



Planning & Strategy Committee

30 July 2020

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Minutes of a meeting of the Planning & Strategy Committee held in the Council Chambers, 10 Gorge Road, Queenstown on Thursday 30 July 2020 commencing at 10.00am

Present

Councillors Clark (Chair), Shaw and Smith

In Attendance

Mr Tony Avery (General Manager, Planning and Development), Mr Ian Bayliss (Planning Policy Manager), Ms Fiona Blight (Resource Consent Manager), Ms Katie Russell (Policy Planner), Ms Katrina Ellis (Team Leader - Resource Consents, Queenstown), Mr Richard Champion (Team Leader - Resource Consents, Wānaka), Ms Erin Stagg (Senior Resource Consents Planner, Wānaka), Mr Elias Matthee (Intermediate Policy Planner), Ms Heidi Baillie (Senior Legal Counsel), Ms Stacey Harris (Governance Advisor); one member of the media and one member of the public

Apologies

Apologies were received from Councillors MacDonald, Macleod and Miller.

On the motion of Councillors Smith and Clark the Planning & Strategy Committee resolved to accept the apologies.

Declarations of Conflicts of Interest

There were no declarations made.

Public Forum

Blair Devlin

Mr Devlin stated that he was speaking on behalf of the owners of Sunshine Bay Limited with regard to agenda item two. He expressed that Sunshine Bay Limited had been working on the proposal for approximately 18 months and that they fully supported the recommendation.

Matters Lying on the Table

There were no matters lying on the table.

Confirmation of Agenda

The agenda was confirmed without addition or alteration.

Confirmation of Minutes (Public)

On the motion of Councillors Shaw and Clark the Planning & Strategy Committee resolved that the public part of the minutes of the meeting held on 30 April 2020 be confirmed as a true and correct record.

1. Update on landowner communication for Indigenous Vegetation and Biodiversity Protection Rules in the Proposed District Plan

A report presented by Ms Katie Russell (Policy Planner) and Mr Ian Bayliss (Planning Policy Manager) sought approval to contact landowners whose properties have land identified as a Significant Natural Area or may have indigenous vegetation protected by rules in the district plan, to inform them of changes to their obligations as custodians of biodiversity in the district.

A PowerPoint was presented to the Committee as an example of the information proposed to be circulated to landowners.

The Committee discussed the details of the report, and the possible implications of each proposed option. The Committee agreed that Option 1 was the most effective approach, and that it was important to educate as many people as possible about biodiversity within the district. It was noted that the intention was to be encouraging and informative rather than focussing on regulation and enforcement of the new rules.

On the motion of Councillors Clark and Smith the Planning & Strategy Committee resolved to:

- 1. Note the contents of this report.**
- 2. Approve Council officers to contact owners of land containing Significant Natural Areas regarding the new obligations under the Proposed District Plan.**

2. Proposed rezoning of part of 296 Glenorchy – Queenstown Road Sunshine Bay to Medium Density Residential

A report presented by Mr Ian Bayliss (Planning Policy Manager) and Mr Elias Matthee (Intermediate Policy Planner) requested that the Planning & Strategy Committee agree in principle to the rezoning of part of Lot 1 DP 397058, which abuts the Sunshine Bay residential area, from Rural to an Urban Residential Zone – most likely Medium Density Residential, and approve the preparation of a variation to the Proposed District Plan for this purpose.

The Committee discussed the details of the report in depth. Concerns were raised regarding access to the proposed site and subsequent traffic congestion. It was confirmed that a traffic assessment had been completed for the development which indicated that the existing roads were large enough to cope with additional traffic. It was noted that a second connection to the state highway was unlikely due to the area's terrain.

The Committee requested an estimate of the expenses that Council would have to cover as a result of the proposed variation. It was confirmed that the expenses had not been estimated and would vary depending on the scope of the work, how it progressed, and whether there were any appeals received. It was noted that if the proposed variations were included as part of the stage four proposals for the Proposed District Plan, that any expenses and additional work involved in the variation would be reduced.

