

Public minutes

Confirmation of minutes:

8 February 2018

9 March 2018

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

Present:

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

In attendance:

Mr Mike Theelen (Chief Executive), Mr Tony Avery (General Manager, Planning and Development), Mr Stewart Burns (General Manager, Finance and Regulatory), Dr Thunes Cloete (General Manager, Community Services), Ms Meaghan Miller (General Manager, Corporate Services), Mr Blair Devlin (Planning Practice Manager), Mr Ian Bayliss (Policy Planning Manager), Ms Mindy McCubbin (Senior Planner - Policy), Mr Stephen Quin (Parks Planning Manager), Mrs Jeannie Galavazi (Senior Parks Planner), Mr Aaron Burt (Senior Planner, Parks and Reserves), Ms Michelle Morss (Corporate Manager), Mr Lee Webster (Manager, Regulatory), Mr Nathan Bates (Alcohol Licencing Inspector) and Ms Jane Robertson (Senior Governance Advisor); two members of the media and 15 members of the public

Apologies

An apology was received from Councillor Ferguson.

On the motion of the Mayor and Councillor Stevens the Queenstown Lakes District Council resolved to accept the apology.

Leave of Absence Requests

- Councillor Stevens requested a leave of absence 19-27 February 2018.
- Councillor McRobie requested a leave of absence on 16 February 2018.

On the motion of the Mayor and Councillor MacLeod the Council resolved to grant the requests for Leave of Absence.

Declarations of Conflicts of Interest

Councillor Forbes advised that she owned part of a company that provided public relations services for Skyline Enterprises Ltd and questioned if this represented a conflict of interest in respect of item 1 ('Proposed new reserve lease and easements to Skyline Enterprises Ltd'). The Mayor stated that he did not consider this a conflict of interest.

Councillor MacLeod advised that he leased a property at 181-185 Upton Street from Varina Pty Ltd and questioned if this represented a conflict of interest in respect of item 5 ('Corporate Submission on Stage 2 Queenstown Lakes Proposed

QUEENSTOWN LAKES DISTRICT COUNCIL**8 FEBRUARY 2018****Page 2**

District plan and withdrawal of land from Stage 2 proposals'). The Mayor stated that he did consider this a conflict of interest.

Councillor McRobie advised that he had been a Commissioner on the hearings panel for Plan Change 52: Cardrona Station Special Zone (item 6) and he would therefore not take part in the discussion or voting on this item.

Matters Lying on the Table

There were no matters lying on the table.

Public Forum

1. John Glover, Glenorchy Community Association ['GCA']

Mr Glover stated that the GCA supported the proposed terms of reference ['TOR'] for the Glenorchy Airstrip Consultative Governance Committee. The TOR were not a surprise to the GCA as they had been involved in their preparation, for which they were grateful.

In 2016 as part of its community planning exercise, the GCA had recommended that the Council prepare a district-wide camping strategy. They were pleased to see that the Council was now acting on this recommendation, as a good network of camping facilities was the key to managing freedom camping.

2. Alan Paris

Mr Paris advised that he lived at 42 Old School Road which was near the Shotover River. He circulated a map of the area near his house on which he had labelled various points where he had observed unhygienic acts being performed by freedom campers. This included a female who was travelling in a non-self-contained vehicle toileting in the bushes, campers in the water shampooing and washing, beer bottles littering the Queenstown Trail and toilet paper in the bushes. He stated that activities which contaminated the water were especially bad because two houses downstream of the camping site took their drinking water directly from the river. He believed that freedom camping should be banned unless there were facilities in place (showers, toilets) and also suggested that a phone line be made available for people to report violations of freedom camping rules.

3. Trent Yeo, Chief Executive, Ziptrek Ltd

Mr Yeo expressed concern about the exclusivity of the lease to Skyline which favoured Skyline to the detriment of other users. He urged Council to require a minimum of 25% of the proposed carpark to be made available to the public for carparking. Mr Yeo noted that Skyline had been using the area for carparking for many years although it wasn't part of the lease area and had cleared trees and levelled land without permission. He was opposed to reserve land being used for private use and if the area was rolled into the lease in 2020, other users should be permitted also to use the carparking facility. He was also concerned that Ziptrek had been excluded from consultation on this proposal. Overall he considered that use of the carpark exclusively by one entity for itself should be stopped. Mr Yeo acknowledged that the Council had sought

submissions on the proposed lease and that his company had not lodged a submission.

