

**Minutes of an ordinary meeting of the Queenstown Lakes District Council held via Zoom on Thursday 2 June 2022 commencing at 1.00pm**

**Present:**

Mayor Boult; Councillors Clark, Copland, Ferguson, Lewers, Miller, and Smith

**In attendance:**

Mr Mike Theelen (Chief Executive Officer), Mr Stewart Burns (General Manager, Finance, Legal and Regulatory), Mr Peter Hansby (General Manager, Property and Infrastructure), Dr Thunes Cloete (General Manager, Community Services), Ms Meaghan Miller (General Manager, Corporate Services), Mr Tony Pickard (Transport Strategy Manager) Mr Brandon Ducharme (Three Waters Strategic Manager), Mr Simon Battrick (Sport & Recreation Manager), Mrs Jeannie Galavazi (Senior Parks & Reserves Planner), Mr Geoff Mayman (Commercial & Procurement Manager), Ms Sarah Picard (Senior Planner), Ms Tara Hurley (Policy Planner), Ms Laura Gledhill (Contracts Manager) and Ms Jane Robertson (Senior Governance Advisor)

**Apologies/Leave of Absence Applications**

Apologies were received from Councillor Gladding, Councillor MacLeod, Councillor Shaw and Councillor Whitehead.

**On the motion of the Mayor and Councillor Clark the Queenstown Lakes District Council resolved that the apologies be accepted.**

**Declarations of Conflict of Interest**

No declarations were made.

**Special Announcements**

No special announcements were made.

**Public Forum**

The public forum speaker appeared via Zoom.

**1. Pierre Marasti (Extinction Rebellion)**

Mr Marasti talked about the climate induced food crisis, noting that the impacts were being felt in both poor and rich countries. The war in Ukraine and COVID-19 pandemic had only served to accelerate this food crisis alongside many droughts and other extreme weather events across the world. QLDC could not impact the war in Ukraine but could play a part in reducing emissions. QLDC could impact the accelerated increase in methane concentration in the atmosphere by banning the installation of new gas appliances in

buildings through its consenting process. This had been achieved in New York which had banned gas and oil use in buildings in 2021.

### **Confirmation of Agenda**

**On the motion of Councillor Ferguson and Councillor Lewers  
the Queenstown Lakes District Council resolved that the  
agenda be confirmed without addition or alteration.**

### **Confirmation of minutes**

#### **28 April 2022 (Ordinary meeting)**

**On the motion of the Mayor and Councillor Ferguson the  
Queenstown Lakes District Council resolved that the minutes  
of the public part of the ordinary meeting of the Queenstown  
Lakes District Council held on 28 April 2022 be confirmed as a  
true and correct record.**

#### **1. Hansen Road Intersection Legalisation**

A report from Tony Pickard (Transport Strategy Manager) assessed a land exchange and road stopping request from Waka Kotahi/New Zealand Transport Agency at Hansen Road, Frankton. The report noted that this was part of an ongoing programme of work of upgrades along the State Highway 6 corridor and recommended that the Council approve initiating the land exchange and road stopping procedures.

Mr Pickard and Mr Hansby presented this report and item 2.

The Mayor asked why a four way intersection was not proposed. Mr Pickard described the greater level of efficiency created by the opposed offset signalised T-intersection arrangement. A question was also raised about whether the road outside the Grant property would be widened. The Chief Executive noted that much of the proposed widening was for public transport and for traffic to enter the BP intersection, but pointed out that it was not a Council project but an initiative led by Waka Kotahi. The Mayor asked staff to raise both questions with Waka Kotahi.

