

**Minutes of an ordinary meeting of the Queenstown Lakes District Council held in the Council Chambers, 10 Gorge Road, Queenstown on Thursday 19 December 2013 commencing at 1.00 pm.**

**Present:**

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

**In attendance:**

Mr Adam Feeley (Chief Executive Officer), Mr Scott Carran (General Manager, Legal and Regulatory), Mr Marc Bretherton (General Manager, Planning and Development), Mr Erik Barnes (General Manager, Infrastructure and Assets), Mrs Ruth Stokes (General Manager, Operations), Ms Meaghan Miller (Director, Chief Executive's Office), Mr Lee Webster (Manager, Regulatory Services), Mr Blair Devlin (Manager, Resource Consenting), Mrs Vanessa Rees-Francis (Technical Support), Mr Jon Mitchell (Emergency Management Officer), Mrs Jan Maxwell (Arts and Events Facilitator), Ms Heather Morhart (Corporate Planning and Events Advisor), Mrs Alyson Hutton (Senior Planner – Policy) and Ms Jane Robertson (Governance Advisor); three members of the media and eight members of the public

**Apologies**

There were no apologies.

**Leave of Absence Requests**

No requests for Leave of Absence were made.

**Conflicts of Interest**

- Councillor Gilmour advised that she was the joint owner of a property in Man Street. She had previously advised of this potential conflict in respect of proposed uses of the Lakeview site and had been advised that no actual conflict existed, but wished to note it anyway.
- Councillor Cocks advised that he would withdraw from the meeting for discussion of item 14 (Appeal to Council Decision RM120323 – 127 Dalefield Road).

**Confirmation of Minutes**

14 November 2013

**On the motion of Councillors Perkins and Cocks the Council resolved that the minutes of the ordinary meeting of the Queenstown Lakes District Council held on 14 November 2013 be confirmed as a true and correct record.**

28 November 2013

**On the motion of Councillors Gazzard and Aoake the Council resolved that the minutes of the extraordinary meeting of the Queenstown Lakes District Council held on 28 November 2013 be confirmed as a true and correct record.**

*Councillor Gilmour abstained from voting because she had been absent from the meeting of 28 November 2013.*

### **Confirmation of agenda**

The agenda was confirmed without addition or alteration.

### **Public Forum**

1. Mr Basil Walker

Mr Walker advised that he still awaited the final report on the Cardrona speed calming measures as he wanted to learn more about what he deemed was an unreasonable use of ratepayer funds.

Mr Walker commented on the outcome of the Greenstone Apartments 'leaky building' case. He stressed the importance of introducing new ventilation requirements into the building code.

Mr Walker expressed his opposition to the construction of a Convention Centre on the Lakeview site. He expressed concern about the potential costs for the ratepayer and was critical of the proposed development on the site by Ngai Tahu Tourism. He did not accept that the Lakeview site was the best location, stating that there were other sites available that were close to the CBD, with better sun and views. He believed that Queenstown should learn from the experiences of other local authorities with sky-rocketing rates, citing the stadium in Dunedin as one example. He asked for further consultation with interested parties on the proposed Convention Centre.

2. Erna Spijkerbosch

Mrs Spijkerbosch advised that she was speaking as the zone representative for the Holiday Parks Association of New Zealand. In relation to the proposed Queenstown Convention Centre, the association considered that additional roading would be needed to service the Lakeview site. This could be achieved via an extension to Isle Street through the existing Queenstown Lakeview Holiday Park. Accordingly, it recommended that discussion about the relocation of Isle Street take into account the impact on the Holiday Park, in particular any effects which would be detrimental to the quality of the customer experience.

Mrs Spijkerbosch provided further background details about the association and the positive impact of holiday park visitors on the overall New Zealand tourism industry.

3. Charlie Phillips

Mr Phillips spoke on behalf of the Queenstown Chamber of Commerce. He stated that the Chamber was in complete support of the proposed Queenstown Convention Centre at the Lakeview site.