4. Justine Farquharson

Ms Farquharson thanked the Council for the actions it had taken so far to address the problems with freedom camping. She believed that the situation was now well past being controlled by the Freedom Camping Act 2011 and the tag 'freedom camping' itself needed a re-think. Some campers did not have an impact but others were doing real damage to the environment, especially those travelling in non-self-contained vehicles. Campers needed education and this could be achieved through campervan hire companies. Part of this should be encouraging camping thinking to change from 'self-contained' to 'self-sufficient'. The provision of good, self-funded facilities would help to achieve compliance.

5. Bruce Farmer (Chair, Sustainable Glenorchy)

Mr Farmer thanked the Council for organising a meeting to discuss chlorination in Glenorchy. Both the Council and the community had the same goal, namely, safe, sustainable and clean water for the community. He suggested that the Council take the same approach as Christchurch and chlorinate in the short term but then only use it on a case by case basis going forward. He asked the Council to implement the 2011 Water Safety Plan for Glenorchy as it contained many initiatives to improve the Glenorchy water supply. He noted that there had been a recent increase in coliforms in the water and this needed further analysis. Sustainable Glenorchy wanted to be part of the solution to providing a safe water supply in the town.

6. Basil Walker

Mr Walker suggested that buses leaving from the airport put CBD on their destination board as well as Fernhill, as most people boarding at the airport did not know that a bus to Fernhill went via the CBD. He also considered that there had been a low uptake of bus travel by the local community. The Mayor disagreed, stating that statistics to date showed that use of the bus service was a long way ahead of projections.

7. Erna Spijkerbosch

Mrs Spijkerbosch acknowledged that she had a conflict of interest in terms of camping but the levels of free camping in local reserves meant that the environment was suffering and the ratepayer was paying cost of the degradation and enforcement. Facilities such as 12 Mile Delta and Moke Lake weren't free and this should not be a surprise to many visitors as it was not possible to go to the toilet free in Europe. She suggested that the Council provide signage showing the locations of DOC camping grounds before put any gates were put up at the free camping areas the Council proposed to close.

Confirmation of agenda

The Mayor proposed that in light of the high public interest in the item, that item 7 ('Freedom Camping Amendments') be moved up the agenda to item 1, with all subsequent items moving down one.

On the motion of the Mayor and Councillor MacDonald the Council resolved that the agenda be confirmed with item 7 moving to item 1.

Confirmation of minutes

14 December 2017

On the motion of Councillors McRobie and Stevens the Council resolved that the public part of the ordinary meeting of the Queenstown Lakes District Council held on 14 December 2017 be confirmed as a true and correct record.

Matters Arising

Councillor McRobie advised that the Council had been incorrectly informed at the last meeting that signage limiting public access at the Frankton Zoological Gardens had been removed and it had not.

Staff continued to work with NZTA on the original proposal for a connection to the Twin Rivers Trail from the new Kawarau Falls Bridge.

7. Freedom Camping Arrangements

A report from Thunes Cloete (General Manager, Community Services) assessed possible Council actions to restrict access to overnight freedom campers at Lake Hayes reserves and the Lower Shotover. The report recommended that lockable gates be installed to restrict vehicle access overnight between 10pm and 5.30am, thereby preventing freedom camping. The report also recommended that staff urgently review the Council's Freedom Camping Bylaw and the Arrowtown-Lake Hayes Reserve Management Plan.

The report was presented by Dr Cloete and Mr Webster.

Councillor MacDonald supported the recommendation to close the area at Shotover Delta for overnight camping as the style of vehicles camping there was not encouraging responsible behaviour. The Mayor added that he had opposed extending this area for camping because he did not want to increase traffic using an already very difficult intersection exiting Quail Rise. Councillor Forbes stated that adverse traffic effects were the only reason that she supported closing the Shotover Delta area, but she was concerned it also disadvantaged local campers and responsible campers. Councillor Stevens added that a further concern was the fear that closure of popular freedom camping sites would simply send freedom campers to other areas.

