

**Minutes of an ordinary meeting of the Queenstown Lakes District Council
held in the Council Chambers, 10 Gorge Road, Queenstown on Friday 24
March 2017 commencing at 1.00pm**

Present:

Mayor Boulton; Councillors Clark, Ferguson, Forbes, Hill, Lawton, MacDonald, McRobie, Miller and Stevens

In attendance:

Mr Mike Theelen (Chief Executive), Mr Peter Hansby (General Manager, Property and Infrastructure), Mr Stewart Burns (General Manager, Finance and Regulatory), Mr Tony Avery (General Manager, Planning and Development), Mr Blair Devlin (Manager, Planning Practice), Mr Bill Nicol (Quality Manager), Mr Ulrich Glasner (Chief Engineer), Mr Stephen Quin (Parks and Reserves Planning Manager), Ms Maddy Jones (Parks Officer – Projects), Mrs Briana Pringle (Parks and Reserves Officer – Forestry) and Ms Jane Robertson (Senior Governance Advisor); two members of the media and two members of the public

Apologies/Requests for Leave of Absence

An apology was received from Councillor MacLeod.

The following requests for Leave of Absence were made:

- Councillor MacDonald: 5-9 April
- Councillor Ferguson: 18-19 April; 28 April – 19 May
- Councillor Hill: 27-28 April

**On the motion of the Mayor and Councillor Clark the
Council resolved that the apologies be accepted and
the requests for Leave of Absence be approved.**

Declarations of Conflicts of Interest

No declarations were made.

Special Announcements

On behalf of the Council the Mayor formally acknowledged the recent death of Maggie Lawton and extended the Council's sincere sympathies. He added that her death was an enormous loss to this district and especially to the Otago Regional Council, and she would be very greatly missed.

Matters Lying on the Table

There were no matters lying on the table.

Public Forum

There were no speakers in the Public Forum.

Confirmation of agenda

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

1. 2017/18 Annual Plan Consultation Document

A covering report from Meaghan Miller (General Manager, Corporate Services) introduced the 2017/18 Annual Plan consultation document and supporting documentation for adoption for public consultation. The report also advised of the intention to undertake consultation to amend the policy on Development Contributions and a Statement of Proposal setting out the proposed amendments was appended to the report.

The report was presented by Mr Burns.

The Mayor commended staff on delivering this major piece of work. Councillor Lawton also praised the continuously improving readability of the consultation document.

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

- 1. Adopts the 2017-18 Annual Plan supporting document;**
 - 2. Adopts the 2017-18 Annual Plan Consultation Document for consultation; and**
 - 3. Approve the Council entering into consultation on the proposed amendments to the Policy on Development Contributions in accordance with Section 102(4)(b) of the Local Government Act 2002.**
- 2. Amendments to the fees and charges schedule used for resource consents, building consents, resource management engineering and other matters**

A report from Blair Devlin (Manager, Planning Practice) presented a review of the fees and charges for resource and building consents, resource management engineering and other matters along with a Statement of Proposal setting out the proposed amendments to the fees schedule for adoption in order to conduct the special consultative procedure.

The report was presented by Mr Avery, Mr Devlin and Mr Nicol.

The following amendments to the proposed Fees and Charges schedule were circulated:

- New Zealand Fire Service – Administrative Charge
- Applications to extend timeframes for which building consent is valid – Administrative Charge
- Deletion of an unnecessary charge with regard to Development Contributions (Local Government Act Charges – initial fees)

It was noted that these changes were consistent with the other fees and charges put forward.

In reply to a question, Mr Avery and Mr Nicol detailed the strategies in place to ensure that building control was able to meet statutory deadlines. Whilst understanding of the challenges, they expressed confidence that the situation was under control.

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

- 1. Note the contents of this report and in particular the Statement of Proposal and proposed changes to the fees and charges schedule used for resource consents, building consents, engineering and other matters; and**
- 2. Adopt the Statement of Proposal including amendments to the fee schedules used for resource consents, building consents, resource management engineering and other matters as part of a special consultative procedure.**

3. Amendment to Development Contributions Policy

A report from Stewart Burns (General Manager, Finance and Regulatory) presented proposed amendments to the policy on Development Contributions in order for the Council to be able to recover the growth related capital costs of the Eastern Access Road from development contributions. The report recommended that the amended policy be adopted.

The report was presented by Mr Burns. Although not mandatory, he noted that a special consultative procedure had been followed for this policy amendment. Having considered the submissions and other information presented at the hearing, the panel had recommended that the amendment be adopted. He acknowledged the material received from Brookfields Lawyers acting on behalf of Remarkables Park Limited on 21 March. This had been considered by the hearings panel which had determined that no change to the recommendation was necessary.