**It was moved (The Mayor/Councillor Lewers):**

**That the Queenstown Lakes District Council:**

- 1. Note the contents of this report;**
- 2. Approve initiation of the procedures of sections 114, 116, 117 & 120 of the Public Works Act 1981 to undertake the proposed land exchange and road stopping as shown on the Ka Huanui a Tahuna plan KHT-NZU-DES-PL-DG-PL1100B-E, summarised as:**

- a. Green area FF5: 1450m<sup>2</sup> (subject to survey) being part of Hansen Road, to be stopped and vested in RT 1027396 (or successors).
  - b. Green area FF6: 580m<sup>2</sup> (subject to survey) being part of Hansen Road, to be stopped and vested in RT OT18B/992 (or successors).
  - c. Blue area FF7: 960m<sup>2</sup> (subject to survey) of Country Lane Queenstown Ltd (or successors) to be purchased by the Crown and vested in Council.
  - d. Blue area FF8: 580m<sup>2</sup> (subject to survey) of Staff Accommodation at Hansen Road Ltd (or successors) to be purchased by the Crown and vested in Council.
3. Approve that any compensation payable to Council from an inequity of exchange as a result of the land exchange and road stopping, will be assessed by Council's valuer, and negotiated with the Crown in accordance with the provisions within Public Works Act 1981; and
  4. Agree that all costs to undertake the process will be paid for by the applicant; and
  5. Agree that Council's approval to undertake the road realignment process, along with any sale and purchase agreements relating to it shall be limited to a period of 5 years from the date of this resolution; and
  6. Delegate final terms and conditions, along with any associated agreements, compensation and consent notices to facilitate the legalisation and to provide any approvals for the placing or removal of easements, minor alignment, area changes and signing authority, to the Chief Executive of Council.

The motion was put and carried unanimously:

For: Mayor Boult; Councillor Clark, Councillor Copland, Councillor Ferguson, Councillor Lewers, Councillor Miller, Councillor Smith

Against: Nil

Abstain: Nil

2      **Consultation on proposal to reclassify portions of four recreation reserves to local purpose reserves for the Arterials project**

A report from Tony Pickard (Transport Strategy Manager) advised that part of the Arterial road ran through two recreation reserves vested in the Council and portions

of these reserves were required to allow the route to be constructed. Accordingly, it was proposed that the Council reclassify these two recreation reserves to local purpose reserves and recommended that the Council notify the proposal and consult with the Commissioner about the proposal.

**It was moved (Councillor Clark/Councillor Copland):**

**That the Queenstown Lakes District Council resolve that:**

- 1. Note the contents of this report;**
- 2. Agree to consult the “Commissioner” (as defined under the Reserves Act 1977) about the proposal to reclassify portions of the following two recreation reserves to local purpose reserves (the proposed local purposes are specified below):**
  - a. Esplanade Reserve: “recreation, and roading and related purposes”; and**
  - b. Ben Lomond (One Mile Roundabout) Reserve: “roading and related purposes”;**
- 3. Authorise the General Manager Property & Infrastructure to consult with the Commissioner;**
- 4. Agree to publicly notify the proposal to reclassify portions of the following two recreation reserves to local purpose reserves (the proposed local purposes are specified below):**
  - a. Esplanade Reserve: “recreation, and roading and related purposes”; and**
  - b. Ben Lomond (One Mile Roundabout) Reserve: “roading and related purposes”; and**
- 5. Authorise officers to publicly notify the proposal.**

The motion was put and carried unanimously:

For: Mayor Boult; Councillor Clark, Councillor Copland, Councillor Ferguson, Councillor Lewers, Councillor Miller, Councillor Smith

Against: Nil

Abstain: Nil

### **3 Consultation Proposal to consider Cardrona Valley Water Supply Investment**

A report from Brandon Ducharme (Three Waters Strategic Manager) presented a Statement of Proposal for Council to adopt for the purpose of seeking public submissions on the proposal to increase the 2021-2031 Ten Year Plan budget and associated debt recovery in the 2021 Development Contributions Policy for investment in a Cardrona Valley community drinking water supply scheme.

Mr Burns and Mr Ducharme presented the report.

