

**Minutes of an ordinary meeting of the Queenstown Lakes District Council
held in the Council Chambers, 10 Gorge Road, Queenstown on Friday 23
June 2017 commencing at 8.00am**

Present:

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

In attendance:

Mr Mike Theelen (Chief Executive), Mr Stewart Burns (Chief Financial Officer), Ms Meaghan Miller (General Manager Corporate), Mr Peter Hansby (General Manager, Property and Infrastructure), Mr Tony Avery (General Manager, Planning and Development), Ms Anita Vanstone (Senior Planner Policy), Mr Blair Devlin (Manager Planning Practice), Ms Michelle Morss (Corporate Manager), Mr Dan Cruickshank (Property Advisor, APL Property Ltd), Mr Aaron Burt (Senior Planner, Parks and Reserves), Ms Clare Tomkins (Parks Service Delivery Manager), Ms Alice Balme (Legal Manager), Ms Marie Day (Community & Events Facilitator), Mr Colin Keel and Mr Mark Edghill (Queenstown Airport Corporation) and Ms Shelley Dawson (Senior Governance Advisor); two members of the media and 17 members of the public.

Apologies/Requests for Leave of Absence

There were apologies from Councillors Hill and Miller (on approved leave of absence) and an apology for lateness from Councillor Ferguson.

Declarations of Conflicts of Interest

There were no conflicts noted.

Matters Lying on the Table

There were no matters lying on the table.

Public Forum

1. John Glover

Mr Glover spoke as the chair of the Glenorchy Community Association to Item 2: *2017/18 Annual Plan Adoption* specifically on the issue of chlorination of the Glenorchy water supply. He asked Council to implement the outstanding actions of the Glenorchy water safety management plan which was a legal requirement for providing a safe water supply. Mr Glover noted that the community preferred UV treatment rather than chlorination and asked Council to look at community water supplies individually.

2. Nikki Gladding

Ms Gladding spoke on behalf of Sustainable Glenorchy to Item 2: *2017/18 Annual Plan Adoption* specifically on the issue of chlorination of the Glenorchy water supply. She thanked Council and specifically Councillor Forbes for

listening to the small communities and for seeking further information before proceeding with chlorination. Ms Gladding commented that the decision making process moving forward was unclear and she asked for the information report to be given to communities so that they could make further comments. She asked for the report to include the risks of chlorinating and noted that they had not been consulted on the actual cost of chlorination. Ms Gladding commented that failure to implement the water safety plan was the reason the water supply was non-compliant. The Mayor commented that there were not adopting a one size fits all policy.

3. Kristan Stalker

Mr Stalker noted he was a landowner on Ladies Mile and spoke to Item 1: *Proposed Amendments to Council's Lead Policy for Special Housing Areas to Include the Ladies Mile*. Mr Stalker commented that he endorsed officers taking a staged approach to the area and added that master planning of Ladies Mile should look at reducing speed limits. He noted the significant percentage of land gifted to the housing trust and allocated to setbacks made it harder to get value out of the development.

4. Jenny Carter

Ms Carter spoke on behalf of the Lake Hayes Estate and Shotover Country Community Association in opposition to Item 1: *Proposed Amendments to Council's Lead Policy for Special Housing Areas to Include the Ladies Mile*. Ms Carter commented that the information provided on the SHA was inconsistent with Council's own evidence to the District Plan. She commented that there was residential capacity within existing zones without the need to rezone for more. Ms Carter questioned if this process was the best way to contribute to housing and affordability. She commented that further development in the Ladies Mile area should integrate cohesively with existing developments and noted that this development would bring the Shotover Bridge to capacity by 2025.

5. Clark Pirie

Mr Pirie spoke to Item 1: *Proposed Amendments to Council's Lead Policy for Special Housing Areas to Include the Ladies Mile* commenting that there was not sufficient time to properly consult and engage with the community on how the master plan would take effect. He noted that this could be placed into the District Plan review which would allow for more public consultation as the community wished to be involved in the decision making process.

6. Keri Lemaire-Sicres

Ms Lemaire-Sicres spoke in opposition to Item 1: *Proposed Amendments to Council's Lead Policy for Special Housing Areas to Include the Ladies Mile*. She noted that she operated the Ladies Mile Pet Lodge with her husband and in the proposed masterplan the lodge had been replaced with a green belt and high density development. Ms Lemaire-Sicres commented that the area should be planned with the greatest of care adding that the proposed District Plan should be completed before using the SHA process which did not give the community a fair say.