Dr Cloete confirmed it was intended to begin reviewing the bylaw and Reserve Management Plan immediately, with the objective of completing both within the next six months, thereby ensuring that they would be in place by the end of the year. Work also continued with central government on other factors that needed review, a key one being the standard of campers

being described as self-contained. These were just initial steps with the step long term objective being a district-wide camping strategy.

It was noted that that the problem was not of the same scale in the Upper Clutha although clamping would shortly be introduced to address parking non-compliance on the foreshore. However, it was not considered that problems existed requiring other Council interventions at this time.

It was noted that other wider but related factors were managing the doubling or tripling of tourist numbers and the need for thousands more public toilets throughout all areas of New Zealand.

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

- 1. Note the contents of this report;**
- 2. Authorise staff to install lockable gates to restrict vehicle access to the northern end of Lake Hayes Reserve, to monitor and restrict all other areas of Lake Hayes under Council control as required, along with the Shotover Delta area, between the hours of 10pm and 5.30am;**
- 3. Direct staff urgently to progress the review of Council's Freedom Camping Bylaw and the Arrowtown Lake Hayes Reserve Management Plan and preparation of the District's Camping Strategy; and**
- 4. Agree to notify the intent to review parts of the Arrowtown-Lake Hayes Reserve Management Plan as relating to freedom camping policies.**

The meeting returned to the original order of the agenda.

1. Proposed new lease to Skyline Investments Ltd

A report from Aaron Burt (Senior Planner, Parks and Reserves) assessed applications from Skyline Enterprises Limited (SEL) for the following:

- A new 8,532m² (Proposed Lease Area) lease for Skyline Enterprises Limited (SEL) to occupy, construct and operate a multi-level commercial car parking building and associated work (Development), upon land classified as Recreation Reserve (land legally described as Part Section 110 Block XX Shotover SD); and
- A services and right of way easements over land legally described as Pt Section 110 Blk XX Shotover Survey District, Lots 2, 3, and 4 DP 345184, Pt Section 131 Blk XX Shotover Survey District, and Pt Section 129 Blk XX Shotover Survey District, to serve the multi-level commercial car parking building.

The report recommended that the Council grant the lease and easements subject to various terms and conditions.

The report was presented by Mr Quin and Mr Burt.

The Chief Executive spoke to the report. He noted that there was a confused history of how carparking had come about on this land and there had been discussion with SEL about the proposed carparking building. As part of its increased operation, SEL needed more carparking space, but the key issue was permitting private use of public land. In this regard the Skyline gondola was an established recreational use and a carparking building would serve as a support to that use.

Councillor Forbes expressed concern that SEL would have exclusive use of the building and extensive discussion following about whether the carpark would be available for all users of the various facilities on the reserve or whether it would be for SEL customers only. The Chief Executive stated that the intent was for it to be available to all users of the Skyline gondola access, meaning that it would extend to all customers of the facilities on the reserve.

Following discussion, it was agreed that the lease should include a condition requiring the carpark to be available for all recreational users of the Ben Lomond Recreational Reserve.

A question was raised about the proposed revenue from the lease in the interim until the carpark could be rolled into the principal lease. The Chief Executive advised that it would take some time to build the carpark and the figure proposed was deemed to be a reasonable interim solution until the carpark could be rolled into the overall lease. The charge for using the carpark would be negotiable.

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

- 1. Note the contents of this report;**
- 2. Approve a new agreement to lease over approximately 8,532m² of land (Proposed Lease Area) comprised in the Recreation Reserve legally described as Pt Section 110 Blk XX Shotover SD and held in Certificate of Title OT109/294. The purpose of the lease shall be to develop, establish and operate a parking area and a commercial multi-level parking building, subject (but not limited to), the following terms and conditions:**

Conditions

The agreement to lease shall be conditional upon:

- (a) SEL obtaining a resource consent for the Development prior to 1 September 2019;**

- (b) Council approving the plans for the Development (not to be unreasonably withheld provided consistent with the resource consent obtained).
- (b) SEL commencing construction of the Development by 1 December 2020;
- (c) SEL completing the Development by 1 December 2023;
- (d) SEL surrendering the Existing Carpark Lease on or prior to the Commencement Date of the new lease.

