

**Minutes of an ordinary meeting of the Queenstown Lakes District Council
held in the Armstrong Room, Lake Wanaka Centre, Wanaka on Thursday, 6
September 2018 commencing at 1.00pm**

Present:

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

In attendance:

Mr Mike Theelen (Chief Executive), Mr Stewart Burns (General Manager Finance, Regulatory and Legal), Mr Tony Avery (General Manager, Planning and Development), Dr Thunes Cloete (General Manager, Community Services), Mr Peter Hansby (General Manager, Infrastructure and Property), Ms Meghan Pagey (Acting General Manager, Corporate Services), Ms Polly Lambert (Acting Asset Planning Manager), Mrs Ruth Stokes (Consultant, ZQN7 Ltd), Mr Ulrich Glasner (Chief Engineer), Mr Dan Cruickshank (Property Advisor, APL Property Ltd), Mr Aaron Burt (Senior Planner, Parks and Reserves), Mr Paul Speedy (Strategic Projects Manager) and Ms Jane Robertson (Senior Governance Advisor); two members of the media and approximately 60 members of the public

Apologies/Leave of Absence Requests

Councillor MacLeod was an apology for the meeting.

**On the motion of the Mayor and Councillor McRobie
the Council resolved to accept the apology.**

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. Kerry Dunlop

Mr Dunlop advised that he was the owner of the property which was the subject of the report concerning an application for a Licence to Occupy the Bendemeer Bay Recreation Reserve. The vehicle access to the property had originally crossed legal unformed road but the Council had redesignated the land as reserve in 1982 without the family's knowledge. Use of the land was necessary to ensure adequate sightlines into the property and the family had paid for the Property Subcommittee to establish a Right of Way easement in 2015 but had not registered the easement. The strip of land sought was of no use to the reserve but important for sight and he asked the Council to make the decision sought.

QUEENSTOWN LAKES DISTRICT COUNCIL**6 SEPTEMBER 2018****Page 2****2. Kirsty Sharpe**

Mrs Shape expressed concern about Queenstown Airport's wish to expand its noise boundaries to allow the level of airport business to triple. She considered that such growth was out of scale with a small community such as Queenstown. She noted that there were 95 visitors for every resident and this would only worsen if the airport was allowed to expand.

Although the airport had been a very successful business, it was now important for directors to be appointed that had a community focus.

If the airport was allowed to extend its noise boundaries there was little chance of Queenstown ever being able to get a decent hospital in Frankton, nor would the adjacent schools be able to grow.

3. Sally Stockdale

Ms Stockdale also expressed opposition to Queenstown Airport increasing its noise boundaries. She considered that the noise data had been manipulated to demonstrate compliance to serve those who had commissioned the measurements. She considered that the reasons for living in Queenstown would be irreparably damaged if the airport was allowed to extend. She did not believe that the effects could be mitigated especially as the town and infrastructure were currently at their maximum capacity. She asserted that extending the airport's noise boundaries would make everyone unhappy and it was not a long-term solution. It was an international airport in the middle of an outstanding landscape and the community had been told that the airport had capacity until 2037.

4. Bill Sharpe

Mr Sharpe suggested that proper software was needed to show the footprint of noise. He noted that a professional noise measurement had recorded the aircraft noise as being more than 85 decibels.

5. Tim Williams (Planner), speaking on behalf of Lane Hocking (Hawea SHA)

Mr Williams spoke of Mr Hocking's wish to develop 400 quality homes in Hawea. Quality affordable housing was needed now and not in ten years' time and the development would be delivered in a timely, community friendly fashion. First home buyers would have priority and prices would be tailored to meet the Kiwisaver home start cap. The house and land packages were a compelling proposition and Mr Hocking was 100% committed to delivering on the stakeholder deed.

6. April Mackenzie

Ms Mackenzie noted that the Council had already met its targets under the Housing Accord and had therefore fulfilled its statutory requirements. The Hawea community had demonstrated why the proposed SHA did not meet the requirements of the act and had written to the Council with this legal advice but had yet to receive a response. Promoting this SHA was contrary both to the Proposed District Plan that development outside urban boundaries was undesirable and the Council's own expert evidence that there was already substantial urban development land available.

