget has been supported by the Planning and Development team who are leading the NPS and FDS work programmes.
	000229	Wastewater - AM Improvements	166,170		30,000		196,170	30,000	
	000228	Water Supply - AM Improvements	166,435		52,000		218,435	52,000	
AM Improvements Total			389,610	-	104,000	-	493,610	104,000	
Grand Total			13,666,849	700,700	(601,862)	(5,356,942)	8,408,745	(5,458,104)	

Programme	Project Code	Project Description	2017-18 Budget	New	Budget Transfer	Defer	Budget Forecast	2017-18 versus Forecast	Budget Comments
LED Street Lighting Programme	000591	LED street light replacements Wanaka	75,000	1,000,000			1,075,000	1,000,000	NZTA has approved a budget of \$2M to implement an accelerated LED street lighting programme at an enhanced Funding Assistance Rate of 85%. Council approved the work but it was not identified where the funding was to come from. \$300K local share to be transferred from projects 76 and 77 Unsub Minor Improvements budgets.
	000600	LED street light replacements Wakatipu	26,520	1,000,000			1,026,520	1,000,000	
	000076	Wakatipu - Unsub Minor Improvements	537,952		(150,000)		387,952	(150,000)	
	000077	Wanaka Unsub - Minor Improvements	478,919		(150,000)		328,919	(150,000)	
LED Street Lighting Programme Total			1,118,391	2,000,000	(300,000)	-	2,818,391	1,700,000	

QUEENSTOWN LAKES DISTRICT COUNCIL
14 DECEMBER 2017

Schedule – Reserve Land [ATTACHMENT B: Item 13]

Commonly known as	Legal description	Certificate of title	Reserve type
Jubilee Park	Lot 2 Deposited Plan 316049	62847	Recreation
Queenstown Gardens (Perimeter trail only)	Part Section 4-5 and Part Section 7 Block LI Town of Queenstown and Section 1-3 Block LII Town of Queenstown	OT18A/765	Recreation
Park Street Reserve	Section 1 Survey Office Plan 410336	463142	Esplanade
Frankton Track Reserve	Section 2 Survey Office Plan 410336	463143	Esplanade
Frankton Recreation Reserve	Section 50 Block XXI Shotover Survey District	583561	Recreation
Frankton Marina / Frankton Recreation Reserve	Section 49 Block XXI Shotover Survey District and Section 1 Survey Office Plan 22996	647859	Local Purpose (Marina & Accessway) Reserve
Frankton Marina / Frankton Recreation Reserve	Section 60 Block XXI Shotover Survey District	2937	Local Purpose (Marina & Accessway) Reserve
Frankton Marina / Frankton Recreation Reserve	Section 2 Survey Office Plan 21582	OT13A/645	Local Purpose (Marina & Accessway) Reserve
Frankton Marina / Frankton Recreation Reserve	Section 48 and Section 52-53 Block XXI Shotover Survey District	OT7B844	Local Purpose (Marina & Accessway) Reserve
Frankton Domain	Section 1 Survey Office Plan 325746	149849	Recreation
Frankton Domain	Section 9 Block XXXI Town of Frankton	106447	Recreation
Frankton Domain	Section 36-41 Block XXXI Town of Frankton	544615	Recreation
Frankton Domain	Section 44 Block XXXI Town of Frankton	Unknown	Recreation

QUEENSTOWN LAKES DISTRICT COUNCIL
14 DECEMBER 2017

Commonly known as	Legal description	Certificate of title	Reserve type
Frankton Domain	Section 27 Block XVII Town of Frankton	Unknown	Recreation
Hilton Waterfront Reserve	Lot 3 Deposited Plan 300002	1032	Local Purpose (esplanade)