4. Kim Wilkinson

Mr Wilkinson advised that he supported the development of the Queenstown Convention Centre at the Lakeview site but he was hopeful that it could be constructed without any contribution from rates.

Mr Wilkinson believed that a conference centre would raise the average age of visitors to Queenstown which would improve its reputation as a 'party town'.

1. **Mayor's report**

A report from the Mayor:

- a) Set out functions and meetings attended over the period 21 October 2013 – 14 December 2013;
- b) Summarised business from other meetings during the past meeting cycle;
- c) Presented the Governance Agreement with amendments from the Wanaka Community Board for adoption;
- d) Presented the Triennial Agreement 2013-2016 of the Local Authorities of the Otago Region for adoption;
- e) Presented Terms of Reference for the Wanaka Sports Facilities Steering Group for adoption;
- f) Presented the 2014 meeting schedule for adoption;
- g) Sought Council approval of the licence for the Hawea BMX Park; and
- h) Sought Council approval of the lease/licence of the Snow Farm land to the Pisa Alpine Charitable Trust ('PACT').

Triennial agreement

Clarification was made on which Councils were responsible for actioning the initiatives identified in the agreement.

Wanaka Sports Facilities Steering Group Brief

It was noted that the Council had established the Wanaka Sports Facilities Steering Group at the previous meeting and determined the membership, but the role of Chair had not been specified. Councillor MacLeod advised that he wished to fill this position and had discussed this with Duncan Good, the Chair in the previous term of Council. Councillor MacLeod stated that Mr Good was happy for Councillor MacLeod to take over the role, particularly as Mr Good's work commitments in the coming months would be too onerous for him to dedicate significant time to the project. Councillor MacLeod was aware that there was a small window of opportunity in which to act and he was happy to drive the project.

A discussion ensued on the merits of appointing Councillor MacLeod rather than Mr Good. No vote was taken but an indicative result revealed that the Councillors were evenly divided on the question. Mayor van Uden was called upon to make a final determination and she declared her support for Mr Good continuing as Chairperson.

The following changes were made to the text of the proposed brief:

1. To review and make a recommendation to Council regarding the concept plan and facilities mix proposed for the Upper Clutha community ~~Three Parks/North Three Parks site~~.

2. To review and make a recommendation to Council regarding the staging of the development ~~contained in the concept plan for the Three Parks/North Three Parks site.~~

It was also noted that the membership now included Bronwyn Coers representing the Wanaka sporting community and Ross McRobie from the Wanaka Community Board. In addition, Mike Weaver would replace Ruth Stokes as the management representative on the group.

Pisa Alpine Charitable Trust

A question about the success of the past season raised the need for a reporting regime to be established for this new area of recreation reserve.

**On the motion of the Mayor and Councillor Forbes  
the Council resolved:**

1. That the report be noted;
2. That the Governance Agreement be adopted;
3. That the Triennial Agreement 2013-2016 of the Local Authorities of the Otago Region be adopted as amended;
4. That the Terms of Reference for the Wanaka Sports Facilities Steering Group be adopted;
5. That the Council adopt the schedule of ordinary Council, Property Subcommittee and Resource Consent Commissioner Appointments Subcommittee meetings for 2014 and District Licensing Committee hearings; and note the 2014 meeting dates of the Wanaka Community Board.
6. That a new licence be granted to the Bike Wanaka (or other party as approved by the General Manager, Operations) over Section 37, Block IV Lower Hawea Survey District subject to the following terms and conditions:

Commencement:	1 December 2013
Term:	5 years
Renewal:	One of 5 years by agreement of both parties
Rent:	Pursuant to the Community Facilities Pricing Policy which at commencement would be \$1 per annum
Rent Reviews:	2 yearly
Development costs:	To be met by the applicant
Assignments:	Lease assignable only upon Council consent

- Insurance:** Lessee must have Public Liability Insurance of \$2,000,000 (Two Million Dollars)
- Rules of operation:** To be approved by the General Manager, Operations prior to commencement
- Uses:** Restricted to a BMX track but including the ability to build a storage shed at some time in the future, the design of which to be approved by the General Manager, Operations.
- Sub-letting:** Only with the approval of Council.
- Audited Health and Safety plan** by an accredited member of the MBIE to be provided.