QUEENSTOWN LAKES DISTRICT COUNCIL**6 SEPTEMBER 2018****Page 3****7. Laura Solbak**

Ms Solbak asserted that the Council's decision to approve the Hawea SHA in principle illustrated that planning in the district was being led by developers and the Council had amended its lead policy to accommodate this development. She did not consider that regard had been given to medium or long-term implications and the Council was ignoring its own advice that demand could be met within existing urban boundaries. She noted that the Council had a duty under the Local Government Act to be rigorous in its decision-making and to consider all reasonably practicable options. As Hawea did not have an allocated representative the Council had a special responsibility to look after this community.

8. Jen Rumore

Mrs Rumore noted that she had looked for the Council's Conflicts of Interest Register which should have been displayed on the website according to the QLDC Code of Conduct. The Council had decided to treat a request for the register as an official information request rather than simply supplying the link. Because the register had not been found, the Hawea community had not been able to satisfy itself that elected members had no conflicts. In addition the Chief Executive was the registrar which could hardly be seen as independent because he was a Council employee. The fact that the Council did not display the register was symptomatic of a lack of compliance with its own policies.

Mrs Rumore was disappointed that the Hawea Community Association had not been asked to be part of the Hawea SHA stakeholder deed and that the Council had refused to share with the HCA information that was deemed commercially sensitive.

9. Jude Battson

Ms Battson noted that the Guardians of Lake Hawea had been formed in 1985 and had agreed on lake levels but recent low levels were resulting in erosion and dust storms. The Hawea community had also formed the Community Association and had achieved good outcomes in liaison with the Vincent County Council. Since that time there was a long list of things that the HCA had achieved and most were on QLDC owned recreational reserve land. The HCA brought people together and produced positive community projects with the Council as a partner. There were also local groups that cleared weeds and replaced them with native plantings and Hawea had its own freedom camping wardens. Hawea was a model to hold up of a good relationship with the Council and any further development south of Cemetery Road needed to be well planned.

10. Don Robertson

Mr Robertson stressed that the Hawea community was not anti-progress but it was opposed to development ideas that would harm the community. The SHA project was not supported because it would double the urban boundaries whilst leaving huge areas of land empty and would have a massive impact on the town's infrastructural needs. The fact that three Councillors had opposed the original proposal showed that there were concerns about it. It was accepted that there was a housing crisis but this was not a solution and it would simply add to the problem. It was not clear whether the developer or the town would be

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required to meet the cost of extending the water supply boundaries but the Council had already failed in this regard and there was no confidence in the Council being able to deliver. The proposed SHA was both massive and disruptive and the community wanted to be able to restore its trust in the Council by the Council dealing with these matters transparently.

On the motion of Councillor Stevens and Councillor McRobie the Council resolved that Standing Orders be suspended to allow the Public Forum to extend beyond 30 minutes.

11. Bronwyn Cours

Ms Cours detailed plans for the upcoming Festival of Sport and Recreation at the Wanaka Recreation Centre on 16 September to which she invited all Councillors. The festival planned to demonstrate all the different sports available and to showcase the health benefits of physical activity. The festival was also a chance for the community to come together and she was grateful for the strong support the event had received from QLDC and staff.

On the motion of the Mayor and Councillor Forbes the Council resolved to reinstate Standing Orders.

Confirmation of agenda

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

Confirmation of minutes

On the motion of the Mayor and Councillor Stevens the Council resolved that the minutes of the meeting held on 26 July 2018 be confirmed as a true and correct record.

1. Draft Stakeholder Deed for the proposed Universal Developments (Hawea) Special Housing Area

A report from Blair Devlin (Manager, Planning Practice) assessed the draft Stakeholder Deed to ascertain if the Council could recommend to the Minister of Housing and Urban Development that the Hawea (Universal Developments) expression of interest should be established as a Special Housing Area ['SHA']. The matters examined were detailed in parts 2, 3 and 4 of the Council's earlier resolution on 28 June 2018 and the report concluded that the Council could recommend the proposal to the Minister.

Items 1 and 2 were presented by Mr Avery, Mr Devlin and Mr Glasner.

