

Minutes of an ordinary meeting of the Queenstown Lakes District Council held in the Council Chambers, 10 Gorge Road, Queenstown on Thursday 27 April 2023 commencing at 1.00pm

Present:

Mayor Glyn Lewers; Councillors Bartlett, Bruce, Cocks, Ferguson, Gladding, Guy, Smith, Tucker, Whitehead and Wong

In attendance:

Mr Mike Theelen (Chief Executive Officer), Mr Stewart Burns (General Manager Assurance, Finance and Risk), Mr Tony Avery (General Manager, Property and Infrastructure), Ms Michelle Morss (General Manager, Strategy and Policy), Mr David Wallace (Acting General Manager, Planning and Development), Ms Anita Vanstone (Strategic Growth Manager), Ms Alyson Hutton (Manager, Planning Policy), Ms Briana Pringle (Parks and Open Spaces Planning Manager), Mr Geoff Mayman (Commercial and Procurement Manager), Mr Simon Mason (Infrastructure Operations Manager), Mr Ben Greenwood (Roading Operations and Contracts Manager), Mr Aaron Burt (Senior Planner), Ms Jesse Taylor (Investment Advisory Manager), Mr Trent Beckman-Cross (Senior Project Manager), Ms Rebecca McLeod (Environmental Advisor) and Ms Jane Robertson (Senior Governance Advisor); no members of the media and approximately three members of the public

Apologies/Leave of Absence Applications

There were no apologies.

The following requests for Leave of Absence were made:

- Councillor Bruce: 28 April – 11 May 2023
- Councillor Wong: 8-14 May 2023
- Councillor Guy: 11 August – 8 September 2023

On the motion of the Mayor and Councillor Gladding the Queenstown Lakes District Council resolved that the requests for leave of absence be approved.

Motion carried.

Declarations of Conflict of Interest

No declarations were made.

Matters Lying on the Table

There were no matters lying on the table.

Special Announcements

The Mayor acknowledged the contribution of Jane Taylor who had retired from the position of independent Chair of the Queenstown Airport Liaison Committee on 31 March 2023. Ms Taylor had been the founding Chair of this group since June 2013, and on behalf of the Council, the Mayor thanked her for her service in this role.

Public Forum

1. Pierre Marasti, Extinction Rebellion

Mr Marasti referred to the recent IPCC (Intergovernmental Panel on Climate Change) synthesis report, which was the last full assessment of the climate situation until the end of the decade. He detailed the various disasters arising from extreme weather that had marked the beginning of 2023 in New Zealand, adding that that more such events could be expected. He noted that the window of opportunity to secure the future was closing and the world would soon reach the limits of its adaptation. He encouraged all to read the IPCC report, take note of the actions needed and follow these directions.

2. Doug Fraser

Mr Fraser talked about long-term lease of Glendhu Bay camp. He had sought reassurance that it would stay as a 'Kiwi Camp' but this had not been forthcoming and he was not certain that the present experience would remain in place in the future. He was concerned about the direction signalled in the present sale of the lease and the update to the Council's camping strategy. He asked what new type of camps were envisaged and what partnerships the Council proposed. He questioned the desire to provide camping facilities that produced the best return on investment and whether this object was in the best interests of the community. He stated that traditional camping facilities needed to be preserved for future generations to enjoy.

3. John Hilhorst

Mr Hilhorst expressed concern about the 'worrying disconnect' between the data sets the Council used for its Regenerative Tourism Plan and its population demand projections, particularly as they formed the foundational platform for all of its planning strategies. Returning visitations to being the same as pre-COVID was no longer appropriate with a carbon zero objective by 2030 and instead needed a reimagining of the tourism sector. The Regenerative Tourism Plan had the ability to deliver the necessary climate change mitigation and it deserved the Council's wholehearted support. Accordingly, the Council needed to reassess down the demand projections of international visitors in order to make them more in line with carbon zero goals, as this detail was needed to inform Annual Plan, Spatial Plan, Ten Year Plan and Airport Masterplan.