**7. That a new lease be grant to the Pisa Alpine Charitable Trust over the area of land described as Lot 5 Deposited Plan 460313, subject to the following terms and conditions:**

- Term:** 33 years
- Renewals:** One of a further 33 years
- Use:** Nordic Sports, alpine recreation and education
- Rent:** \$1.00 per year fixed for the first 15 years
- Reviews:** 2027 and 3-yearly thereafter
- Expiry:** Council take ownership of any improvements

**Limitations:**

- Assignment or sub-lease with Council's approval (only for other charitable/ community groups with consistent aims).
- Public liability insurance must be maintained.
- Alternative uses with Council's approval and only if resource consent obtained.
- The Trust to meet all the maintenance costs and any costs for the access road and utility supply agreements with SHPG.
- The Trust to undertake protection of the peat bog areas and keep them free from development and degradation.
- The Trust will implement an ecological restoration plan with annual planting plans to restore eroded or damaged areas within the reserve.

*Councillor MacLeod recorded his vote against the motion.*

## **2. Chief Executive's report**

A report from the Chief Executive detailed meetings attended since the last meeting and provided an update on progress with the projects contained in the draft CEO performance framework.

The Chief Executive noted that the business plan and CEO performance agreement on which the monthly report would be based had recently been agreed.

There was further discussion about various goals contained in the new agreement. Members commented positively on the proposal to undertake informal consultation with stakeholders on the Navigation Safety Bylaw prior to preparation of an initial draft of a new bylaw.

**On the motion of Councillors Forbes and Perkins  
it was resolved that the report be noted.**

## **3. Proposed Road Stopping: Unformed Portion of Ballarat Street, Queenstown**

A report from Vanessa Rees-Francis (Technical Officer) assessed an application from Mr Graham Mortimer to stop an area of legal road at the upper section of Ballarat Street, Queenstown. The report noted that this portion of Ballarat Street was unformed and provided no practical access for the public. Accordingly, the report recommended that the application be granted as the portion of road affected was not considered to be of any practical use now and in the future.

Mrs Rees-Francis joined the table for this and items 4 and 5.

Councillor Stammers-Smith suggested that this part of Ballarat Street be stopped in its entirety and offered to all neighbours for purchase. Mrs Rees-Francis advised that this approach had been tried previously but had not progressed. Nonetheless it was noted that the road stopping procedures entailed public notification of the proposal and this would provide the opportunity for other owners in the vicinity to engage in consultation on the matter.

**On the motion of Councillors Gazzard and Aoake the  
Council resolved pursuant to Sections 319(h) and  
342 of the Local Government Act 1974 that:**

- 1. (a) The portion of Ballarat Street shown as Sec 1  
on the plan numbered 6539/4 be stopped as this  
portion of road is not considered to be of any  
practical use for physical access now or in the  
future; and**  
  
**(b) When stopped, Sec 1 will be disposed of in  
accordance with the requirements of Section  
345(1)(a) of the Local Government Act 1974 and  
amalgamated with C.F.R. OT14D/66.**

2. The Council's costs in undertaking the Tenth Schedule procedures of the Local Government Act 1974 will be billed and paid on a monthly basis by the applicant with those costs being deducted from the value of the stopped road.

**4. Proposed stopping of legal road and acquisition of land for road under Public Works Act 1981, Buckingham Street, Arrowtown**

A report from Vanessa Rees-Francis (Technical Officer) assessed an application for road legalisation and land exchange at Buckingham Street, Arrowtown, to be actioned under the Public Works Act 1981. The report noted that a portion of the applicant's private dwelling was located on legal road and a portion of the Council's formed road was on the applicant's property. The recommended course of action would regularise this situation.

