

**Minutes of an extraordinary meeting of the Queenstown Lakes District Council held in the Council Chambers, 10 Gorge Road, Queenstown on Wednesday 8 November 2017 commencing at 1.00pm**

**Present:**

Mayor Boulton; Councillors Clark, Forbes, Hill, MacLeod, Miller and Stevens

**In attendance:**

Mr Mike Theelen (Chief Executive), Mr Ian Bayliss (Manager, Planning Policy), Ms Vicki Jones (Consultant Planner) and Ms Jane Robertson (Senior Governance Advisor); two members of the media and approximately 10 members of the public

**Apologies/Requests for Leave of Absence**

Apologies were received from Councillor Ferguson, Councillor MacDonald and Councillor Smith (all of whom were on approved leave of absence).

An apology was also received from Councillor McRobie (due to sickness).

**On the motion of the Mayor and Councillor Stevens  
the Council resolved that the apology be accepted.**

**Declarations of Conflicts of Interest**

No declarations were made.

**Matters Lying on the Table**

There were no matters lying on the table.

**Public Forum**

**1. Niki Gladding**

Ms Gladding advised that she had submitted in opposition to changing the visitor accommodation definition that had been notified under the 2015 Proposed District Plan. In particular, she wanted part (c) of that definition to remain: *'Where the provisions above are otherwise altered by Zone Rules, the Zone Rules shall apply'*. She was concerned that the new definition was a significant change and would permit commercial activity in all zones, specifically permitting visitor accommodation facilities to be built without the need for consent. The practical effect of this was that adjacent parties would not be notified of proposals, land values would go up and the Council would essentially be encouraging visitor accommodation in an area where residential accommodation was desperately needed. She wanted part (c) of the definition to be reinstated.

**2. Julian Howarth, Upper Clutha Environmental Protection Society**

Mr Howarth expressed support for the Wakatipu Basin Rural Amenity Zone and Wakatipu Basin Lifestyle Precinct as it would give the Council the tools to control the effects of residential development on landscape values. However, he was concerned that this would only apply to the Wakatipu Basin but the rural Upper Clutha area was facing similar problems of rural landscape degradation with 450 residential building platforms consented in the last few years. He anticipated that this would grow to 1,000 building platforms if the current planning approach remained the same. Accordingly he asked the Council to commission an Upper Clutha Basin Land Use Planning Study immediately, as he was certain it would recommend that the same rules should apply in the Upper Clutha Basin.

**Confirmation of agenda**

**On the motion of the Mayor and Councillor Stevens  
the Council resolved that the agenda be confirmed  
without addition or alteration.**

**1. Stage 2 Proposed District Plan Notification - Transport**

A covering report from Ian Bayliss (Planning Policy Manager) presented for Council's approval to proceed to statutory public notification the following parts of Stage 2 of the Proposed District Plan (PDP) addressing Transport:

- A new chapter: 'Chapter 29 Transport'; and
- Consequential variations relating to transport to other chapters previously notified as part of Stage 1 of the District Plan review.

This report and all those following were presented by Mr Bayliss. Ms Vicki Jones (Consultant Planner) also joined him for presentation of this report.

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

- 1. Note the contents of this report; and**
- 2. Having particular regard to the section 32  
evaluation reports, approve pursuant to section  
79(1) and clause 5 of the First Schedule of the  
Resource Management Act 1991 the Stage 2  
provisions of the Queenstown Lakes District  
Council Proposed District Plan 2015 for  
notification:**
  - a) Chapter 29 Transport;**
  - and**
  - b) New definitions in Chapter 2 Definitions, in  
relation to Park and ride, Accessory car parks,  
Active Transport network, Balcony, Elderly  
care home, Large format retail, Mobility  
parking space, Motor vehicle repair and  
servicing, Non-accessory parking, Offsite  
parking, Staff, Public amenities, Public**

**transport facility, Transport infrastructure, Transport network, Unformed road, Public water ferry service.**

**3. Having particular regard to the section 32 evaluation reports, approve pursuant to clauses 5 and 16A of the First Schedule of the Resource Management Act 1991 the following variations to the Stage 1 provisions of the Queenstown Lakes District Council Proposed District Plan 2015 for notification:**