Confirmation of Agenda

Councillor Cocks questioned the need for all the agenda items in the public excluded part of the meeting to be considered in public excluded. He was also concerned about the large number of reports in public excluded, with reference to the Council's responsibility for public

accountability. The Mayor suggested that he raise the matter again when the Council considered the resolution to exclude the public.

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

Motion carried.

Confirmation of minutes

23 March 2023 (Ordinary meeting)

On the motion of the Mayor and Councillor Bruce 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 23 March 2023 be confirmed as a true and correct record.

Motion carried.

1 **Queenstown Lakes District Joint Housing Action Plan – public consultation approval**

A report from Anita Vanstone (Strategic Growth Manager) provided background on the housing challenges in the district and presented the Joint Housing Action Plan ('JHAP') for a period of public consultation for five weeks (1 May to 9 June 2023). The feedback would be summarised and used to finalise the Joint Housing Action Plan which would be presented to Council later in the year for adoption (and also to the Grow Well Whaiaora Partnership for endorsement).

Ms Vanstone and Ms Morss presented the report. Ms Vanstone acknowledged the contribution of the partners to this project, adding that although in practical terms the Council would lead most of the actions, no one party could resolve the issues alone.

Councillor Smith commented that it was not helpful to use the number on the Queenstown Lakes Community Housing Trust ('QLCHT') waiting list as a performance measure and suggested that a different measure was preferable. Ms Vanstone agreed that that it was not ideal and officers would try to develop a different measure once feedback had been received on the JHAP.

In response to a question, the Chief Executive explained the main reasons why the Council did not provide housing, noting that this activity was mainly limited to the larger metropolitan councils but this Council's contribution to community housing had come through its gifts of land to QLCHT.

The Council acknowledged a letter of support for the JHAP from QLCHT received just prior to the meeting.

On the motion of the Mayor and Councillor Wong it was resolved that the Queenstown Lakes District Council:

- 1. Note the contents of this report;**
- 2. Approve the draft Queenstown Lakes District Joint Housing Action Plan 2023/28 for public feedback; and**
- 3. Authorise the General Manager Strategy and Policy to make design and minor editorial changes prior to release for clarification and to incorporate any additional feedback received from Te Ao Marama and Aukaha.**

Motion carried.

2. Whakatipu Rowing Club – New Boatsheds at Lake Hayes

A report from Aaron Burt (Senior Planner) assessed a variation to the existing Whakatipu Rowing Club lease at Lake Hayes to allow for a secondary lease area to contain four additional boatsheds. The report recommended that the Council approve the variation and exercise the Minister of Conservation's consent.

Mr Burt and Mr Bailey presented the report.

There was further discussion about whether the new structure would impact natural water flows. The Chief Executive observed that this was not part of the Council's decision but he would ask staff to check with designers of the project that the natural flow would not be affected by the development.

On the motion of Councillor Gladding and Councillor Whitehead It was resolved that the Queenstown Lakes District Council:

- 1. Note the contents of the report;**
- 2. Approve a variation to the Whakatipu Rowing Club lease, to identify an area to contain the four new boatsheds, and the boatsheds themselves, upon Recreation Reserve identified as Section 65 Block IX Shotover SD;**
- 3. Agree to exercise the Minister's consent (under delegation from the Minister of Conservation), to approve the buildings and variation to the lease area; and**
- 4. Delegate signing authority to the General Manager Community Services.**

Motion carried.

3. **Integrated Three Waters Bylaw 2020 Administration Manual updates for 2023**

A report from Rebecca McLeod (Environmental Advisor) detailed the purpose of the Administration Manual and introduced changes proposed in the 2023 version.

Ms McLeod and Mr Mason presented the report.