**It was moved (Councillor Lewers/Councillor Clark):**

**That the Queenstown Lakes District Council:**

- 1. Note the contents of this report;**
- 2. Adopt the Statement of Proposal Entitled *Cardrona Valley Water Supply Investment* dated 2 June 2022;**
- 3. Authorise officers to publicly notify the Statement of Proposal for public submissions;**
- 4. Appoint a hearings panel consisting of Councillor Clark, Councillor Lewers and Councillor Smith to hear submissions and make a recommendation on the status of the Cardrona Valley Water Supply Investment; and**
- 5. Direct officers to report back to the Council together with the recommendation of the hearings panel.**

The motion was put and carried unanimously:

For: Mayor Boult; Councillor Clark, Councillor Copland, Councillor Ferguson, Councillor Lewers, Councillor Miller, Councillor Smith

Against: Nil

Abstain: Nil

**4 Queenstown Events Centre - Consultation proposal on request by Waka Kotahi/NZTA to dispose of part of the site to support State Highway 6 upgrades**

A report from Simon Battrick (Sport & Recreation Manager) presented a Statement of Proposal for adoption to seek public submissions on the potential disposal of parts of the Queenstown Events Centre and adjoining Frankton Golf Course to Waka Kotahi/New Zealand Transport Agency to support State Highway 6 upgrades under the NZUP programme.

Mr Battrick presented the report. He noted that efforts had been made to minimise the impact on the Frankton Golf Centre and to continue to offer the same type of service, although it would have to reduce to being an eight hole golf course.

Councillor Ferguson expressed some concern about the proposal but noted that he was a trustee for junior golf and therefore had a conflict of interest and could not be part of a panel to hear submissions.

There was further discussion about the various land holdings in the area and the need for ongoing discussions with all the parties, noting that this could also impact the long-term future operation of the golf centre. For that reason, the option involving the least amount of capital expenditure was favoured, whilst still offering a facility of value.

However, it was also recognised that the nature of golf was changing with a trend for shorter courses emerging.

**It was moved (Councillor Ferguson/Councillor Clark):**

**That the Queenstown Lakes District Council:**

- 1. Note the contents of this report; and**
- 2. Adopt the Statement of Proposal entitled ‘Queenstown Events Centre - Consultation proposal on request by Waka Kotahi/NZTA to dispose of part of the site to support State Highway 6 upgrades’; and**
- 3. Authorise officers to publicly notify the Statement of Proposal for public submissions; and**
- 4. Appoint a hearings panel consisting of Councillor Copland, Councillor Lewers and one of either Councillor MacLeod or Councillor Shaw to hear submissions and make a recommendation on the Statement of Proposal; and**
- 5. Direct officers to report back the recommendation of the hearings panel.**

The motion was put and carried unanimously:

For: Mayor Boulton; Councillor Clark, Councillor Copland, Councillor Ferguson, Councillor Lewers, Councillor Miller, Councillor Smith

Against: Nil

Abstain: Nil

## **5 Application by Bridesdale Farm Developments Limited for a Right of Way Easement over Widgeon Park recreation reserve land**

A report from Jeannie Galavazi (Senior Parks & Reserves Planner) advised of an application by Bridesdale Farm Developments Limited for a Right of Way Easement to provide formal legal vehicle access to the Bridesdale Garden Allotments and the adjoining rural zoned land DP505513 Lots 404 and 405. The report noted that the application had been subject to a hearing, the only submitter being the applicant. The hearing panel had recommended that the easement be granted, subject to conditions.

Mrs Galavazi presented the report.

**It was moved (The Mayor/Councillor Lewers):**

**That the Queenstown Lakes District Council:**

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

2. Note the Hearing Panel recommendation to approve the Right of Way easement subject to the amended conditions set out in recommendation 4 below.
3. Approve a Right of Way Easement to the landowner of DP 505513 Lot 404 and 405.
4. Direct that the approval of any easements over Council Reserve Land is subject to the following terms and conditions:
  - a. Use to be restricted to light vehicle and pedestrian access for the current farming use and to enable access to the garden allotments.
  - b. Final alignment of the easement to be agreed with Council.
  - c. QLDC Parks and Reserves and Infrastructure departments to be consulted prior to any works commencing.
  - d. Final conditions of the easement to be agreed between Council and Bridesdale Farm Developments Limited that must include:
    - i. A mechanism to ensure ongoing legal access for the garden allotment owners;
    - ii. Safe and unimpeded public access to the remainder of the reserve;
    - iii. In the event that Council develops an alternative access to its reserve land through Widgeon Place, and access is to be provided to the land in record of title DP505513 Lot 404, creation of the access will be at the landowner of DP505513 Lot 404's cost.
    - iv. Subject to item d(v), the Council and the owner of record of title DP505513 Lot 404 are equally responsible for all ongoing maintenance costs associated with the easement to maintain it in good order as at the date of grant. .
    - v. The owner of record of title DP505513 Lot 404 is responsible for all maintenance and/or repairs associated with the easement that are attributable to any improvements associated

