

Minutes of a Council Workshop

Tuesday 15 April 2025
Council Chambers, 10 Gorge Road, Queenstown

Present:	Mayor G Lewers*	Councillor M White
*In Wānaka office	Councillor G Bartlett	Councillor M Wong
	Councillor B Bruce*	Councillor Q Smith (online, 10.00am)
	Councillor L Cocks*	Mr S Telfer (from 11.45am)
	Councillor N Gladding	Mr C Hadfield* (from 11.45am)
	Ms L Joll* (from 11.45am)	Mr J Wellington* (from 11.45am)
Apologies:	Councillor L Guy (on leave)	Councillor E Whitehead (on leave)
	Councillor C Ferguson (on leave)	Councillor C Tucker (on leave)
In attendance:	Mike Theelen	Meaghan Miller
	Michelle Morss (online)	Ken Bailey
	Katherine Harbrow	Luke Place
	Carrie Williams	Marie Day
	Paul Speedy	Brendan Peet
	Roger Davidson	Alice Milne
	Amy Galloway	Carrie Edgerton
	Naell Crosby-Roe	Jane Robertson
	Cameron Martin (Boffa Miskell) (item 2)	Geoff Anderson (Egis) (item 3)
	Tim Church (Boffa Miskell) (item 2)	Kerr Forbes (Egis) (item 3)
	Killian Destremau (BERL) (item 2)	Helen Kerr (Isthmus) (item 3)
	Mike Harries (Mike Harries Aviation) (item 3)	
Media	Two (for items 2 and 3)	
General Public	Three	

No.	Agenda Item	Actions
1.	<p><u>Development of a Freedom Camping Bylaw</u></p> <p>Luke Place introduced the item and spoke to a PowerPoint.</p> <p>Key Points:</p> <ul style="list-style-type: none"> Queenstown Lakes District is a very popular place for freedom camping (twice as popular as elsewhere in New Zealand according to CamperMate App) and careless freedom camping is causing tensions with the community. 	<p><i>General Direction:</i></p> <p>Prohibit freedom camping where effects are high; restrict where effects are moderate; permit where effects are low.</p>

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	<ul style="list-style-type: none"> Mr Place detailed the journey leading to the current position (including key learnings from the judicial review) and described the alternative tools being used to manage freedom camping in the absence of a bylaw. There could be no complete blanket prohibition of freedom camping and any bylaw could only have jurisdiction over land under Queenstown Lakes District Council (QLDC) management and NZTA/Waka Kotahi land (subject to their consent). QLDC could decide to make town centre areas prohibited for freedom camping, provided that the reasons for doing so were not unreasonable. Officers confirmed that much data had been collected on freedom camping over summer 2024-25 and certain areas could have a blanket prohibition if tied to strong evidence. Noise could not be a consideration. An example of how a site could be segmented to provide an area for freedom camping was shown from the Auckland area. Members asked for more information about how Auckland City Council enforced its Freedom Camping Bylaw and how sites for freedom camping were selected. Officers outlined how the project to assess sites would proceed. Councillors expressed concern about experts making recommendations on suitable freedom camping areas (as had occurred in a previous review). The Chief Executive noted that an evidence based assessment was the next logical step and it was reasonable to expect the process to be subject to public scrutiny. The new bylaw will have to provide some areas for freedom camping but it will still probably be a restricted network that is unlikely to meet demand. <p>Attachments: <i>Attachment A: Developing a Freedom Camping Bylaw.</i></p>	<p>Some reserves could be included in permitted areas but the first priority is to identify areas that are not reserves.</p> <p>Liaise with Auckland City Council about how freedom camping areas are selected and enforced.</p>
2.	<p><u>Council Administration Building 'CAB'</u></p> <p>Paul Speedy and Boffa Miskell consultants spoke to a PowerPoint Presentation.</p> <p>Key Points:</p> <ul style="list-style-type: none"> This was a four stage programme and the (current) assessment phase was largely complete. 	<p>Schedule another workshop on this topic.</p> <p>Focus for further assessment: Queenstown Town Centre, Frankton and</p>

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	<ul style="list-style-type: none"> • The project was now entering the multi criteria phase and cost benefit analysis. Criteria were split into four wellbeing themes and 12 development goals. • Determining a location: A long list of six areas from which a 'typical property' was established to test against the current operation of five QLDC offices in the CBD. The top two locations from this assessment were Frankton and Queenstown, within which were the areas of Frankton Village, Five Mile Corridor, Remarkables Park and Queenstown Town Centre. • Members asked why the Eastern Corridor was not accorded a higher priority and why it had been dropped from consideration so early. Consultants noted that this was an emerging area and any CAB in this location would be the only building there for some years until the rest of the site was developed. • Where Council staff generally lived in the future was based on a pattern established on the current growth areas. The more rapid growth of Wānaka at present (and increasing numbers of staff living there) also favoured an Eastern Corridor location. • This model of the CAB was a civic facility only with no arts and cultural facilities within it except for (possibly) a library. • Members asked for consultants to provide the weightings/scores assigned to each option selected because the colours did not show how the different options had been assessed and elected members might have weighted the factors differently. • Councillor Bartlett asked for numbers to be added to the graphic rather than colours signifying the different preferences. • The next stage is a cost benefit analysis and trying to understand where a theoretical site may be. <p>Attachments: Attachment B: QLDC New Civic Administration Building Location Assessment.</p>	<p>Eastern Corridor (the latter added at Council's request).</p>

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3.	<p><u>Wānaka Airport Future Review</u></p> <ul style="list-style-type: none"> Members of the Wānaka-Upper Clutha Community Board (WUCCB) joined the workshop for this item (online and in person). Geoff Anderson introduced the members of the team (online and in person) and spoke to a PowerPoint presentation. Three key stages are proposed of which engagement is the second. Mr Anderson detailed the various approaches proposed for community engagement. WUUCB members asked if they would be permitted to take part in any of the public drop-in sessions, noting that this was important so that members could respond to the many questions from members of the public that they were likely to receive in the ordinary course of their daily lives. Considerations need to be very clear to demonstrate how any recommendations are formed. There was further discussion about the membership of the advisory group and how representatives would be selected. Mr Anderson noted that there had been early conversations about membership but nothing had yet been set. Various suggestions included representatives from Wānaka Airport Liaison Committee (WALC) Wānaka Airport Users Group, Chair of WUCCB, a staff member from Queenstown Airport Corporation. Mr Anderson noted that Egis would make a final decision about membership of the advisory group. <p>Attachments: Attachment C: Wānaka Airport Future Review</p>	<p>Members to provide suggestions re membership of the Advisory Group to Naell.</p> <p>Note that a future workshop needs to be scheduled.</p>

The workshop concluded at 12.27pm.