7. Hine Marchand

Ms Marchand gave an update from the Salvation Army noting that they were seeing 3 to 4 people a week who were having difficulty paying living costs. She commented that there were many people working in the hospitality and service industry whose rents were too high. Ms Marchand questioned if Council could cap rents or keep control of landlords who were exploiting renters. She urged Council to get regular updates on the state of the community from groups such as the Salvation Army. The Mayor thanked Ms Marchand for raising the issue and for her work. He noted that the Mayoral taskforce for housing was underway however there was no silver bullet to fix the issue.

On the motion of Mayor Boulton and Councillor MacDonald the Council resolved that public forum be extended.

8. Mark Tyden

Mr Tyden spoke to Item 1: *Proposed Amendments to Council's Lead Policy for Special Housing Areas to Include the Ladies Mile* noting that he owned Glenpanel Homestead on Ladies Mile. He congratulated Council for the vision of the masterplan and urged them to get on with it.

9. Raymond Key

Mr Key spoke to Item 1: *Proposed Amendments to Council's Lead Policy for Special Housing Areas to Include the Ladies Mile* noting that he was on the Housing Trust. He noted that while bold decisions had to be made to address growth they had to be the right decisions. Mr Key noted that councillors had protected Ladies Mile for 30 years adding that a fast tracked process with limited consultation was wrong. He commented that Council needed to understand the infrastructure issues around adding another 8000 residents on Ladies Mile.

10. Vanessa Robb and Vicki Spearing

Ms Robb and Ms Spearing spoke on behalf of Quartz Development Group Ltd to Item 6: *Road Dedication – Quartz Development Group Ltd - Grandview Stage 3 Subdivision, Hawea*. Ms Spearing commented that they needed to vest the roads to QLDC so that they could deliver their sections to the market. Ms Robb commented that they spoke to the Wanaka Community Board yesterday about the 'no complaints' covenant. She explained that they supported an amended recommendation asking the developers to provide an indemnity.

11. Vanessa Robb

Ms Robb spoke to Item 7: *Queenstown Commercial Parapenters – New Reserve Licence* noting that they were fully supportive of the recommendation in the report. She commented they were happy with all of the conditions.

Confirmation of agenda

There were no alterations or additions.

On the motion of Mayor Boulton and Councillor MacLeod the Council resolved that the agenda be confirmed.

Confirmation of minutes

25 May 2017

On the motion of Councillors Stevens and MacDonald the Council resolved that the public part of the ordinary meeting of the Queenstown Lakes District Council held on 25 May 2017 be confirmed as a true and correct record.

Councillors Forbes and MacLeod abstained.

1. Proposed Amendments to the Council's Lead Policy for Special Housing Areas to Include the Ladies Mile

A report from Blair Devlin (Manager Planning Practice) recommended that public feedback be sought on a proposal to amend the Council's Lead Policy for Special Housing Areas (SHA) to include a defined area of the Ladies Mile within Category 2, where expressions of interest for Special Housing Areas would be encouraged. The report was presented by Mr Devlin and Mr Avery.

Mr Devlin noted that Attachment A in the agenda did not show the tracked changes and he distributed copies of the tracked version. He also noted that there were a few minor issues of inconsistent terminology through the policy document. Mr Devlin suggested an additional recommendation (3) to give the GM Planning & Development and himself delegated authority to make minor amendments to tidy up the document.

The Mayor noted that Council did not have to consult on changes to its lead policy but chose to do so to understand public views on the subject. It was questioned why this proposal could not become part of the Proposed District Plan process along with the Wakatipu Land Use study. Mr Avery explained that the issue centred on the speed of delivery where the proposed District Plan process could take about 3 years compared to an SHA which could take a year to proceed.

There was discussion on the issues of providing enough housing, enabling more affordable housing and that without this change landowners could develop the area in an ad hoc way. A masterplan could provide more overall planning for the area. It was noted that there was potentially more power to negotiate for affordable housing through the Lead Policy and the SHA process. In response to public forum comments Mr Avery noted that Council was required to plan for growth over the next 30 years. He commented that there were a number of ways the land could be delivered to the market but they all had different timeframes, risks and degrees of public consultation.

