



Community & Services Committee

20 May 2021

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Minutes of a meeting of the Community & Services Committee held in the Council Chambers, 10 Gorge Road, Queenstown on Thursday 20 May 2021 commencing at 10.00am

Present

Councillors Ferguson (Chair), Copland, Gladding, Lewers, Miller and Shaw

In Attendance

Dr Thunes Cloete (General Manager Community Services), Ms Briana Pringle (Parks & Open Spaces Planning Manager), Ms Jeannie Galavazi (Senior Parks & Reserves Planner), Mr Aaron Burt (Senior Parks & Reserves Planner), Mr Kenneth Bailey (Parks Manager), Mr Brendan Peet (Associate Counsel), Ms Stacey Harris (Governance Advisor); and two members of the public

Dr Cloete introduced Mr Kenneth Bailey, the new Parks Manager, to the Committee.

Apologies

There were no apologies received.

Declarations of Conflicts of Interest

No declarations were made.

Public Forum

David Lynott – Hydro Attack Limited (HAL)

Mr Lynott spoke to item one on the agenda "Request from Hydro Attack Limited to review the Queenstown Bay Foreshore Reserve Management Plan 2016." He provided background on the wharf proposal, stating that the company were unable to obtain a long-term lease to continue their current operations, and were wanting to secure the future of their business. My Lynott noted that the proposed position of the wharf was the only area available in the Queenstown Bay to operate. He noted that their resource consent had been put on hold as a result of COVID-19. It was his belief that the development would improve the reserve and offer valuable public amenity. My Lynott requested that the Committee recommend option three or five within the report.

The Committee queried whether HAL had considered establishing a wharf outside of Queenstown Bay. It was clarified that the resource consent held by HAL only allowed them to operate within the Queenstown Bay area.

Lee Exell – Hydro Attack Limited

Mr Exell spoke to item one on the agenda “Request from Hydro Attack Limited to review the Queenstown Bay Foreshore Reserve Management Plan 2016.” He supported the statements made by Mr Lynott and reiterated that HAL were a small business trying to adapt and survive. Mr Exell passed two maps around to the Committee, which showed two different options for development of the proposed wharf. He noted that HAL’s preferred development option was shown on the second map. Mr Exell outlined his perceived benefits of the development and requested that the Committee recommend option three or five within the report.

The Committee queried whether public access would be removed from one side of the wharf as displayed on the maps. It was confirmed that public access would only be available on the right-hand side of the proposed wharf. A concern was raised regarding possible health and safety risks associated with mixed commercial and public use of the wharf. It was clarified that a pier would be established on the reserve which would be intended solely for public use, and that the commercial activity area would be separate.

Matters Lying on the Table

There were no matters lying on the table.

Confirmation of Agenda

On the motion of Councillors Lewers and Miller the Community & Services Committee resolved that the agenda be confirmed without addition or alteration.

Confirmation of Minutes

On the motion of Councillors Gladding and Lewers the Community & Services Committee resolved that the minutes of the meeting held on 8 April 2021 be confirmed as a true and correct record.

1. Request from Hydro Attack Limited to review the Queenstown Bay Foreshore Reserve Management Plan 2016.

A report presented by Ms Jeannie Galavazi (Senior Parks & Reserves Planner) and Ms Briana Pringle (Parks & Open Spaces Planning Manager) and Mr Brendan Peet (Associate Counsel) sought consideration by the Community & Services Committee on the request from Hydro Attack Limited (HAL) to review the Queenstown Bay Foreshore Reserve Management Plan 2016 (RMP), to establish a private commercial jetty and wharf across St Omer Park.

Clarification was provided to the Committee regarding the recommendations presented in the report, and the delegations outlined in paragraph 21. It was noted that the financial figure in paragraph 72 should have read \$20,000 instead of \$25,000.

The report was taken as read.

The Committee discussed the details of the report in depth.

A concern was raised that if approval was granted to HAL to build the wharf, that it would set a precedent for other private entities to request the same. It was confirmed that the report was seeking approval for the review of the RMP not the wharf itself, and that it would provide a precedent for other private entities to seek similar approvals.

Further clarification was provided on various aspects of the subject matter, including the ownership of the proposed wharf, lease arrangements, timing of preferred options three and five presented in the report, the definition of commercial activity and restrictions under the operative RMP.

The Committee noted that the decision to review the RMP would still require final approval from Full Council.

It was moved (Councillors Lewers/Gladding) that the Community & Services Committee:

- 1. Note the contents of the report; and**
- 2. Recommend to Council a partial review of the Queenstown Bay Foreshore Reserve Management Plan 2016 (RMP) and amend zone 1 policies and map to include a new commercial activity area. The amended RMP will be prepared and publicly notified using the special consultative procedure under the LGA 2002 with a one-month notification period and a hearing, if submissions are received; and**
- 3. Subject to the partial review being approved for public consultation the hearing panel recommendations be brought to the Full Council on or before the end of the calendar year 2021; and**
- 4. Recommend to Council three Councillors (to be named) to a hearings panel to hear and consider submissions received.**

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The meeting adjourned at 10.39am to allow the Committee members to review the proposed motion before it was put to the vote.

The meeting reconvened at 10.42am.

The motion was put to the vote and carried.

The meeting concluded at 10.43am.

Confirmed as a true and correct record:

Chairperson

Date