**with and/or to the easement carried out by the landowner.**

- e. Ability to register the easement limited to a period of 3 years from the date of full Council approval.
  - f. Bridesdale Farm Developments Limited will meet all of Council's reasonable costs associated with the easement.
5. Agree to exercise the Minister's consent (under delegation from the Minister of Conservation) to the granting of the identified easements over Council Reserve Land; and
  6. Delegate approval of final wording of the easement conditions and signing authority to the General Manager Community Services.

The motion was put and carried unanimously:

For: Mayor Boult; Councillor Clark, Councillor Copland, Councillor Ferguson, Councillor Lewers, Councillor Miller, Councillor Smith  
Against: Nil  
Abstain: Nil

## **6 New Procurement Guide**

A covering report from Geoff Mayman (Commercial & Procurement Manager) presented a new Procurement Guide for the Council to adopt. The report also appended a Procurement Policy, Revision 1.

Mr Mayman presented the report.

Members commended the efforts of both staff and Councillors for their efforts to review the Guide. They also acknowledged the efforts internally to ensure work practices were in accordance with the policy and guide.

**It was moved (Councillor Copland/Councillor Clark):**

**That the Queenstown Lakes District Council:**

1. Note the contents of this report;
2. Adopt the Procurement Guide with effect from 1 July 2022;
3. Approve the date for the completion of the review of the Procurement Guide as 30 June 2023;

4. Approve the name change from Procurement Guidelines to Procurement Guide, and the associated reference changes within the Procurement Policy;
5. Approve the Procurement Policy Revision 1 (Attachment B) which includes the amended section 9 (Financial Thresholds for Procurement Planning & Procurement Method), minor changes to the sections 5.1.1 and 5.2.5, and the replacement of Guide for Guidelines, with effect from 1 July 2022; and
6. Approve the use of an Improvement Register to capture minor content changes to reflect continuous improvement for both the Procurement Policy and Procurement Guide.

The motion was put and carried unanimously:

For: Mayor Boult; Councillor Clark, Councillor Copland, Councillor Ferguson, Councillor Lewers, Councillor Miller, Councillor Smith

Against: Nil

Abstain: Nil

## 7 Proposed Landscape Schedules Notification

A report from Sarah Picard (Senior Planner) presented the Landscape Schedules proposed as a variation to the Proposed District Plan (PDP). The proposal would introduce Schedules 21.222 and 21.23 to Chapter 21 Rural Zone of the PDP. Council approval was sought to notify the proposal to allow for public input.

Ms Picard and Mr Avery presented the report. She detailed the reasons for developing the schedules and the methodology used.

Councillor Smith noted that the proposal had been presented to the Planning and Strategy Committee which had reviewed the process and the schedules. He remained concerned about landscape capacity as this had significant implications for the district. He was keen to be involved as a Commissioner.