Commencement	The date that SEL begins trading from the Proposed Lease Area.
Early Access	Council shall grant SEL early access to the Proposed Lease Area from the date SEL begins active construction of the Development. SEL shall not pay rent during this time but shall hold public liability insurance and contractors all risk insurance of \$2 million each.
Term	An initial term to align with the then current term under the Existing SEL Gondola Lease which expires on 31 March 2020 (Renewal Date).
Renewal	Further terms of 5 years, renewable on the same dates as under the Existing SEL Gondola Lease with the same final expiry date as under the Existing SEL Gondola Lease.
Rent	<p>From Commencement Date a fee of \$72,000.00 plus GST and outgoings.</p> <p>The rent shall be reviewed on the Renewal Date in conjunction with the rent payable under the Existing SEL Gondola Lease to the intent that one rent shall be determined for both the Existing SEL Gondola Lease and the New Carpark Lease on the Renewal Date.</p>
Reviews	On renewal
Insurance	Requirement to have public liability insurance of \$2 million
Assignment and sub-lease:	

Written approval of Council in its sole discretion is required to any assignment, subletting, management agreement, or any other parting of possession of the premises

Permitted Use: Carparking which must cater exclusively for staff and visitors to the business conducted under the Existing SEL Gondola Lease (Permitted Users). The number of permitted carparks shall be a minimum of 350, together with any additional carparks necessary for SEL's activities on the Reserve as determined by the Environment Court hearing SEL's resource consent application for the carparking building.

Offices to be used exclusively by SEL to administer the carparking building and the business conducted under the Existing SEL Gondola Lease. SEL shall not be permitted to use office space for the administration of the wider SEL business or sublet office space to any third party. SEL shall:

- implement controls (to be approved by Council) to ensure that use of the carpark is restricted to the Permitted Users;
- record and retain data on the users of the carpark in a form approved by Council and provide to Council on request such data to confirm that entry to the carpark has been restricted to the Permitted Users; and
- at the request of Council vary the existing controls and/or implement additional controls to ensure that the use of the

carpark is restricted to the Permitted Users.

Reporting on Use SEL to provide annual data to Council on the occupancy rates and usage of the Development.

Electric Vehicle Charging

SEL to consult with Council on provision of electric vehicle charging stations within the Development.

Fees charged SEL to consult with Council regarding fees charged for carparking.

Maintenance SEL to maintain the Proposed Leased Area and all improvements thereon at its sole cost.

Reinstatement At Council's election, improvements to vest in Council with no compensation payable, or SEL to remove improvements and make good resulting damage.

Reserves Act Lease to be consistent with the Reserves Act 1977.

3. Agree to the exercise of the Minister's consent (under delegation from the Minister of Conservation) to the granting of a lease to SEL over part of Pt Section 110 Blk XX Shotover SD.
4. Delegate signing authority to the General Manager, Community Services.

EASEMENTS

5. Note the contents of this report;
6. Approve services and right of way easements over land legally described as:
 - Pt Section 110 Blk XX Shotover Survey District; and
 - Lots 2, 3, and 4 DP 345184; and
 - Pt Section 131 Blk XX Shotover Survey District; and

- **Pt Section 129 Blk XX Shotover Survey District;**
in favour of SEL, subject to section 48(1)(d) of the Reserves Act 1977, and the following conditions:
 - a. Commencement: To be determined.**
 - b. Fees: As per QLDC's Easement Policy 2008. This shall also include any outstanding application fees.**
 - c. A bond of \$5,000.00 be payable to QLDC prior to any onsite works commencing in the easement areas;**
 - d. Any work site in the easement areas to be evidenced by before and after photographs, video or similar to be provided to QLDC by SEL;**
 - e. A comprehensive safety plan must be prepared and implemented, at SEL's cost, to ensure a safe environment is maintained around the subject easement sites for any physical works associated with the easement areas;**
 - f. Certificate of adequate public liability cover to be received;**
 - g. Reinstatement and landscaping of any disturbed areas to be completed within two months following any associated excavation/construction and to the satisfaction and timeframes communicated by the QLDC's Community Services Department. Reinstatement to include any landscaping, fencing or other structures.**
- 7. Delegate authority to approve final terms and conditions of the easements, including confirmed location, and execution authority to the General Manager Community Services; provided all relevant requirements of the Easement Policy 2008 are addressed; and**
- 8. Agree to the exercise of the Minister's consent (under delegation from the Minister of Conservation) to the granting of easements to SEL over Pt Section 110 Blk XX Shotover Survey District, Lots 2, 3, and 4 DP 345184, Pt Section 131 Blk XX Shotover Survey District, and Pt Section 129 Blk XX Shotover Survey District.**