**On the motion of Councillors Perkins and Gazzard the Council resolved:**

1. That Sections 1 and 2 be acquired for road pursuant to Section 114 of the Public Works Act.
2. That Section 3 be stopped pursuant to Section 116 of the Public Works Act and amalgamated with C.F.R. OT238/171 in exchange for Section 2 at nil consideration.
3. That Section 4 be stopped pursuant to Sec 116 of the Public Works Act and amalgamated with Computer Freehold Register OT14A/515.
4. That the applicant be responsible for undertaking and meeting the cost of the legalisation survey defining the four sections.
5. That Council, at its cost, undertake the legalisation procedures to effect the exchange of Sections 2 and 3, acquire Section 1 for road and stop Section 4 for amalgamation.

**5. Temporary Road Closure Application – Motatapu 2014**

A report from Vanessa Rees-Francis (Technical Officer) assessed an application for temporary road closures to allow the annual Motatapu event to take place. The report noted that the proposed closures were identical in extent to previous years but they were for a longer duration to assist with managing the event. The report recommended that the application be approved, subject to a number of conditions.

A request was made for signage advising of the road closure also to be placed on Tobin's Track one week before the event.

Councillor Lawton asked that the organiser's advertising also include notices in local newspapers. The recommendation was altered accordingly.

On the motion of Councillors Lawton and Ferguson the Council resolved:

1. That the Temporary Road closure application for the Motatapu 2014 be approved subject to the following conditions:
  - a. A Traffic Management Plan must be approved by Queenstown Lakes District Council's Infrastructure and Assets Group prior to the event taking place;
  - b. The event is to be advertised:
    - i. on the radio two days prior and on the morning of the event; and
    - ii. in local newspapers;
  - c. The event organisers are to arrange suitable disposal methods for recycling and rubbish/refuse;
  - d. The applicant notifying all affected parties via an affected party notice, of the extent of the temporary road closure sought; this notification to be undertaken within five working days of the application for temporary road closure receiving final approval.
2. That the following roads be temporarily closed:
  - a) **Queenstown**
    - i. Road to be Closed: Buckingham Street (West) from the Buckingham Street (East) to Macetown track
    - ii. Period of Closure: Saturday 8 March 2014 from 0700 to 2000 or due to adverse weather conditions on that day it will be held on Sunday 9 March 2014 from 0700 to 2000
    - iii. Road to be Closed: Tobin's Track from east of Ford Street to the Tobin's Track/Glencoe Road intersection
    - iv. Period of Closure: Saturday 8 March 2014 from 0700 to 1700 or due to adverse weather conditions on that day it will be held on Sunday 9 March 2014 from 0700 to 1700
  - b) **Wanaka**
    - v. Road to be Closed: Motatapu Road (from Wanaka-Mount Aspiring Road intersection)
    - vi. Period of Closure: Saturday 8 March 2014 from 0600 to 1300 or due to adverse weather conditions on that day it will be held on Sunday 9 March 2014 from 0600 to 1300.



## 6. New Alcohol Regime

A report from Lee Webster (Manager, Regulatory) detailed the key provisions of the newly enacted Sale and Supply of Alcohol Act 2012 and asked the Council to delegate authority to the Chief Executive so that these statutory responsibilities could be performed.

Councillor Cocks noted that he had previously attended the licensee meetings arranged by staff. He believed there was value in an elected member being present but he could no longer fulfil this role due to his appointment to the Council's District Licensing Committee. Councillor MacLeod advised that he was happy to attend Wanaka licensee meetings provided that he had no conflict of interest in respect of anything proposed for discussion.