Mr Devlin advised of a correction to paragraph 40 of the report, in that the minimum number of lots/dwellings proposed was 30 and not 20 as stated in the report. He added that the increase in price cap for the Kiwisaver Home

Start to \$650,000 had been foreseen and provided for in the Deed of Agreement and would be reflected in the house and land packages offered.

It was confirmed that the Housing Trust contribution needed to be 10% of the total housing land, not lots; in addition, Mr Devlin confirmed that Universal Developments had legal ownership of the subject land.

Councillor McRobie asked why it was permissible to build this style of development on rural general land. Mr Devlin noted that it was allowed because the proposal was being processed under the Housing Accords and Special Housing Areas Act 2013 rather than the Resource Management Act 1991.

Councillor Smith stated that he had not supported the proposal when it was first presented to the Council and he did not support it now. He conceded that the Deed of Agreement went further than any other in providing affordable housing but he still did not support it.

Councillor Clark considered that the proposal represented an accessible start for young families and was a real opportunity.

Councillor Stevens advised that his stance had changed from when it was previously considered because the subject land now fell within Category 2 of the Lead Policy and support of it would not be contrary to the District Plan. However he questioned how the proposal would meld into the wider community and what benefits it would bring. He acknowledged that the proposal had merit in terms of the wider district but he struggled to understand its integration within the existing local community. Further, he questioned whether it would create a 'retail island' that would compete with existing retail developments.

Accordingly, he considered that further work was needed before the proposal could progress further and he therefore supported option two in the report which recommended further negotiation between the developer and Council.

Councillor Miller indicated that she was prepared to second this as a motion.

In speaking to option two, Councillor Stevens considered that a round of further negotiation could provide the opportunity to gain the community's support as it was important for the proposal to add to the community in a positive way. He considered that this was mainly about community facilities and complementarity of existing and proposed retailing areas. Overall, he was fearful of dividing the community along physical boundaries which could result in a fragmented township and he believed that finding solutions to these matters merited a delay.

Councillor Ferguson expressed support for a delay. Councillor Forbes stated that she disliked delays but she also disliked how the community was feeling. However, she was also cognisant of the demand for housing so she was prepared to support a delay provided that the matter did not lapse or the same issues were not relitigated.

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

- a. The item lie on the table, pending Council having further discussions with the community and Hawea SHA developer about community integration and development of the retail hub; and**
- b. The item be reported back to the Council no later than the 13 December 2018 Council meeting.**

Councillor Clark and Councillor Smith recorded their votes against the motion.

Mr Glasner noted a delay could result in staff not being able to bundle together different infrastructure projects. The Mayor indicated that staff should continue to investigate the necessary infrastructure.

2. Draft Stakeholder Deed for the Bright Sky Limited Expression of Interest for a Special Housing Area

A report from Blair Devlin (Manager, Planning Practice) presented measures for the Council to approve for inclusion in the Draft Deed of Agreement which would enable the Council to recommend to the Minister of Housing and Urban Development that the Bright Sky expression of interest be established as a Special Housing Area. The report recommended that the Council agree to recommend the proposal to the Minister subject to three proposed conditions.

It was noted that the roading arrangements were now different from those shown in Figure 2. Councillor Smith expressed concerns about intersection A as he considered it under-specced for the amount of traffic that would use it. There were also additional limitations on the road that created uncertainty around the timelines and the cost. He considered that what was proposed did not provide secure roading services to the development and placed the onus on the Council rather than the developer. He indicated that he could not support the recommendation as a result.

Councillor MacDonald supported the staff view that whilst somewhat untidy, it was not the developer's responsibility because the Bright Sky development was not dependent on Area C for access.

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

- 1. Note the contents of this report and in particular the assessment of the measures implemented to address the resolutions of the meeting of 23 March 2018;**

2. Confirm that the Council agrees to the Bright Sky SHA Deed and delegate to the General Manager, Planning and Development the authority to execute the Deed on behalf of the Council, subject to any minor changes consistent with Council's Lead Policy and infrastructural requirements identified by Council's Chief Engineer;
3. Recommend to the Minister that the land to which the Bright Sky proposal relates be established as an SHA, subject to the following:
 - a. execution of the draft Deed and the performance of any conditions in it;
 - b. a 3 storey and 11m height limit for qualifying developments; and
 - c. minimum number of sections / dwellings to be built 30.