- a) Changes to Planning Maps 1-41 (inclusive) varying the spatial extent of Stage 1 zones as a consequence of new roads having been created or existing roads having been stopped since the planning maps were notified;**
- b) Changes to Chapter 2 Definitions in relation to Park and ride areas;**
- c) Changes to Chapter 9 High Density Residential Zone, Rule 9.2.6.7 addressing reductions in parking requirements close to bus stops and the town centre zone;**
- d) Changes to Chapter 12 Queenstown Town Centre Zone, addressing the provision of public water ferry services;**
- e) Changes to Chapter 21 Rural, addressing the provision of public water ferry services;**
- f) Changes to Chapter 37 Designations**
  - i. removing from Rule 37.2 Schedule of Designations, text deeming all roads to be designated;**
  - ii. removing Rule A.1 Stopped Roads, text requiring rezoning of stopped roads to zones.**

**4. Authorise the Manager Planning Policy to:**

- a) make minor edits and changes to the chapters, maps and section 32 reports to improve clarity and correct errors and to notify Stage 2 of the Queenstown Lakes District Council Proposed District Plan 2015 in accordance with clause 5 of the First Schedule of the Resource Management Act 1991**
- b) notify Stage 2 of the Queenstown Lakes District Council Proposed District Plan 2015 in accordance with clause 5 of the First Schedule of the Resource Management Act 1991 from 23 November 2017 for a period of 50 working days.**

- 5. Note that a detailed table of changes to parcels and properties affected by updating new roading data into the Planning Maps will be notified along with the new maps.**
- 6. Note that the (Stage 2) Planning Maps contain all the changes applicable to notification of Stage 2 of the Proposed District Plan including the Wakatipu Basin Variation, Open Space and Recreation Zones, Visitor Accommodation Sub-zones and roads applicable to the Transport Chapter.**
- 7. Note the zones and mapping notations notified in Stage 1 that are not amended by the Stage 2 changes remain part of the Proposed District Plan.**

**2. Stage 2 Proposed District Plan Notification – Wakatipu Basin**

A covering report from Ian Bayliss (Planning Policy Manager) presented for Council's approval to proceed to statutory public notification the following parts of Stage 2 of the Proposed District Plan (PDP):

- A new chapter: 'Chapter 24 Wakatipu Basin';
- Associated new Wakatipu Basin Rural Amenity Zone and Wakatipu Basin Lifestyle Precinct; and
- Consequential variations to the Proposed District Plan chapters and definitions previously notified as part of Stage 1 of the review.

It was noted that development of these documents had arisen from a recommendation by the Hearings Panel for submissions on the Strategic Direction, Landscape, Urban Development and Rural Zone chapters of Stage 1 of the PDP review. The panel had set out specific matters for the Council to address to manage the character and amenity of the Wakatipu Basin over the long term.

In response to the comments made in the Public Forum Mr Bayliss acknowledged that something similar to the proposed provisions for the Wakatipu Basin could be applied in the Upper Clutha. However, the Wakatipu Basin proposals were designed specifically for the Wakatipu Basin and had resulted from a detailed study of landscape and development issues in that area, so replicating the provisions for the Upper Clutha may not work. It was also not currently clear what the Panel's recommendations for the Upper Clutha would be as they were yet to be released.