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

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

- 2. Adopt the amendments to the 2016/17 Policy on Development Contributions as described in Part B of the Revised Statement of Proposal in accordance with Section 102(4)(b) of the Local Government Act 2002.**

4. Queenstown Lakes District Council Cemeteries Bylaw 2017

A report from Maddy Jones (Parks Officer – Projects) sought Council adoption and confirmation of a commencement date for the recently adopted Queenstown Lakes District Council Cemeteries Bylaw 2017 and the Queenstown Lakes District Council Cemeteries Handbook 2017. It was noted that these aspects of the statutory process had been omitted when the bylaw had been adopted and the handbook formalised at the Council meeting held on 9 March 2017.

The report was presented by Ms Jones, Mr Quin and Mr Hansby.

Ms Jones noted that although the bylaw itself had already been adopted, the purpose of the report was to address a technicality. She apologised that this matter had not been covered in the previous report.

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

- 1. Note the contents of this report; and**
- 2. Note that on 9 March 2017 the Queenstown Lakes District Council:**
 - a. accepted the recommendation from the Cemeteries 2017 Bylaw hearing panel to adopt the Bylaw and formalise the Cemeteries Handbook;**
 - b. adopted the Cemeteries Bylaw 2017, and to publicly notify the Council's decision; and**
 - c. agreed that approximately \$15,000 funding be allocated in the 2017/18 Annual Plan to investigate offering a natural burial service in the District.**
- 3. Note that the Queenstown Lakes District Council Cemeteries Bylaw 2017 requires that the following is to be specified by publicly notified resolution:**
 - a. the date for the commencement of the Queenstown Lakes District Council Cemeteries Bylaw 2017; and**
 - b. the adoption of the proposed Queenstown Lakes District Council Cemeteries Handbook 2017.**

- 4. Agree that the recently adopted Queenstown Lakes District Council Cemeteries Bylaw 2017 will take effect immediately;**
- 5. Adopt the Queenstown Lakes District Council Cemeteries Handbook 2017 to take effect immediately; and**
- 6. Direct officers to publicly notify the Council's decision.**

5. Coronet Forest Management Plan

A report from Briana Pringle (Parks and Reserves Officer (Forestry)) presented an updated Coronet Forest Management Plan for approval in order to commence public consultation using the Special Consultative Procedure. The new management plan reflected a Council decision of June 2016 that the plan should be updated to reflect the early harvest of the Coronet Forest.

The report was presented by Mrs Pringle, Mr Quin and Mr Hansby.

Councillor Stevens sought clarification on the timeframe for consultation and the likely hearing date. The Mayor noted that the timetable was detailed in the Statement of Proposal and the indicative timeframe for a hearing was 22-30 May. Councillor Stevens stated that he was interested in being on the hearings panel.

Councillor Hill expressed concern that the consultation document did not detail how the Council had come to the decision to undertake an early harvest, nor did it contain detailed costings or discussion of other options (spraying, sale as firewood). It was noted however that these matters had been addressed in earlier reports and these could be circulated. Mr Quin also noted that previous public consultation about the forest's future had been overwhelmingly in favour of harvesting.

Councillor Lawton sought further information about Davis Consulting Group and its local experience. She added that the revegetation proposal did not address hydrology and she was disappointed that it did not provide detailed information about a predator-proof fence or examine how the project could deliver higher ecological benefits. She stated that the lack of detail about the nature of the future re-forestation programme made it difficult for the community to make comment. Councillor Forbes endorsed this, stating that she would like to see what the replanting might look like. Members asked staff through the consultation materials to encourage submitters to comment on these issues.

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

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

- 2. Approve the proposed Coronet Forest Management Plan 2017 for public consultation using the special consultative procedure, alongside the Annual Plan process; and**
- 3. Appoint Councillors Ferguson, Lawton and Stevens to participate in a hearing panel to consider and hear submissions on the proposed Coronet Forest Management Plan 2017.**

Resolution to Exclude the Public

On the motion of the Mayor and Councillor MacDonald 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:

Item 3: Assessment of Remarkable Park Ltd's contractual argument on development contribution policy (Attachment G)

Item 6: Housing Infrastructure Fund – Final Proposals

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
3. Assessment of Remarkable Park Ltd's contractual argument on development contribution policy	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)
6. Housing Infrastructure Fund – Final Proposals	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: j) prevent the disclosure or use of official information for improper gain or improper advantage.	Section 7(2)(j)

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 1.34 pm.

The meeting came out of public excluded and concluded at 1.38pm.

CONFIRMED AS A TRUE AND CORRECT RECORD

M A Y O R

20 April 2017

D A T E