Councillor Smith recorded his vote against the motion.

3. Representation Review 2018

A report from Jane Robertson (Electoral Officer) presented the recommendations from the Hearing of Submissions on the 2018 Representation Review held on 13 August 2018, detailing the issues raised in submissions and the Council's response to them and seeking Council agreement on the final proposal for representation within the Queenstown Lakes District.

Item 3 was presented by Ms Pagey. She acknowledged that the Electoral Officer had prepared the paper. Councillor Stevens commented on the value of the hearings process at which a variety of good suggestions had been put forward.

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

1. Note the contents of the report;
2. Adopts for as its final proposal pursuant to S19H of the Local Electoral Act 2001:
 - a. That all Councillors shall be elected in three wards;
 - b. The names of the wards shall be: Queenstown-Wakatipu, Arrowtown and Wanaka;
 - c. The boundaries of each ward will be as at present except that Queenstown-Wakatipu Ward will lose meshblocks 4001187, 4011665,

401188, 401189, 4011666 and 3039806 which will become part of the Arrowtown Ward with boundaries that will now take in MacDonnell Road and the area of Millbrook and its environs;

d. Six Councillors will be elected by the voters in the Queenstown-Wakatipu Ward; one Councillor will be elected by the voters in the Arrowtown Ward; and three Councillors will be elected by the voters in the Wanaka Ward;

3. Adopts for its final proposal pursuant to S19J of the Local Electoral Act 2001 that there shall be a Wanaka Community and a Wanaka Community Board comprising four members elected directly by voters in the Wanaka Ward as a whole and the three Wanaka Ward Councillors appointed by Council;

4. Notes that pursuant to S19V(4) of the Local Electoral Act 2001 the Council must refer its final proposal to the Local Government Commission because it has decided not to comply with S19V(2) in respect of the Arrowtown Ward;

5. Notes that appeals and objections to the final proposal may be received until 5.00pm on Monday, 8 October 2018; and

6. Resolves pursuant to S19H(2)(h) LEA to undertake the representation review prior to the 2021 triennial general election

4. Traffic and Parking Bylaw 2012 Review

A report from Polly Lambert (Acting Asset Planning Manager) presented the draft Traffic and Parking Bylaw 2018 and the Traffic and Parking Bylaw 2018 Statement of Proposal both for adoption for the purposes of beginning public consultation. The report also asked the Council to appoint a panel of Councillors to deliberate and make recommendations back to Council on the submissions received.

The report was presented by Mr Hansby and Mrs Stokes. Mrs Stokes advised of an amendment to part three of the recommendation:

Adopt the Statement of Proposal [in Attachment A of the agenda report] including the Proposed Traffic and Parking Bylaw [in Attachment B] for public consultation and confirm the proposed Traffic and Parking Bylaw 2018 [in Attachment B] is the most appropriate form of bylaw. and make them publicly

available for persons to present their views in accordance with Section 83 of the Local Government Act 2002.

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

- 1. Note the contents of this report;**
- 2. Note that Council completed the statutory review of the Traffic and Parking Bylaw 2012 and:**
 - a. determined a bylaw is still the most appropriate way to regulate vehicle use and parking in the district**
 - b. determined that the current form of the bylaw is not the most appropriate form of bylaw because it does not address all the issues identified in the district**
 - c. gave directions to prepare amendments to the current bylaw;**
- 3. Adopt the Statement of Proposal [in Attachment A of the agenda report] including the Proposed Traffic and Parking Bylaw [in Attachment B] and make them publicly available for persons to present their views in accordance with Section 83 of the Local Government Act 2002;**
- 4. Appoint the Infrastructure Committee Chair (Councillor Forbes) and Councillors McRobie and Stevens as a panel to hear submissions, to deliberate and make recommendations to the Council on public feedback to the Statement of Proposal;**
- 5. Delegate authority to the Infrastructure Committee Chair to make replacement appointments to the panel if a member of the panel is unavailable;**
- 6. Delegate through the General Manager, Property and Infrastructure to a manager responsible for bylaws to make any amendments to the Statement of Proposal to correct errors, omissions or reflect decisions made by the Council.**

5. Waterfall Park - Road Realignment

A report from Dan Cruickshank (Property Advisor, APL Property Ltd) assessed an application from Waterfall Park Developments Ltd for a road realignment at Waterfall Park. The report concluded that it was appropriate

to agree to the realignment subject to various conditions and at nil consideration.