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

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

- 2. Having particular regard to the section 32 evaluation reports, approve pursuant to section 79(1) and clause 5 of the First Schedule of the Resource Management Act 1991 the Stage 2 provisions of the Queenstown Lakes District Council Proposed District Plan 2015 for notification:**
  - a) Chapter 24 Wakatipu Basin**
- 3. Having particular regard to the section 32 evaluation reports, approve pursuant to clauses 5 and 16A of the First Schedule of the Resource Management Act 1991 the following variations to the Stage 1 provisions of the Queenstown Lakes District Council Proposed District Plan 2015 for notification:**
  - a) Changes to Planning Maps varying the Wakatipu Basin shown in Attachment 3 to Council Agenda Item: 1, Stage 2 Proposed District Plan Notification – Transport, 8 November 2017.**
  - b) Chapter 2 Definitions: in relation to the definition of *site*;**
  - c) Chapter 22 Rural Residential and Rural Lifestyle: parts 22.1 Zone Purpose, Rule 22.3.2.10 , Table 6 and the Ferry Hill Rural Residential Sub Zone and concept plan by deleting text and rules relating to areas that will be replaced by the Wakatipu Basin Rural Amenity Zone and Wakatipu Basin Lifestyle Precinct;**
  - d) Chapter 27 Subdivision and Development amending Rules 27.4.2, 27.4.3, 27.5.1, and 27.7, and deleting Rule 27.8, 27.13;**
  - e) Chapter 36 Noise amending Rule 36.5 .5.1 General Standards and noise limits.**
- 4. Authorise the Manager Planning Policy to make minor edits and changes to the chapters, maps and section 32 reports to improve clarity and correct errors and to notify Stage 2 of the Queenstown Lakes District Council Proposed District Plan 2015 in accordance with clause 5 of the First Schedule of the Resource Management Act 1991.**
- 5. Note that the (Stage 2) Planning Maps contain all the changes applicable to notification of Stage 2 of the Proposed District Plan including the Wakatipu Basin Variation, Open Space and Recreation**

**Zones, Visitor Accommodation Sub-zones and roads applicable to the Transport Chapter.**

- 6. Note the zones and mapping notations notified in Stage 1 that are not amended by the Stage 2 changes remain part of the Proposed District Plan.**

**3. Stage 2 Proposed District Plan Notification – Visitor Accommodation**

A covering report from Ian Bayliss (Planning Policy Manager) presented for Council's approval to proceed to statutory public notification a variation to the Proposed District Plan (PDP) addressing visitor accommodation as part of Stage 2 of the PDP review. The material presented included the following:

- Variations to the Low Medium and High Density Residential Zones, and Arrowtown Residential Historic Management Zone chapters; and
- Changes to definitions relating to Residential Activities, Visitor Accommodation, Homestays and Holiday Homes.

Members acknowledged the efforts of staff to develop a fresh approach and to integrate them within the existing provisions, especially as these changes were complex and had not been easy to devise.

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

- 1. Note the contents of this report.**
- 2. Having particular regard to the section 32 evaluation reports, approve pursuant to clauses 5 and 16A of the First Schedule of the Resource Management Act 1991 the following variations to the Stage 1 provisions of the Queenstown Lakes District Council Proposed District Plan 2015 for notification:**
  - a) Chapters 7 Low Density Residential, 8 Medium Density Residential, 9 High Density Residential, 10 Arrowtown Residential Historic Management, 11 Large Lot Residential inserting new objectives, policies and rules and amending the zone purpose statements**
  - b) Chapters 16 Business Mixed Use, 21 Rural, 22 Rural Residential and Rural Lifestyle, 23 Gibbston Character Zone, 41 Jacks Point, 42 Waterfall Park, 43 Millbrook inserting new rules**
  - c) Chapter 2 Definitions**
    - i. inserting new Residential Visitor Accommodation definition**
    - ii. varying Homestay, Visitor Accommodation and Residential Activity definitions**

- iii. deleting Registered Holiday Home and Registered Homestay definitions.
  - d) Changes to Planning Maps varying Visitor Accommodation Sub-zones set out in Appendix 3 to Council Agenda Item: 1, Stage 2 Proposed District Plan Notification – Transport, 8 November 2017.
3. Authorise the Manager Planning Policy to make minor edits and changes to the chapters and section 32 reports to improve clarity and correct errors and to notify Stage 2 of the Queenstown Lakes District Council Proposed District Plan 2015 in accordance with clause 5 of the First Schedule of the Resource Management Act 1991.
  4. Note that the (Stage 2) Planning Maps contain all the changes applicable to notification of Stage 2 of the Proposed District Plan including the Wakatipu Basin Variation, Open Space and Recreation Zones, Visitor Accommodation Sub-zones and roads applicable to the Transport Chapter.
  5. Note the zones and mapping notations notified in Stage 1 that are not amended by the Stage 2 changes remain part of the Proposed District Plan.

*The meeting concluded at 3.30 pm.*

**CONFIRMED AS A TRUE AND CORRECT RECORD**

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**M A Y O R**

**14 December 2017**

**D A T E**