**It was moved (Councillor Clark/Councillor Ferguson):**

**That the Queenstown Lakes District Council:**

1. Note the contents of this report;
2. Approve for notification pursuant to section 79(1) and clause 5 of the First Schedule of the Resource Management Act 1991 the following proposed variation to the PDP, having regard to the s32 report:
  - a. Proposed Schedule 21.22

- b. Proposed Schedule 21.23
- 3. Authorise the Manager of Planning Policy to make minor edits and changes to the proposal and section 32 report to improve clarity and correct errors prior to notification.
- 4. Note that consultation with Iwi authorities will occur prior to notifying this variation and advice received may prompt changes to be made to the proposals

The motion was put and carried unanimously:

For: Mayor Boult; Councillor Clark, Councillor Copland, Councillor Ferguson, Councillor Lewers, Councillor Miller, Councillor Smith

Against: Nil

Abstain: Nil

**8 Variation to Proposed District Plan chapters in relation to Chapter 44 – Coneburn Industrial Zone and associated changes to relevant district-wide chapters**

A report from Tara Hurley (Policy Planner) requested that the Council approve the notification of a variation to Chapter 44 - Coneburn Industrial Zone and an associated variation to Chapter 27 – Subdivision.

Ms Hurley and Mr Avery presented this report and that following.

**It was moved (The Mayor/Councillor Lewers):**

**That the Queenstown Lakes District Council:**

- 1. Note the contents of this report;
- 2. Having particular regard to the section 32 evaluation report, approve pursuant to clauses 5 and 16A of the First Schedule of the Resource Management Act 1991 to notify the following variation and consequential variations to the Queenstown Lakes Proposed District Plan:
  - a. Chapter 25 Earthworks
  - b. Chapter 27 Subdivision
  - c. Chapter 29 Transport
  - d. Chapter 31 Signs; and
  - e. Chapter 36 Noise
  - f. Chapter 44 Coneburn Industrial Zone
- 3. Authorise the Manager Planning Policy to make minor edits and changes to the provisions to be varied and section 32

**report to improve clarity and correct errors and to notify the variation in accordance with clause 5 of the First Schedule of the Resource Management Act 1991.**

The motion was put and carried unanimously:

For: Mayor Boult; Councillor Clark, Councillor Copland, Councillor Ferguson, Councillor Lewers, Councillor Miller, Councillor Smith  
Against: Nil  
Abstain: Nil

**9 Ratification of the recommendations on submissions on the Accessible Parking Amendments to the Operative and Proposed District Plan**

A report from Tara Hurley (Policy Planner) provided the report and recommendations of an independent commissioner on submissions on the Accessible Parking Amendments to the Proposed District Plan (PDP) and Operative District Plan (ODP) and sought ratification as a Council decision. Authority was also sought to notify a decision on PDP Chapter 29 and ODP Section 14 in accordance with Clause 10 and 11 of the First Schedule of the Resource Management Act 1991.

Councillor Smith expressed his thanks to staff for bringing this item forward as it served to ensure that accessible parking provisions remained in the District Plan.

**It was moved (Councillor Lewers/Councillor Smith):**

**That the Queenstown Lakes District Council:**

- 1. Note the contents of this report;**
- 2. Adopt the independent commissioner's report and recommendation on the submissions on the variation to Chapter 29 Transport of the Proposed District Plan and the Plan Change to Section 14 Transport of the Operative District Plan as a Council decision;**
- 3. Direct staff to alter the Proposed District Plan provisions to reflect the recommended change and to correct minor errors and make changes of minor effect in accordance with Clause 16(2) of the First Schedule of the Resource Management Act 1991;**
- 4. Note that adopting the reports and recommendation as the Council decision means that the Council also adopts the Hearings Panel reasons for those decisions as set out in the report;**
- 5. Note that adopting the reports and recommendations, as a Council decision does not mean Council has formed a view on possible future variations or other possible future**

**variations mentioned in the report and recommendation;  
and**

- 6. Direct staff to notify the decision in accordance with the First Schedule of the Resource Management Act 1991.**

The motion was put and carried unanimously:

For: Mayor Boult; Councillor Clark, Councillor Copland, Councillor Ferguson, Councillor Lewers, Councillor Miller, Councillor Smith  
Against: Nil  
Abstain: Nil

## **10 Proposed Waste Fees and Charges**

A report from Laura Gledhill (Contracts Manager) presented a proposal to increase waste fees and charges for the 2022/23 year. The report noted that increased charges were necessary to meet higher costs imposed by four key contributing factors and to ensure appropriate cost recovery was achieved for waste.