The report was presented by Mr Cruickshank and Mr Glasner.

It was noted that since preparation of the report Fish and Game had provided an Affected Person's Approval. Further, the recommendation made the provision of legal access to the waterfall a condition of the Council's agreement to the road realignment.

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

- 1. Note the contents of this report;**
- 2. Approve initiation of the procedures of section 114 of the Public Works Act 1981 to declare as road those portions of land shown on the attached Paterson Pitts plan Q6388-24-2 dated the 27/03/18, shown in green and held in Computer Freehold Registers 789176 & 770518 totalling 0.3314 hectares;**
- 3. Approve initiation of the procedures of section 116 of the Public Works Act 1981 to stop those portions of road shown on the attached Paterson Pitts plan Q6388-24-2 dated the 27/03/18, shown in red totalling 0.3314 hectares;**
- 4. Approve the road shown in red, when stopped, being disposed of in exchange for the portions of land shown in green, in accordance with sections 117 & 120(3) of the Public Works Act 1981 and amalgamated with the adjoining land held in Computer Freehold Register 789176;**
- 5. Approve that the exchange be at Nil consideration;**
- 6. Agree that Council's approval shall be subject to the applicant providing legal access to the Waterfall, to the satisfaction of Council;**
- 7. Agree that Council's approval to undertake this process and any sale and purchase agreements relating to it shall be limited to a period of 2 years from the date of this resolution;**
- 8. Agree Council's costs in undertaking the process, be billed and paid monthly by the applicant; and**

9. **Delegate final terms and conditions along with approvals for the placing or removal of easements, minor alignment and area changes and signing authority to the Chief Executive of Council.**

6. **Setting of rates for 2018/19**

A report from Stewart Burns (General Manager Finance, Regulatory and Legal) presented financial details to set the rates for the Queenstown Lakes District Council for the 2018/19 financial year as per section 23 of the Local Government (Rating) Act 2002.

The report was presented by Mr Burns. He advised that this was a procedural item following confirmation of the final capital values to use to set the rates. He noted that the rates were substantially the same as the impact presented in the 10-Year Plan adopted in June.

On the motion of the Mayor and Councillor Forbes it was resolved that the Council set the rates for the Queenstown Lakes District Council for the 2018/19 financial year as per section 23 of the Local Government (Rating) Act 2002.

7. **Budget Carry Forwards for 2018/19**

A report from Jeremy Payze (Management Accountant) presented budgetary adjustments for Council approval in order to provide for capital and operational expenditure carry-forwards from 2017/18 to 2018/19.

The report was presented by Mr Burns and Mr Hansby. It was noted that although the carry forward figure was slightly up on last year much of the funding was already committed and work on the projects was underway. Mr Hansby observed that the programme was very large but would be caught up by year 2.

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

1. **Authorises adjustments to the budgets for the 2018/19 financial year in order to provide for capital expenditure carry forwards of \$22,494,699 and Transport Infrastructure Funding of \$755,000 from the 2017/18 Parking Surplus; and**
2. **Authorises adjustments to the budgets for the 2018/19 financial year in order to provide for operational expenditure carry forwards of \$691,500 (net).**

8. Go Jets Wanaka – New Reserve Licence

A report from Dan Cruickshank (Property Advisor, APL Property Ltd) detailed an application from Go Jets Wanaka Limited for a new reserve licence to use reserve land adjacent to State Highway 6 and the Clutha River as a loading and unloading point for commercial jetboats and their passengers. The report noted that public consultation on the application had attracted five submissions in opposition with a hearing held on 5 July 2018, but a key consideration at the hearing had been the scope of the application, which was limited to activities occurring on the reserve only. Following consideration of the submissions, the hearings panel had recommended that Council approve a five year licence with one five year right of renewal and subject to various other conditions.

The report was presented by Dr Cloete, Mr Cruickshank and Mr Burt.