On the motion of Councillor Wong and Councillor Beattie It was resolved that the Queenstown Lakes District Council:

- 1. Note the contents of the report;**
- 2. Approve all of the updates and changes to the Administration Manual; and**
- 3. Agree the changes to the fees and charges.**

Motion carried.

4. **Chief Executive's Report**

A report from the Chief Executive presented:

- Approval for the Mayor to exercise the Council's vote at the Local Government NZ ['LGNZ'] AGM 2023;
- Approval of proposed amendments to the Risk Management Policy as recommended by the Audit Finance and Risk meeting held on 14 March 2023;
- Recommendations from the Wānaka-Upper Clutha Community Board in respect to reserve vestings for Exclusive Development Ltd, Lamerik Partners Ltd and Willowridge Ltd.

The Chief Executive asked whether any other Councillor was interested in attending the LGNZ conference, in which case that member could be appointed as an alternate proxy. Councillor Guy advised that she would like to attend and would be prepared to act as an alternate proxy.

With reference to the proposed amendments to the Risk Management Policy, Councillor Gladding questioned use of the words 'delegated to' as there was potential that the delegatee may not be a member of the ELT. She suggested that this be replaced with 'supported by' as this would help to ensure good cross organisational understanding of risk.

On the motion of the Mayor and Councillor Gladding it was resolved that the Queenstown Lakes District Council:

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

2. Approve Councillor Guy attending the 2023 Local Government NZ Annual Conference and appoint her as an alternate proxy to the Mayor to act on the Council's behalf at the LGNZ Annual General Meeting;

Audit, Finance and Risk Committee

3. Approve the proposed amendments to the Risk Management Policy as amended;

Wānaka-Upper Clutha Community Board

4. Approve the vesting of the following reserves:

Exclusive Development Limited RM220008

- a) Local Purpose (Access) Reserve. Lot 504, being 186m².

Lamerik Partners Limited RM220002

- b) Local Purpose (Access) Reserve. Lot 996, being 63m².

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

- i) Compliance with the conditions of Resource Consents RM220008 and RM220002 (and any subsequent variations) which include:
 - a. The formation of a sealed pathway on the reserve to meet the Grade 2 standard of the QLDC Cycle Trail and Track Design Standards & Specifications (2016);
 - b. Provision of a potable water supply point to be provided at the boundary of the reserve lot;
 - c. The registration of a fencing covenant under s6 of the Fencing Act 1978 on the reserve 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;
 - d. The registration of a Consent Notice (or alterative encumbrance) on any land within the development adjoining the reserve, to ensure any fences on land adjoining, or boundaries along any reserve, shall no greater than 1.2m in height, and be 50% visually permeable;

- e. A three-year maintenance period by the consent holder commencing from vesting of the reserve; and
 - f. A maintenance agreement for reserve prepared and approved (signed) by the Parks and Open Spaces Planning Manager specifying how the reserves will be maintained during the maintenance period.
- ii) Vesting of reserves to be undertaken in accordance with the QLDC Vesting of Roads and Reserves Policy; and
 - iii) Presentation of the reserve in accordance with Council's policies.
5. Approve the vesting of the following reserve:

Willowridge Limited

- a) Meadowstone Alpha Series Stage 4 Recreation Reserve. Lot 201, being 3,030m².

Subject to compliance with the following matters undertaken at the applicant's expense:

- a. Subdivision consent is granted which includes the proposed vesting of the reserve;
- b. Provision of a potable water supply point to be provided at the boundary of the reserve lot;
- c. The registration of a fencing covenant under s6 of the Fencing Act 1978 on the reserve 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;
- d. The registration of a Consent Notice (or alternative encumbrance) on any land within the development adjoining the reserve, to ensure any fences on land adjoining, or boundaries along any reserve, shall no greater than 1.2m in height, and be 50% visually permeable;
- e. A three-year maintenance period by the consent holder commencing from vesting of the reserve;
- f. A maintenance agreement for reserve prepared and approved (signed) by the Parks and Open Spaces Planning Manager specifying how the

reserves will be maintained during the maintenance period.