The Committee were apprehensive to support the recommendation and agreed that further information regarding access to the proposed site and estimated expenses needed to be provided at a subsequent meeting.

On the motion of Councillors Shaw and Smith the Planning & Strategy Committee resolved that the item be left lying on the table pending further information to be presented at a subsequent meeting.

3. Proposed variation to the Queenstown Bay Waterfront Sub-Zone

A report presented by Mr Ian Bayliss (Planning Policy Manager) requested the Planning & Strategy Committee to recommend a proposed variation to the mapping of the Queenstown Bay Waterfront Sub-Zone in the Proposed District Plan.

The Committee discussed the details of the report. It was noted that the waterline had been defined under the Land Transfer Act 2017 and accounted for fluctuating lake levels.

On the motion of Councillors Clark and Smith the Planning & Strategy Committee resolved to:

- 1. Note the contents of this report.**
- 2. Agree in principle, subject to further work, that the matters in Attachment A and Attachment B are suitable for recommending to Council as a variation to be notified as part of the Operative District Plan review.**

- 3. Authorise the Manager Planning Policy to prepare a section 32 evaluation report, to improve clarity and correct errors and to complete steps required to prepare and consult on a future variation to the Proposed District Plan.**
- 4. Note that consultation with Iwi authorities will occur prior to any decision on notifying this variation and advice received may prompt changes to be made to the proposals.**
- 5. Note that agreeing in principle to the above does not mean Council has formed a view on the specific detail of a variation on these matters, on resource consent applications relating to these matters, or other related decisions on the Proposed District Plan.**

Recommendation to Exclude the Public

On the motion of Councillors Shaw and Smith the Planning & Strategy Committee resolved that the public be excluded from the following parts of the proceedings of the meeting:

It is recommended that the public be excluded from the following parts 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(1)(a) of the Local Government Information and Meetings Act 1987 for the passing of this resolution is as follows:

Confirmation of Minutes:

General subject to be considered:	Reason for passing this resolution:	Grounds under Section 7:
Draft Planning & Strategy Committee Minutes 30 April 2020	<p><i>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></p> <ul style="list-style-type: none"> • maintain legal professional privilege • enable any local authority holding the information to carry out, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations) 	<p>s 7(2)(g) s 7(2)(i)</p>
Draft Planning & Strategy Committee Minutes 11 June 2020	<p><i>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></p> <ul style="list-style-type: none"> • maintain legal professional privilege • enable any local authority holding the information to carry out, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations) 	<p>s 7(2)(g) s 7(2)(i)</p>

Agenda Items:

General subject to be considered:	Reason for passing this resolution:	Grounds under Section 7:
<p>4: Request to mediate in relation to the appeal by P W and V M West against the granted Resource Consent RM181553</p>	<p><i>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></p> <ul style="list-style-type: none"> • maintain legal professional privilege • enable any local authority holding the information to carry out, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations) 	<p>s 7(2)(g) s 7(2)(i)</p>
<p>5: Request to mediate in relation to the appeal by C J Swann, E H Aubrey, J L Aubrey and W S Aubrey against the decline of Resource Consent RM181958</p>	<p><i>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></p> <ul style="list-style-type: none"> • maintain legal professional privilege • enable any local authority holding the information to carry out, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations) 	<p>s 7(2)(g) s 7(2)(i)</p>

<p>6: Request to mediate in relation to the appeal by Shundi Queenstown Ltd against the decline of Resource Consent RM190113</p>	<p><i>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></p> <ul style="list-style-type: none"> • maintain legal professional privilege • enable any local authority holding the information to carry out, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations) 	<p>s 7(2)(g)</p> <p>s 7(2)(i)</p>
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This recommendation 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 10.49am.

The meeting came out of public excluded and concluded at 11.37am.

Confirmed as a true and correct record:

Chairperson

Date