2. **Terms of Reference for Glenorchy Airstrip Consultative Governance Committee**

A report from Jeannie Galavazi (Senior Parks Planner) presented the Terms of Reference for the Glenorchy Airstrip Consultative Governance Committee, the establishment of which was required by the Glenorchy Airstrip Reserve Management Plan 2016, for the Council to adopt.

The report was presented by Mrs Galavazi and Dr Cloete.

It was noted that Councillor Ferguson, as the Queenstown-Wakatipu Ward Councillor allocated to the Glenorchy Community Association, accepted that he would be a member of the committee but he also wished to have the support of a senior staff member at meetings. Mrs Galavazi noted the Terms of Reference required the Council to provide a secretariat to administer the committee meetings and this person could be a senior Council officer.

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

- 1. Note the contents of this report;**
- 2. Confirm the Terms of Reference for the Glenorchy Airstrip Consultative Governance Committee;**
- 3. Confirm the addition of a representative from the immediately neighbouring properties being Blanket Bay Luxury Lodge and Wyuna Preserve to the Committee;**
- 4. Confirm the Committee name: 'The Glenorchy Airstrip Consultative Governance Committee';**
- 5. Confirm the Chief Executive's delegation to approve the individual membership to the Committee, noting that this will include the provision of a senior Council officer at every meeting;**
- 6. Note the provision of a secretariat from Queenstown Lakes District Council to administer the Committee meetings;**
- 7. Note the Terms of Reference review period of 12 months.**

3. **Overseas Investment Amendment Bill**

A report from Michelle Morss (Corporate Manager) presented the Council's submission to the Finance and Expenditure Parliamentary Select Committee

on the Overseas Investment Amendment Bill for retrospective Council endorsement.

The report was presented by Ms Morss.

The Mayor observed that the report had generated a lot of positive comment since its release and he thanked Ms Morss for an outstanding job in a short timeframe. He noted that one of the submission's key points was that high value properties in this district were often purchased by overseas buyers and this provided major benefits for the district.

Councillor Forbes questioned these claims, stating that it was based on anecdotal evidence only and the Council did not have the evidence to support these assertions. The Mayor disagreed, as he considered the Council had received hard evidence, in particular in submissions from construction and engineering companies which had confirmed the enormous sums spent on these luxury houses. Accordingly, he had been satisfied with the levels of evidence. The Chief Executive added that it was important for members to recognise what the submission was seeking and its key request was for the government to take more time to review the proposal, questioning that in seeking its policy goals it ran the risk of achieving some unintended outcomes.

Councillor Smith advised that he shared the government's concerns about the adverse impacts of foreign ownership.

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

- 1. Note the contents of this report;**
- 2. Endorse the submission to the Finance and Expenditure Select Committee in relation to the Overseas Investment Amendment Bill; and**
- 3. Approve representation by the Mayor and the Chief Executive at the Finance and Expenditure Select Committee in support of the submission.**

Councillor Smith abstained from voting.

4. Adoption of Class 4 TAB and Gambling Relocation Policy

A report from Nathan Bates (Liquor Licencing Inspector) presented the Class 4 and TAB Gambling Venue Relocation Policy for Council's adoption following completion of a public consultation process.

The report was presented by Mr Bates and Mr Webster. Thanks were extended to staff for expediting action on this point in response to the application in late 2017 to relocate 18 gaming machines.