Councillor Smith noted that the community's confusion was understandable but the actual scope of the licence was very narrow.

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

- 1. Note the contents of this report;**
- 2. Approve a licence to Go Jets Wanaka Ltd over recreation reserve at Albert Town, with legal description Lot 2 DP 375247, subject to the following terms and conditions:**

Commencement	1 October 2018
Term	5 years
Rent	\$500.00 plus GST per annum
Reviews	At renewal
Renewals	1 of a further 5 years by agreement of both parties
Assignment/ Sublease	With Council's approval
Use	Utilise the Albert Town reserve for loading and unloading of a boat and passengers for commercial jetboating trips. Frequency of trips to be periodically reviewed by Council.
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.

Council to retain the ability to suspend or terminate the activity within the reserve if required.

Other

Licensee must ensure they hold a valid resource consent for the commercial jetboating trips.

The licensee must obtain a Commercial Activity Permit in accordance with the Waterways and Ramp Fees Bylaws (if required) or successors to this policy.

Licensee must ensure that all customers/staff are aware there is no bathroom facility at the reserve, and that all rubbish is to be removed.

Vehicle parking upon the reserve may be conditional upon directives from QLDC to ensure that any vehicle presence does not affect the character and public use of the area.

3. Agree to the exercise of the Minister's consent (under delegation from the Minister of Conservation) to the granting of a new licence to Go Jets Wanaka Limited over Lot 2 DP 375247; and
4. Delegate final licence terms and conditions and signing authority to the General Manager, Community Services.

9. Licence to Occupy Bendemeer Bay Recreation Reserve, for the Gree Family Trust at 57 Arrowtown-Lake Hayes Road

A report from Blake Hoyer (Property Advisor, APL Property Ltd) detailed an application from the owners of 57 Arrowtown-Lake Hayes Road (the Gree Family Trust) for a Licence to Occupy over the adjacent Bendemeer Bay Recreation Reserve, to enable them to maintain adequate sightlines (for

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safety purposes) for their proposed vehicle crossing from Arrowtown-Lake Hayes Road. The report recommended that a new licence be approved because it would enable the applicants to establish an accessway to their property directly from the road rather than over recreation reserve, with no significant impact to the public.

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

- 1. Note the contents of this report;**
- 2. Grant a new licence, in accordance with Section 54(2) of the Reserves Act, to the owners of 57 Arrowtown-Lake Hayes Road, being Lot 1 DP 7630, subject to the following conditions:**

Commencement TBC

Term	Ongoing unless otherwise terminated
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Rent	\$1.00 if demanded
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Use	Maintain adequate sightlines
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Assignment/ Sublease	With Licensor's prior written approval
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Insurance	\$2 million public liability insurance cover
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Termination	1 year for core infrastructure purposes
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Special	The licence is granted to maintain the sightlines for Lot 1 DP 7630 only and does not permit the licensee to exclusively use the licence area.
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Prior to any grant of 224(c) to enable subdivision of Lot 1 DP 7630, the existing access through Section 87 BLK IX Shotover SD shall be decommissioned, landscaped in established grass, and the boundary fenced, all at the expense of the applicant, and to the written satisfaction of the Parks and Reserves Planning Manager.

The applicant consents to the Licence being encumbered

against the title of Lot 1 DP 7630 to ensure the recommended terms and conditions continue in perpetuity for all future owners of the property.

If Lot 1 DP 7630 is subdivided, the subdivision shall include a volunteered condition that a Maintenance Company be formed with all new lot owners to be party to that Company and be responsible for meeting the terms and conditions of the licence.

3. Agree to the exercise of the Minister's consent (under delegation from the Minister of Conservation) to the granting of a new licence to The Gree Family Trust over the reserve; and

4. Delegate signing authority to the General Manager for Community Services.

10. Chief Executive's Report

A report from the Chief Executive:

- Presented a summary of the items from recent Standing Committee and Wanaka Community Board meetings;
- Proposed a meeting schedule for 2019 until the triennial election on 12 October; and
- Sought a change to the membership of the hearings panel established at the Council meeting held on 26 July for the Freedom Camping Control Bylaw 2018/amended Arrowtown-Lake Hayes Reserve Management Plan. A recommendation from the Wanaka Community Board meeting held on 16 August 2018 was also presented for Council ratification.