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

- 1. Note the need to provide more land for residential development arising from the:**
 - a. unaffordable nature of the Districts rental and housing markets**
 - b. the National Policy Statement on Urban Development Capacity, and**
 - c. the Housing Accord targets.**
- 2. Seek public feedback on the proposed addition of the Ladies Mile Area into Category 2 of the Housing Accords and Special Housing Areas Act 2013 Implementation Policy ("Lead Policy"), including the inclusion of:**
 - a. an Indicative Master Plan; and**
 - b. an Indicative Landscape Strategy and**
 - c. the Ladies Mile Development Objectives**
- 3. Delegate authority to the General Manager Planning & Development and the Manager Planning Practice to make minor or inconsequential amendments to the Policy before it goes out for consultation.**

2. 2017/18 Annual Plan Adoption

A report from Meaghan Miller (GM Corporate Services) sought adoption of the Queenstown Lakes District Council 2017-2018 Annual Plan. The report was presented by Ms Miller and Mr Burns.

Ms Miller acknowledged the team effort to produce the Annual Plan noting it was a multi divisional project. She thanked the Finance team, especially Gaynor Webb and Lyn Zeederberg as well as the Corporate team in particular Michelle Morss, Sarah Douglas and Shelley Dawson. Ms Miller acknowledged that the Councillors had read all the submissions, sat through the hearings and held fair deliberations. Mr Burns commented that bringing the plan to Council for adoption was the last part of the process. He noted that Council was also adopting amendments to the Policy on Development Contributions as well as amendments to the Building and Resource Consent Fee Schedules which were consulted on in parallel to the Annual Plan. The Mayor thanked everyone involved on behalf of the councillors.

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

- 1. Adopt the 2017-2018 Annual Plan pursuant to sections 95 and 82 of the Local Government Act 2002 [subject to decisions as outlined];**

- 2. Adopt the amendments to the Policy on Development Contributions as per section 102 (4) of the Local Government Act 2002; and**
- 3. Adopt the amendments to the Building and Resource Consent Fee Schedules as per section 219 of the Building Act 2004 and section 36 of the Resource Management Act 1991.**

3. Statement of Intent, Queenstown Airport Corporation 2017/18

A report from Stewart Burns (Chief Financial Officer) received the Statement of Intent (SOI) for Queenstown Airport Corporation (QAC) for the 2017/18 year in accordance with sections 64 and 65 of the Local Government Act 2002. The report was presented by Mr Burns along with Mr Keel and Mr Edghill from QAC.

Mr Keel highlighted points such as the inclusion of Wanaka Airport in a more meaningful way and master planning for the airport. There was discussion on parking, park and ride and the more consultative approach being taken by QAC. Mr Theelen noted that the SOI had been modified to better define the Wanaka Airport and added that they may be further changes coming back to Council as the lease negotiations for Wanaka Airport concluded.

On the motion of Mayor Boulton and Councillor McRobie it was resolved that Council receive the Statement of Intent for 2017/18 for the Queenstown Airport Corporation.

4. Updated Queenstown Lakes District Housing Accord

A report from Anita Vanstone (Senior Policy Planner) sought to enable the Queenstown Lakes District Housing Accord ("the Accord") to be updated in collaboration with the Minister of Construction and Housing. The original Accord was signed on the 23 October 2014, with the targets being recently updated in August 2016. The updated Accord included new targets that related to the entire Queenstown Lakes District. The report was presented by Ms Vanstone.

Ms Vanstone emphasised that the Accord was being updated after staff worked with MBIE to create targets that QLDC was happy that they were able to meet. She added that staff had done a lot of work to develop the targets and negotiated on the updated accord.

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

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

- 2. Approve and adopt the updated Queenstown Lakes District Housing Accord, including the updated targets;**
- 3. Note the updated targets apply to the entire Queenstown Lakes District; and**
- 4. Delegate that the Mayor and Chief Executive refine and finalise the Queenstown Lakes District Housing Accord in conjunction with the Minister of Building and Construction.**

5. Amendments to Resource Management Act 1991 Register of Delegations

A report from Quinn McIntyre (Manager Resource Consents) sought to amend the Resource Management Act 1991 (RMA) Register of Delegations to enable the efficient and effective conduct of Council matters relating to the RMA. The report was presented by Mr Devlin on behalf of Mr McIntyre.