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

- 1. Note the contents of this report and the submissions heard at the public hearing;**
- 2. Accept the recommendation from the hearing panel to adopt the relocation policy; and**
- 3. Adopt the proposed relocation policy into the Class 4 and TAB Gambling Venue Policy.**

5. Corporate Submission on Stage 2 Queenstown Lakes Proposed District Plan and withdrawal of land from Stage 2 proposals

A report from Ian Bayliss (Planning Policy Manager) sought Council approval to lodge a submission on Stage 2 of the Proposed District Plan and also to withdraw the Community Purposes Sub Zone (Camping Grounds) from land located to the north of the Lake Hāwea Holiday Park that had been incorrectly rezoned on the Stage 2 Proposed District Plan planning maps.

The report was presented by Mr Avery and Mr Bayliss.

Mr Bayliss advised that the submission sought to correct an error in the mapping and other non-substantive errors that had been identified since notification.

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

- 1. Note the contents of this report;**
- 2. Approve Council's Corporate Submission on the Proposed Queenstown Lakes District Plan;**
- 3. Authorises, pursuant to Clause 8D of the First Schedule to the RMA, the withdrawal of the following provisions of the Proposed District Plan:**
 - a. The proposed Community Purpose Sub Zone (Camping Grounds) from the land legally described as Lot 1 DP 418972 and Part of Section 1 SO 24546, located to the north of the Lake Hāwea Holiday Park;**
- 4. Note that as a result of the withdrawal described in (c)(i) the proposed zone for the land will revert to Rural Zone, being the zone that applied to the land at Stage 1 of the District Plan review. All remaining Stage 1 and Stage 2 district wide provisions (i.e. Subdivision and Development, Earthworks, Signs and Transport) will continue to apply to this land; and**

5. Directs that the withdrawal described in (3)(a) be publicly notified.

6. Ratification of Commissioners' recommendation on submissions on Private Plan Change 52: Cardrona Station Special Zone

A report from Blair Devlin (Manager, Planning Practice) presented the Commissioners' recommendations on submissions on Private Plan Change 52 – Mount Cardrona Station Special Zone for Council's adoption as a Council decision and to notify the Council decision.

The report was presented by Mr Avery and Mr Devlin.

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

- 1. Note the contents of this report; and**
- 2. Adopt the Commissioners' recommendation as a Council decision and direct staff to notify the decision in accordance with the First Schedule of the Resource Management Act 1991.**

Councillor McRobie did not vote on the resolution.

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:

Confirmation of minutes of ordinary meeting held on 14 December 2017

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

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

QUEENSTOWN LAKES DISTRICT COUNCIL

8 FEBRUARY 2018

Page 15

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
15. Economic Development Fund 2017/18	That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information where the withholding of information is necessary to: b)ii) protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information	Section 7(2)(b)(ii)
16. New management and maintenance services for Open Spaces Contract	That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information where the withholding of information is necessary to: i) enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations);	Section 7(2)(i)
17. Well Smart Limited (Thompson Street) Land Transfer Agreement	That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information where the withholding of information is necessary to: i) enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations);	Section 7(2)(i)

QUEENSTOWN LAKES DISTRICT COUNCIL**8 FEBRUARY 2018****Page 16****Agenda items****8. Request for Council Guarantee of the Shared Home Equity Product Model**

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
8. Request for Council Guarantee of the Shared Home Equity Product Model	<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>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)(b)(ii)</p> <p>Section 7(2)(i)</p>

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 2.22pm.

The meeting came out of public excluded and concluded at 2.36pm.

CONFIRMED AS A TRUE AND CORRECT RECORD

M A Y O R

D A T E

Minutes of an ordinary meeting of the Queenstown Lakes District Council held in the Council Chambers, 10 Gorge Road, Queenstown on Friday 9 March 2018 commencing at 9.30am

Present:

Mayor Boulton; Councillors Clark, Forbes, Hill, MacDonald, MacLeod, Smith and Stevens

In attendance:

Mr Mike Theelen (Chief Executive), Mr Stewart Burns (General Manager, Regulatory and Finance), Ms Meaghan Miller (General Manager, Corporate services) and Ms Jane Robertson (Senior Governance Advisor); two members of the media

Apologies

Apologies were received from Councillor Ferguson and Councillor McRobie. Councillor Miller was on approved leave of absence.