Councillor Smith noted that as part of the development plan for the Eely Point Recreation Reserve the location of the Wanaka Coastguard had been resolved.

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

- 1. Note the contents of this report;**
- 2. Note the items considered during the past meeting round by the Planning and Strategy Committee, Infrastructure Committee, Wanaka Community Board, Community and Services Committee and Appeals Subcommittee;**

3. Adopt the schedule of ordinary Council, Standing Committee and Wanaka Community Board meetings for 2019 until the triennial general election to be held on 12 October 2019;
4. Recommendation from Wanaka Community Board
Easement for 450A Wanaka-Mt Aspiring Road
 - a. That subject to section 48(1) of the Reserves Act 1977, an easement to convey lake water over Section 12 BLK XIII Lower Wanaka SD and Section 18 BLK XIII Lower Wanaka SD (Recreation Reserve) in favour of A & P Todd on Lot 1 DP 395762, is endorsed subject to the following conditions:
 - i. Any necessary resource consent is first granted for the proposed earthworks.
 - ii. Approval is provided from LINZ for any authorisations necessary to convey and draw water over the bed of Lake Wanaka.
 - iii. Notify and liaise with the QLDC Infrastructure Department in advance of any onsite works, so that they can oversee and provide input relating to any existing in-ground infrastructure (as appropriate);
 - iv. All activities are to be undertaken in accordance with Worksafe New Zealand's standards for the work environment.
 - v. A \$2000 bond payable to QLDC prior to any excavation and the installation of pipes commencing;
 - vi. A comprehensive safety plan must be prepared and implemented, at the applicant's cost, to ensure a safe environment is maintained around the site during excavation and works associated with laying the pipeline, and make specific reference to signage along the Millennium Track;
 - vii. Certificate of adequate public liability cover to be received; and
 - viii. Reinstatement of the area to be completed immediately following installation and to the satisfaction of QLDC's Parks & Reserves Department.

- ix. Reinstatement of the track immediately following installation and associated works, to the satisfaction of the Upper Clutha Tracks Trust.
 - x. Council to retain the ability to vary any permitted water take through Recreation Reserve.
 - xi. Easement approval to be valid for a period of up to 5 years from the date of full Council approval.
- b. Agree that notification to grant the easement is not required, as the statutory test in Section 48(3) of the Reserves Act 1977 is met for the reasons set out in this report;
 - c. Agree that authority to approve final terms and conditions, and execution authority, is delegated to the General Manager Community Services; and
 - d. Agree that the exercise of the Minister's prior consent (under delegation from the Minister of Conservation) to the granting of the easement to A & P Todd, Lot 1 DP 395762 over Section 12 BLK XIII Lower Wanaka SD and Section 18 BLK XIII Lower Wanaka SD (Recreation Reserve) is supported.
5. Hearings panel membership change
Rescind the following resolution from the meeting held on 26 July 2018:

Appoint Councillors Forbes, Miller and Stevens to participate in a hearing panel to consider and hear submissions on the proposed Queenstown Lakes District Freedom Camping Control Bylaw 2018 and the amended Arrowtown-Lake Hayes Reserve Management Plan; and

Appoint Councillors Ferguson, Forbes and Stevens to participate in a hearing panel to consider and hear submissions on the proposed Queenstown Lakes District Freedom Camping Control Bylaw 2018/amended Arrowtown-Lake Hayes Reserve Management Plan.

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:

Item 1: Stakeholder Deed for the proposed Universal Developments (Hawea) Special Housing Area

Item 2: Draft Stakeholder Deed for the Bright Sky Limited Expression of Interest for a Special Housing Area

Item 11: Well Smart (Thompson Street) Sale of Lot 10

Item 12: CE Remuneration

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
<p>1. Stakeholder Deed for the proposed Universal Developments (Hawea) Special Housing Area (Attachment A)</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>

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 2.43 pm at which point it adjourned.

The meeting reconvened in public excluded at 2.49 pm.

The meeting came out of public excluded and concluded at 3.10pm.

CONFIRMED AS A TRUE AND CORRECT RECORD

M A Y O R

D A T E