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

- 1. Note the contents of this report;**
- 2. Amend from 23 June 2017, the existing Resource Management Act delegations to Council officers and appointed Commissioners as set out in Attachment A.**

6. Road Dedication – Quartz Development Group Limited – Grandview Stage 3 Subdivision, Hawea

A report from Liz Simpson (Team Leader, Subdivision and Property) considered accepting two roads to be transferred to Council subject to a 'no complaints' covenant within Stage 3 of the Grandview subdivision, Hawea. The report was presented by Mr Avery.

It was noted that this item was considered by the Wanaka Community Board the day before and had also been talked to in public forum. Mr Avery circulated an amended recommendation to be considered. Councillor MacLeod noted that he was a Commissioner hearing the Mapping section of the Proposed District Plan and that this development was included. It was agreed there was no conflict.

Mr Avery explained that the development could not proceed until the land was vested in Council road and reserve however there had been some difficulty in getting the covenant removed. Legal advice suggested seeking an indemnity from the developers and this was suggested at the Wanaka

Community Board meeting. Mr Avery explained that the amended recommendation allowed for either the covenant to be removed or an indemnity to be provided, to allow the vesting to proceed. It was noted that the recommendation should read '*all roads and reserves currently described as Lot 30 and 45 DP 325203....*'. After discussion it was suggested that 2.b. be amended to "*An indemnity is obtained from Willowridge Developments Limited and/or Quartz Development Group Ltd....*".

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

- 1. Note the contents of this report;**
- 2. Accept all roads and reserves currently described as Lot 30 and 45 DP 325203 to be transferred to QLDC subject to the following:**
 - a. Either covenant 8095711.1 is surrendered from the certificate(s) of title comprising the land to dedicate in Council as road and reserve; or**
 - b. An indemnity is obtained from Willowridge Developments Limited and/or Quartz Development Group Ltd (and its directors and shareholders) in relation to any costs incurred by Council arising from any potential enforcement of the no complaints Covenant against Council.**

7. Queenstown Commercial Parapenters – New Reserve Licence

A report from Dan Cruickshank (APL Property – Property Advisor) considered granting a new commercial reserve licence to Queenstown Commercial Parapenters Limited, operating as GForce Paragliding, to land at the Queenstown Recreation Ground, as a secondary location. The report was presented by Mr Cruickshank and Mr Burt.

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

- 1. Note the contents of this report;**
- 2. Approve a new licence over Section 134 BLK XX Shotover SD, classified as Recreation Reserve to the Queenstown Commercial Parapenters Ltd, for commercial parapent landings, subject to the following terms and conditions:**

Commencement Immediate

Term 5 years

Renewal	One further term of 5 years by agreement of both parties
Rent	\$10.00 (incl. GST) per landing, landing logs to be provided to Council on a 6-monthly basis.
Reviews	At renewal.
Use	Daytime only, when primary landing site is unavailable at the Queenstown Primary School.
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. CAA certification to be supplied to Council and kept up to date. Incident and near miss reporting to QLDC and Council as soon as is reasonably possible.
Other	Must ensure that a safe landing location is used free of other reserve users and members of the public, at all times. Not to interfere with Rugby club use of the grounds. Council event bookings to take priority over licence activity.

- 3. Agree to the exercise of the Minister's consent (under delegation from the Minister of Conservation) to the granting of a licence to Queenstown Commercial Parapenters Limited over Section 134 BLK XX Shotover SD.**
- 4. Delegate signing authority to the General Manager, Property and Infrastructure.**

8. Easement to Aurora Energy – Lake Hawea Holiday Park

A report from Dan Cruickshank (APL Property – Property Advisor) considered granting an electrical easement over Recreation Reserve with legal description Section 2 Block II Lower Hawea Survey District to Aurora

Energy Ltd. The easement was required to replace existing overhead lines and transformer with a new underground power cable and ground based transformer. The report was presented by Mr Cruickshank and Mr Burt.

Councillor Ferguson joined the meeting at 9.21am

Mr Cruickshank noted that there was an error in the report and read out the correct recommendations 3, 4 and 5 to be considered. These were added.