*Councillor MacLeod left the meeting at 2.08 pm.*

**On the motion of Councillors Cocks and Gilmour the Council resolved that the Chief Executive be granted the Council's general authority to delegate the Chief Executive's functions, powers and duties under the Sale and Supply of Alcohol Act 2012.**

## 7. QLDC Emergency Management Plan 2013

A report from Meaghan Miller (Director, Chief Executive's Office) introduced the Queenstown Lakes District Council Draft Emergency Management Plan 2013-16 for the Council to adopt and advised of the appointment of the Chief Executive and four General Managers as civil defence Controllers.

Meaghan Miller and Jon Mitchell joined the table.

*Councillor MacLeod re-entered the meeting at 2.09 pm.*

Members observed the large body of work to be undertaken by the Council, the significant training needed both internally and externally and the need for greater engagement with local communities. It was noted that staff would be able to move forward with community resourcing once the plan was adopted.

The role of Councillors in an emergency event needed clarification and it was suggested that this be the subject of a Council workshop.

Councillor Lawton noted the presence of an ageing population in Wanaka and asked that this be acknowledged in the plan.

**On the motion of Councillors Perkins and MacLeod the Council resolved:**

- 1. That the Queenstown Lakes District Council Draft Emergency Management Plan 2013 be adopted; and**
- 2. That the appointment of the following staff to the role of Emergency Management Controller be noted:**

**Chief Executive, Adam Feeley; Infrastructure and Assets General Manager, Erik Barnes; People and Capability Director, Beth Bundy; Regulatory and Legal General Manager, Scott Carran; and Director of the Chief Executive's Office, Meaghan Miller.**

## **8. Event Funding Review**

A report from Meaghan Miller (Director, Chief Executive's Office) detailed minor improvements to the Events Strategy funding model and strategic goals which had emerged from industry and event panel feedback as well as from the six month Post Event Evaluation Report, which was appended.

Mrs Jan Maxwell and Ms Heather Morhart joined Ms Miller at the table.

It was noted that one of the key changes recommended was the move to a single funding round per annum. Ms Miller advised that this recommendation had emerged following consultation with event organisers who had indicated that holding several funding rounds each year was confusing. Furthermore, one funding round per annum would allow all applications to be considered at the same time which would make it easier to allocate funding equitably.

Councillor Forbes expressed support for the recommended changes and commended the quality of the reporting. She noted however, that it had originally been an initiative of Shaping Our Future and she believed that there would be value in the programme returning to Shaping Our Future at some time over the coming year for review. This could occur without any interruption to the overall programme.

Mayor van Uden noted that what funds remained would be known after the January funding round and any excess would be returned to the Council for further consideration.

**On the motion of Councillors Gazzard and Aoake the Council resolved that:**

- 1. Membership of the funding panel be amended with membership comprising: the Mayor, two Councillors (appointed by the Mayor), the Chief Executive OR Director of the Chief Executive's Office;**
- 2. The intention to fund no more than six major events in excess of \$30,000 be confirmed;**
- 3. The Event Strategy strategic goals (8.1) be amended;**
- 4. There be one funding round per annum from April 2014;**
- 5. The remainder of the Events Strategy resolution from Tuesday June 25 2013 (b-f inclusive) stand:**

- b) That an independent (out of district) executive (e.g. Major Events NZ) be appointed as an independent advisor where the event is of national significance or subject to national funding;
- c) That the funding panel will consider all applications seeking funding in the range between \$5,000 and \$30,000;
- d) That all applications in excess of \$30,000 will be considered by the panel and recommendations for funding will be made to Council for approval;
- e) That the Events Office deliver a six monthly 'post event evaluation report' for Council consideration addressing the Events Strategy's six strategic goals; and
- f) That the Funding and Action Plan and funding panel model be reviewed in 12 months' time.

## **9. Update on Plan Changes Underway and Strategic Direction**

A report from Alyson Hutton provided an update on plan changes currently being progressed as well as the current status of the Strategic Direction chapter of the District Plan.

Mr Bretherton and Mrs Hutton joined the table.