Ms Gledhill presented the report.

**It was moved (Councillor Copland/Councillor Clark):**

**That the Queenstown Lakes District Council:**

- 1. Note the contents of this report;**
- 2. Accept the proposed increases to the waste fees and charges for the 2022/23 year, commencing 1 July 2022 as per Attachment B *Proposed waste fees and charges for 2022/23*.**
- 3. Delegate to the Chief Executive the authority to make a six monthly adjustment to the waste fees and charges in relation to the fluctuating markets of the Emissions Trading Scheme should it be required in 2022/23.**

The motion was put and carried unanimously:

For: Mayor Boult; Councillor Clark, Councillor Copland, Councillor Ferguson, Councillor Lewers, Councillor Miller, Councillor Smith  
Against: Nil  
Abstain: Nil

## **11 Chief Executive's Report**

A report from the Chief Executive:

- a. Proposed the appointment of Amanda Robinson as the Whakatipu community representative on the Climate Reference Group;

- b. Sought delegation to the Mayor to vote on behalf of the Council at the Local Government Annual General Meeting (and the Chief Executive to act as proxy) and direct him to vote in accordance with the Council's position on any remits;
- c. Sought Council agreement to run the Central Otago Health Inc triennial election in the Wānaka Ward alongside the Council's own election; and
- d. Presented a recommendation from the 19 May 2022 Community & Services meeting for 20 reserves located in Arrowtown, Hanley Downs, Jacks Point and Kawarau Heights.

**It was moved (The Mayor/Councillor Copland):**

**That the Queenstown Lakes District Council:**

1. Note the contents of this report;
2. Agree to appoint Amanda Robinson as the Whakatipu community representative on the Climate Reference Group.
3. Agree that the Mayor is delegated authority to vote on behalf of the Council at the Local Government New Zealand AGM, directing him to vote in accordance with the Council's position on any remits, with the Chief Executive authorised to act as proxy in the event that the Mayor is unable to attend;
4. Agree to conduct the election held in the Wānaka Ward on behalf of Central Otago Health Incorporated;

**Recommendation from Community & Services Committee**

1. That the vesting of the following reserves, be approved:

**FCL Willow Pond Limited – RM191391**

- a) Lot 803, Local Purpose (Access and Services) Reserve – 65m<sup>2</sup>
- b) Lot 804, Local Purpose (Access and Services) Reserve – 70m<sup>2</sup>

**Henley Downs Farm Holdings Limited, Hanley Downs – RM200615**

- c) Lot 302, Recreation Reserve – 6,145m<sup>2</sup>
- d) Lot 303, Local Purpose (Access and Services) Reserve – 513m<sup>2</sup>
- e) Lot 304, Local Purpose (Access and Services) Reserve – 518m<sup>2</sup>

- f) Lot 305, Local Purpose (Access and Services) Reserve – 520m<sup>2</sup>
- g) Lot 306, Local Purpose (Access and Services) Reserve – 513m<sup>2</sup>
- h) Lot 307, Local Purpose (Access and Services) Reserve – 510m<sup>2</sup>

Queenstown Lakes Community Housing Trust (QLCHT), Arrowtown – RM210219

- i) Lot 202, Recreation Reserve – 3,000m<sup>2</sup>
- j) Lot 203, Local Purpose (Access and Services) Reserve – 686m<sup>2</sup>
- k) Lot 204, Local Purpose (Access and Services) Reserve – 409m<sup>2</sup>
- l) Lot 205, Local Purpose (Access and Services) Reserve – 303m<sup>2</sup>

Queenstown Commercial Limited, Kawarau Heights – RM210243 (as varied by RM211116)

- m) Lot 210, Local Purpose (Access) Reserve – 299m<sup>2</sup>
- n) Lot 211, Local Purpose (Access) Reserve – 322m<sup>2</sup>
- o) Lot 212, Local Purpose (Access) Reserve – 132m<sup>2</sup>