On the motion of Councillor MacLeod and Clark it was resolved that the Council:

- 1. Note the contents of this report;**
- 2. Approve an electrical easement over Recreation Reserve, Section 2 Block II Lower Hawea Survey District be granted subject to section 48 (1)(d) of the Reserves Act 1977, to Aurora Energy Ltd subject to the following conditions:**
 - a. Aurora Energy Ltd to notify and liaise with QLDC Infrastructure Department and the lessee of the land Glen Dene Holdings Ltd in advance of any onsite works so that they can oversee and provide input relating to existing in ground infrastructure;**
 - b. Requirement for a bond payable to QLDC prior to construction works commencing will be waived in this instance;**
 - c. The work site to be evidenced by before and after photographs or video to be provided by the applicant;**
 - d. A comprehensive safety plan must be prepared and implemented, at the applicant's cost, to ensure a safe environment is maintained around the subject site;**
 - e. Certificate of adequate public liability cover to be received;**
 - f. Reinstatement of the area to be completed immediately following installation and to the satisfaction of QLDC's Property & Infrastructure Department and lessee Glen Dene Holdings Ltd. Reinstatement to include any fencing or other structures.**
 - g. Within 3 months of completion of the work, the applicant to provide QLDC with a surveyed easement and signed Deed of Easement.**
- 3. Agree that notification of the intention to grant the easement is not required, as the statutory**

test in section 48(3) of Reserves Act 1977 is met for the reasons set out in this report.

- 4. Delegate authority to approve final terms and conditions, including location, and execution authority to the General Manager – Property & Infrastructure.**
- 5. Agree to the exercise of the Minister's consent (under delegation from the Minister of Conservation) to the granting of an easement to Aurora Energy Ltd over Section 2 Block II Lower Hawea Survey District.**

Councillor MacLeod congratulated former councillor Ella Lawton on winning the election to the Otago Regional Council and this was endorsed by the Mayor.

The Mayor noted that Mr Matapura Ellison from Ngai Tahu would be attending the meeting at 10.00am to talk to the adoption of the Te Rōpū Taiao Otago Governance Charter that was part of the Chief Executive's report. The Mayor suggested that Council move to consider the public excluded items until Mr Ellison arrived when Council would consider the Chief Executive's report.

Resolution to Exclude the Public

On the motion Mayor Boulton and Councillor Stevens it was resolved that the public be excluded from the following parts of the proceedings of the meeting:

The general subject of the matters to be discussed while the public is excluded, the reason for passing this resolution in relation to the matter, and the specific grounds under Section 48(a) of the Local Government Information and Meetings Act 1987 for the passing of this resolution is as follows:

Confirmation of minutes of ordinary meeting held on 25 May 2017

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

<p>3. Special Housing Area: Business Mixed Use Zone (Gorge Road): Attachment B: Draft Deed</p>	<p>That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information where the withholding of information is necessary to:</p> <p>h) enable any local authority holding the information to carry on, without prejudice or disadvantage, commercial activities;</p> <p>i) enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations);</p>	<p>Section 7(2)(h)</p> <p>Section 7(2)(i)</p>
<p>8a.Chief Executive's Report: ICC U19 Cricket World Cup 2018</p>	<p>That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information where the withholding of information is necessary to:</p> <p>2(b)(ii) protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information;</p>	<p>Section 7(2)(b)(ii)</p>
<p>9. Kawarau Falls Bridge Water and Wastewater Infrastructure Funding</p>	<p>That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information where the withholding of information is necessary to:</p> <p>h) enable any local authority holding the information to carry on, without prejudice or disadvantage, commercial activities;</p>	<p>Section 7(2)(h)</p>

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
10. 14 Nairn Street, - Lease Variation, Purchase and Disposal	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; i) enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations);	Section 7(2)(h) Section 7(2)(i)
11. 43 Bedford Street, Lessee Request to Freehold	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; i) enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations);	Section 7(2)(h) Section 7(2)(i)

<p>12. Resolution of appeals to private Plan Change 44: Hanley Downs</p>	<p>That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information where the withholding of information is necessary to:</p> <p>g) maintain legal professional privilege;</p> <p>i) enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations);</p>	<p>Section 7(2)(g)</p> <p>Section 7(2)(i)</p>
<p>13. Events Funding Round 2017/18</p>	<p>That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information where the withholding of information is necessary to:</p> <p>b)ii) protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information</p>	<p>Section 7(2)(b)(ii)</p>
<p>14. New Management and Maintenance Services for High Profile Turf Contract</p>	<p>That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information where the withholding of information is necessary to:</p> <p>i) enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations);</p>	<p>Section 7(2)(i)</p>

15. Settlement Approval	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)
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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 9.23am.

The meeting came out of public excluded at 9.59am and considered Item 9: Chief Executive's Report next on the agenda.