The following points were made:

- The Planner's report on Plan Change 45 had been completed and circulated to submitters. The Planner's recommendation contained a number of suggested changes from the original application.
- The hearing for parties seeking leave to appeal to the Court of Appeal in relation to Plan Change 19 scheduled for 16 December had not taken place. Although costs continued to mount, as a Council initiated Plan Change it was imperative for the Council to continue its involvement.
- Councillor MacLeod asked staff for an update on Plan Change 47 following the close of further submissions on 18 December.

Councillor Gilmour acknowledged the major contribution Mrs Hutton had made to the Council's planning team during her time as a staff member and extended best wishes to her for the future.

**On the motion of Councillors Perkins and Forbes  
the Council resolved that that the report be noted.**

## **10. Project Shotover Update**

A report from Mike Heiler (3 Waters Project Manager) described the progress made in the various work streams of Project Shotover Stage 1.

Mr Barnes joined the table. He advised that staff remained optimistic of resolving concerns with submitters about the revised consent applications by Christmas. Discussions with the Wakatipu Gun Club regarding a financial

contribution to hearing costs were also very positive; the Council's contribution would be capped.

**On the motion of Councillors Gilmour and Cocks the Council resolved that the report be noted.**

*The meeting adjourned at 3.02 pm and reconvened at 3.18 pm.*

**11. Convention Centre Project: Public Consultation, Options and Next Steps**

A report from Paul Speedy (Transition Manager) detailed the following:

- a) High-level planning, infrastructure and title issues associated with the development of the Queenstown Convention Centre (QCC) project at the Lakeview site;
- b) Set out a preferred option for master-planning of the Lakeview site as the location for the proposed QCC;
- c) Discussed the alternatives for an operational structure and sought confirmation of the preferred option;
- d) Sought the Council's approval for the key principles for the development of the Lakeview site; and
- e) Set out the next steps and sought authority for the Chief Executive to take appropriate actions to progress the project.

Mayor van Uden noted that in an effort to provide as much information as possible about this project in the public part of the meeting, the report in the public section replicated that contained in non-public but with some sections concealed. This was in order to preserve the confidentiality of one of the negotiating parties. She asked for Councillors to be mindful of the confidential sections when discussing the report in public.

Richard Breslin (Populous) and John Schellekens (CBRE) joined the table.

The Chief Executive spoke to the report and directed the Council's attention to the key considerations. He noted that whilst a Master Plan was presented it could still not be too specific and various different siting options were identified for the convention centre and hot pools.

It was noted that the Master Plan should have been in the public part of the meeting and arrangements were made to make this information publicly available immediately.

There was further discussion about the different development and operating structures. The Chief Executive stressed that whilst SkyCity's position on the project was currently unknown, its involvement should be explored further as this would serve to mitigate both the capital and operating risks. Other structures anticipated the Council having a more direct involvement in both the funding and operation and of necessity, these alternative approaches contemplated a higher level of risk.

The Chief Executive briefed the Council on his understanding of the current position in respect of Remarkables Park developing a Convention Centre on its land in Frankton.

It was noted that redevelopment of the Lakeview site could have a major impact on the future use and routing of Isle and Man Streets. Further consideration would be given to these issues as part of the Inner Links project.

### **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:**

**Item 12: Convention Centre Project: Public Consultation, Options and Next Steps**

**And**

**That the following persons remain because of their knowledge and expertise of matters in the following agenda items:**

**Item 12: Mr Richard Breslin and Mr John Schellekens**

**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.
12. Convention Centre Project: Public Consultation, Options and Next Steps	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:  (h) Enable any local authority holding the information to carry on, without prejudice or disadvantage, commercial activities;	Section 7(2)(h)

**This resolution is made in reliance on Section 48 [1] [a] of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act or Section 6 or Section 7 or Section 9 of the Official Information Act 1982 as the case may require, which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as shown above with respect to each item.**

*The meeting went into non-public at 3.53 pm.*

*The meeting resumed in public at 4.30 pm.*

**11. Convention Centre Project: Master planning and development options**

Councillor Gilmour observed that the development principles stressed economic and financial factors but did not consider social impacts. She noted that there were currently approximately 300 people housed in the dwellings on the Lakeview site and when the cabin leases expired in 2015 there would be a large number of people all seeking low cost accommodation at the same time. She stated that she could not support the development principles until they made reference to the provision of affordable housing.