- g. Vesting of reserves to be undertaken in accordance with the QLDC Vesting of Roads and Reserves Policy; and
- h. Presentation of the reserve in accordance with Council's policies.

Motion carried.

RESOLUTION TO EXCLUDE THE PUBLIC

Councillor Cocks raised questions about the need for a number of the reports in public excluded to be contained in that portion of the meeting. He observed that there was no personal information about the proposed appointees to director or commissioner positions. He added that the roading maintenance contract was simply the extension of an existing contract and the figures would be published in the Annual Plan. He did not understand what commercial questions were involved in the 'Transport Choices' report and had similar questions about what commercial information was contained in the reserve revocation report.

On the motion of the Mayor and Councillor Tucker 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 meeting held on 23 March 2023

Confirmation of minutes

Item 14A: Chief Executive's Report – Change to Membership of the Climate Reference Group

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
14A. Chief Executive's Report – Change to Membership of the Climate Reference Group	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: a) protect the privacy of natural persons, including deceased natural persons	Section 7(2)(a)

Agenda items

- Item 4A: Chief Executive's Report – Appointment to the Queenstown Airport Board of Directors and Appointment of Chair of Wānaka Airport Liaison Group
- Item 5: Additional budget request to fund the increase in cost to continue to deliver and complete the Arterial Stage One project
- Item 6: Roading Network Maintenance Contract Extension
- Item 7: Transport Choices Funding Agreement
- Item 8: Shotover Wastewater Treatment Plant Stage 3 Upgrade – Ratification of Proposed Budget and Approval to Award Construction Contract
- Item 9: Reserve Revocation Notification and Potential Disposal Lot 2 Kawarau Heights
- Item 10: Appoint Commissioners on Independent Hearing Panel – PC54 Northlake Private Plan Change

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
4A. Chief Executive's Report – Appointment to the Queenstown Airport Board of Directors and Appointment of Chair of Wānaka Airport Liaison Group	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: a) protect the privacy of natural persons, including deceased natural persons	Section 7(2)(a)

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
5. Additional budget request to fund the increase in cost to continue to deliver and complete the Arterial Stage One project	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 Council to carry on, without prejudice or disadvantage, commercial activities i) enable Council to carry on, without prejudice or disadvantage, commercial negotiations	Section 7(2)(h) Section 7(2)(i)
6. Roothing Network Maintenance Contract Extension	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 Council to carry on, without prejudice or disadvantage, commercial negotiations.	Section 7(2)(i)
7. Transport Choices Funding 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: h) enable Council to carry on, without prejudice or disadvantage, commercial activities i) enable Council to carry on, without prejudice or disadvantage, commercial negotiations	Section 7(2)(h) Section 7(2)(i)

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
8. Shotover Wastewater Treatment Plant Stage 3 Upgrade – Ratification of Proposed Budget and Approval to Award Construction 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: h) enable Council to carry on, without prejudice or disadvantage, commercial activities i) enable Council to carry on, without prejudice or disadvantage, commercial negotiations	Section 7(2)(h) Section 7(2)(i)
9. Reserve Revocation Notification and Potential Disposal Lot 2 Kawarau Heights	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 Council to carry on, without prejudice or disadvantage, commercial activities i) enable Council to carry on, without prejudice or disadvantage, commercial negotiations	Section 7(2)(h) Section 7(2)(i)
10. Appoint Commissioners on Independent Hearing Panel – PC54 Northlake Private Plan Change	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: a) protect the privacy of natural persons, including deceased natural persons	Section 7(2)(a)

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.

Councillor Cocks recorded his vote against the motion.

The meeting went into public excluded at 2.00pm.

The meeting came out of public excluded and concluded at 3.27pm.

MAYOR

DATE