On the motion of the Mayor and Councillor MacLeod the Council resolved that the apologies be accepted.

Requests for Leave of Absence

The following requests for leave of absence were made:

- Councillor Hill - 3-6 April 2018
- Councillor Forbes - 19 April - 4 May 2018

On the motion of the Mayor and Councillor Stevens the Council resolved that the requests for Leave of Absence be approved

Declarations of Conflicts of Interest

No declarations were made.

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. 2018-2028 10 Year Plan Consultation Document

A covering report from Meaghan Miller (General Manager Corporate Services) presented for Council to adopt for public consultation: volumes one and two of the 2018-28 10 Year Plan supporting documents; the 2018-2028 10 Year Plan Consultation Document; and proposed amendments to the Policy on Development Contributions.

The Mayor presented comments contributed by Councillor McRobie who could not attend the rescheduled time of the meeting. Councillor McRobie noted that he had chaired the Ten Year Plan process for the past nine months and he paid tribute to the extraordinary amount of staff work that had gone into preparing it. He observed however, that he had been disappointed as Chair of the Audit, Finance and Risk Committee that the auditors appeared not to understand the depth, complexities and pressures to get to this point in the plan's preparation. He was also concerned about their doubt that the plan was deliverable, but despite possible changes and disappointments he had assured them of the Council determination to ensure the plan was fully delivered.

The Mayor expressed thanks to the Executive Team for their contribution into this exercise. He noted that this plan sought to deliver about three times more than had ever been attempted before, but he was determined that this Council would change the previous record of non-delivery. He added that the Council was constrained by the funds it had available, but he was encouraged by indications that support would be available from central government.

The report was presented by Mr Burns and Ms Miller.

Councillor Forbes also thanked staff for their efforts, but expressed concern that the information in the plan about the Council's investment in trails was misleading. She believed that the investment was much higher than stated but was hidden as capital investment in other areas. She also failed to understand the meaning of one of the graphs in the plan. Mr Burns advised that it was still possible at this stage to make minor editorial changes and he would liaise directly with Councillor Forbes following the meeting to discuss how her concerns could be addressed.

Councillor Clark suggested that the wider CBD zone identified to fund the Queenstown Town Centre Masterplan should extend into the higher residential areas of Queenstown Hill. Mr Burns stated that what was proposed was a rating treatment that may not yet be required. Furthermore, the need for this funding would not be felt for another three or four years. Accordingly, he did not believe that any change was necessary at this time.

Councillors MacLeod and Smith spoke about the position of the Upper Clutha community in this plan and its potential reaction against the plan. Councillor Smith thanked the Council for including the Wanaka Active Travel Plan but questioned the business case approach to it; he also asked for shared mode spaces to be moved from active travel to sit under the Wanaka Master Plan

and Wanaka Lakefront Redevelopment. He sought clarity on the separate line items referring to Lake Wanaka Centre renewals and expressed concern that the funding allocated to the Wanaka Lakefront development was not adequate. He asked the Council to consider planning some future major roading infrastructure developments in Wanaka, even if the funding to develop them was not available within this ten year window.

A request was made to edit the comment about the Glenorchy new wastewater scheme to specify that it was initial scoping and planning, including monitoring of septic tanks.

Ms Miller thanked the Council for acknowledging the contribution of the finance and corporate teams into the plan's preparation, but she also highlighted the important role played by both the community services and infrastructure teams who had provided information critical to creating the foundation of the plan.

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

- 1. Note the contents of this report;**
- 2. Adopt the 10 Year Plan (Long Term Plan) supporting documents (Volumes 1 and 2);**
- 3. Adopt the Draft 10 Year Plan (Long Term Plan) Consultation Document for consultation; and**
- 4. 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.**

The Mayor considered that this was a momentous occasion and he thanked Councillors for their input and bravery in adopting this draft plan. He looked forward to receiving the public feedback on the plan.

The meeting concluded at 9.54am.

CONFIRMED AS A TRUE AND CORRECT RECORD

M A Y O R

D A T E