9. Chief Executive's Report

A report from the Chief Executive:

- Sought agreement for budget reforecasts for 2016/17 and 2017/18 to provide for acceleration of Queenstown Town Centre Masterplan project.
- Detailed the business conducted by committees and the Wanaka Community Board over the previous meeting round and presented recommendations from the meetings of the Community and Services Committee (18 May 2017) and the Wanaka Community Board (22 June 2017).

Mr Theelen advised that as there was an amended resolution passed in *Item 6: Road Dedication – Quartz Development Group Limited – Grandview Stage 3 Subdivision, Hawea*, for consistency this resolution should be included in recommendation (4) as an additional condition to be numbered (vii).

On the motion of Mayor Boulton and Councillor MacDonald it was resolved that the Council suspend Standing Orders to allow Mr Matapura Ellison speak.

Ms Miller introduced Mr Matapura Ellison from the Otakou Runanga to address the recommendation from the Community & Services Committee to adopt the Te Rōpū Taiao Otago Governance Charter.

Mr Ellison gave an address in Te Reo and noted that he stood on behalf of the Runanga and paid respects to the Mayor and Council. He commented that they were pleased to include QLDC in the effective Te Rōpū structure and looked forward to working together with QLDC in the future. The Mayor thanked Mr Ellison for coming to the meeting and commented that the agreement would provide for greater recognition of iwi engagement in the district.

On the motion of Mayor Boulton and Councillor Stevens it was resolved that the Council reinstate Standing Orders.

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

1. **Note the contents of this report;**
2. **Agree to budget reforecasts for 2016/17 and 2017/18 to provide for acceleration of Queenstown Town Centre Masterplan project.**
3. **Community and Services Committee (18 May 2017)**

Adopt and sign the Te Rōpū Taiao Otago Governance Charter and commit to becoming a fully participatory member of the Otago Te Rōpū.

4. Wanaka Community Board (22 June 2017)
Proposal to Vest Various Lands as Reserve and to Offset Reserve Land and Reserve Improvements Contributions as per the Development Contributions Policy
1. Approve the vesting of the 13 identified proposed reserves;
 - a. Lots 200 and 201, Orchard Road Holdings 'Alpha Ridge' Meadowstone Drive.
 - b. Lots 96 and 97, GAD Ltd, Kirimoko Crescent.
 - c. Lots 100 - 105, Quartz Development Group Ltd 'Sentinel Park' Hawea
 - d. Lots 998 and 999, Willowridge Developments Ltd 'Timsfield' Hawea
 - e. Lot 1000, Universal Developments Ltd, 'Hikuwai' Aubrey Road.

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 potable water supply point to be provided at the boundary of the reserve lot;
 - 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, except for Lots 998 and 999 in 'Timsfield', which shall have a one year maintenance period;
 - vi. Vesting of reserves to be undertaken in accordance with the QLDC Vesting of Roads and Reserves Policy.
 - vii. For Lots 100-105 Quartz Development Group Ltd 'Sentinel Park' Hawea accept all roads and reserves currently described as Lot 30 and 45 DP 325203 to be transferred to QLDC subject to the following:

- a. Either covenant 8095711.1 is surrendered from the certificate(s) of title comprising the land to dedicate in Council as road and reserve; or
 - b. An indemnity is obtained from Willowridge Developments Limited and/or Quartz Development Group Ltd (and its directors and shareholders) in relation to any costs incurred by Council arising from any potential enforcement of the no complaints Covenant against Council.
2. 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 three above, and excluding part of Lot 1000 'Hikuwai' (area of storm water detention to be defined), all of Lots 998 and 999 in 'Timsfield' and all of Lot 200 in 'Alpha Ridge'.
3. Offset reserve improvement contributions against those payable in accordance with the Development Contributions Policy current at the time of contributions payment (excluding Lots 998 and 999 in 'Timsfield' and Lot 200 in 'Alpha Ridge'), 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.

Resolution to Exclude the Public

On the motion Mayor Boulton and Councillor Stevens it was 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:

Agenda Item

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
16. Governance Update – Queenstown Airport Corporation (QAC)	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: a) protect the privacy of natural persons, including that of deceased natural persons h) enable any local authority holding the information to carry on, without prejudice or disadvantage, commercial activities;	Section 7(2)(a) Section 7(2)(h)

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

The meeting went into public excluded at 10.11am.

The meeting came out of public excluded and concluded at 10.20am.

CONFIRMED AS A TRUE AND CORRECT RECORD

M A Y O R

23 June 2017

D A T E