RCL Henley Downs Limited, Hanley Downs – RM210531

- p) Lot 80: Local Purpose (Access) Reserve. Area 518m<sup>2</sup>
- q) Lot 81: Local Purpose (Access and Services) Reserve. Area 220m<sup>2</sup>

RCL Henley Downs Limited, Hanley Downs – RM210606

- r) Lot 85: Local Purpose (Access) Reserve. Area 153m<sup>2</sup>

RCL Henley Downs Limited, Jacks Point – RM211262

- s) Lot 2: Recreation Reserve. Area 1,363m<sup>2</sup>
- t) Lot 3: Recreation Reserve. Area 660m<sup>2</sup>

subject to the following works being undertaken at the applicant's expense:

- i) Consent being granted (as necessary and subject to any subsequent variations) for any subdivision required to formally create the reserves, and to also level out topography (if advised necessary by the Parks & Open Spaces Planning Manager);
- ii) All wastewater infrastructure on the reserves shall be in ground, and have no impact whatsoever on the recreation function and values of the flat grassed land above. That flat land shall be able to accommodate recreational and connection uses year round, and the ground standards shall be the same as for any Recreation Reserve not otherwise containing stormwater infrastructure.
- iii) Presentation of the reserve in accordance with Council's standards for reserves;
- iv) The submission of a Landscape Plan to Council by the developer for certification as appropriate, including subsequent implementation of landscape and planting for the reserves. The certification of such a plan shall be by the Parks and Open Spaces Planning Manager.
- v) The formation of sealed pathways on the reserves to a minimum 2 metre wide width, and to also meet the Grade 2 standard of the QLDC Cycle Trail and Track Design Standards & Specifications (2016);
- vi) A potable water supply point to be provided at the boundary of the reserve lots;
- vii) The registration of a fencing covenant under s6 of the Fencing Act 1978 on the reserves to vest in QLDC to protect the Council from liability to contribute towards any work on a fence between any public reserve vested in or administered by the Council and any adjoining land;
- viii) The registration of a Consent Notice (or alternative encumbrance) on any land within the development adjoining the reserves, to ensure any fences on land adjoining, or boundaries along any reserve, shall be

no greater than 1.2m in height, and be 50% visually permeable;

- ix) A three (3) year maintenance period by the current landowner commencing from vesting of the reserves;
  - x) A maintenance agreement being prepared and signed by the Parks and Open Spaces Planning Manager specifying how the reserves will be maintained during the maintenance period; and
  - xi) Vesting of reserves to be undertaken in accordance with the QLDC Vesting of Roads and Reserves Policy.
2. Agree that any reserve improvement contributions are offset against those payable in accordance with the Development Contributions Policy current at the time of contributions payment, subject to:
- a. Detailed design plans for the reserves to be submitted and the approval of these to be delegated to the Parks & Open Spaces Planning Manager.
  - b. Final approval of any reserve improvement costs to be delegated to the Parks & Open Spaces Planning Manager, and is subject to the applicant demonstrating the actual costs of the improvements.
  - c. If the cost of work to construct the approved plans exceeds the contributions available to be credited, the additional cost shall be at the applicant's expense.

The motion was put and carried unanimously:

For: Mayor Boult; Councillor Clark, Councillor Copland, Councillor Ferguson, Councillor Lewers, Councillor Miller, Councillor Smith

Against: Nil

Abstain: Nil

#### RESOLUTION TO EXCLUDE THE PUBLIC

**On the motion of the Mayor and Councillor Ferguson it was resolved that the public be excluded from the following parts of the meeting:**

The general subject of each matter to be considered whilst the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under

**section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:**

**Confirmation of minutes (Ordinary Council meeting held on 28 April 2022)**

**Item 7              Agreement to Lease: 35 Plantation Road, Wānaka**

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
7. Agreement to Lease: 35 Plantation Road, Wānaka	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: h) enable any local authority to carry out, without prejudice or disadvantage, commercial activities; i) enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations);	Section 7(2)(h)  Section 7(2)(i)

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 2.01pm.*

*The meeting came out of public excluded and concluded at 2.02pm.*

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**M A Y O R**

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**D A T E**