The Chief Executive conferred with the General Manager, Planning and Development and the Manager, Resource Consenting on a further development principle which would address this concern. He suggested the following text:

*Development at the site mitigates any adverse impacts on housing affordability and ensures that equivalent affordable housing options are enabled in a manner consistent with the stakeholder deeds agreed as part of Plan Change 24.*

Councillor Gilmour also asked that the development principles refer to the continuing operation of the Queenstown Lakeview Holiday Park. Following discussion it was agreed to add the following:

*Considers options for the future operation of the campground.*

The additional development principles were added to the recommendation.

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

- a. **Notes the contents of this report and in particular that:**
  - i. **Populous/Fearon Hay recommend a master-plan that enables an integrated development with mixed commercial/residential/public use;**
  - ii. **CBRE recommends an operating structure whereby:**
    1. **QLDC shares in the revenue from the development of the site through a development agreement with a private consortium; and either:**
    2. **A convention centre operator (SkyCity or another party if feasible) is brought in to own and operate the convention centre as part of a wider commercial operation); or**
    3. **QLDC owns the convention centre (but has private management) and partially funds its contribution to it from the development of the remaining Lakeview land.**
  - iii. **A formal request has been made to central Government for a capital contribution to the project, and assistance with enabling QLDC to implement an additional funding**

- mechanism for on-going operational expenditure;
- iv. There are two stand-alone proposals for commercial development of the site which could be pursued in parallel to the integrated development. No material issues exist with regard to the land titles within the overall development site;
- v. No insurmountable planning issues appear to exist, but the recommended consenting route is via a Council-lead plan change;
- vi. Upgrades to the town's infrastructure directly attributable to the convention centre are estimated at \$1.9M;
- b. Approves:
  - i. The recommended principles for development of the Lakeview site with the addition of:
    - 1. Development at the site mitigates any adverse impacts on housing affordability and ensures that equivalent affordable housing options are enabled in a manner consistent with the stakeholder deeds agreed as part of Plan Change 24;
    - 2. Considers options for the future operation of the campground;
  - ii. The preferred location option for master-planning of the Lakeview site as set out on page 30 of the Populous/Fearon Hay report;
  - iii. The recommended operational structure of an engagement with the private sector to develop and operate the facility through a project development agreement with a revenue sharing agreement;
- c. Authorises the Chief Executive to enter into negotiations with:
  - i. Commercial developers for the development of their proposals at the recommended locations;
  - ii. Potential private sector partners for the balance of the development land at Lakeview;
- d. Directs officers to report back to the Council meeting in February 2014 regarding progress with the negotiations;
- e. Notes that a report on costs and rating implications and options will be delivered to the Council at the 27 March 2014 Council meeting;
- f. Authorises the Mayor to make a public statement summarising the Council's next steps.

*Councillor MacLeod abstained from voting.*

**Resolution to exclude the public**

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

- Item 13: Wanaka Sports Facility Willowridge Stakeholder Deed Renegotiation**  
**Item 14: Appeal to Council decision on RM120323**

**And**

**That the following person remain because of their knowledge and expertise of matters in the following agenda items:**

- Item 13: Mr Ant Beale**

**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.
13. Wanaka Sports Facility: Willowridge Stakeholder Deed Renegotiation	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)
14. Appeal to Council decision on RM120323	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:  (g) maintain legal professional privilege.	Section 7(2)(g)

**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 4.58pm.*



*The meeting came out of public excluded and concluded at 5.22 pm.*

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**M A Y O R**

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**D A T E**