

**Minutes of an ordinary meeting of the Queenstown Lakes District Council held in the Council Chambers, 10 Gorge Road, Queenstown (and via Zoom) on Thursday 16 September 2021 commencing at 1.00pm**

Present:

Mayor Boulton; Councillors Copland, Clark Gladding, Ferguson, Lewers, MacLeod, Miller, Shaw, 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), Ms Meaghan Miller (General Manager, Corporate Services), Mr Tony Avery (General Manager, Planning and Development), Dr Thunes Cloete (General Manager, Community Services), Mrs Alyson Hutton (Planning Policy Manager), Ms Sarah Picard (Senior Policy Planner), Ms Emily Grace (Principal Planner, Resource Management Policy), Mr Aaron Burt (Senior Parks and Reserves Planner), Mr EJ Matthee (Senior Policy Planner), Mr Luke Place (Senior Policy Planner), Ms Tara Hurley (Policy Planner), Mr Tony Pickard (Transport Strategy Manager), Mr Naell Crosby-Roe (Governance and Stakeholder Services Manager), Mr Jeremy Payze (Senior Management Accountant), Ms Michelle Morss (Strategy and Development Manager), Ms Erin Auchterlonie (Policy and Performance Advisor) and Ms Jane Robertson (Senior Governance Advisor)

**Conduct of meeting**

The Mayor signalled that voting on all substantive resolutions would be conducted by way of a division. On procedural decisions the Mayor was happy to accept a verbal indication of acceptance or otherwise from Councillors.

**Apologies/Leave of Absence Applications**

An apology was received from Councillor Whitehead (on approved leave of absence).

The following requests for leave of absence were made:

- Councillor Lewers: 11-15 October 2021 (inclusive)
- Councillor Shaw: 4-15 October 2021 (inclusive)

**On the motion of the Mayor and Councillor Clark the Queenstown Lakes District Council resolved that the requests for leave of absence be granted.**

**Declarations of Conflicts of Interest**

The Mayor advised of a conflict of interest in respect of item 2 ("Decisions of Submissions to Proposed District Plan Stages 3b Walter Peak Zoning") and stated that he would leave the room for the item. He asked Councillor MacLeod (as Deputy Mayor) to chair the meeting for this item.

Councillor MacLeod noted that he and Councillor Copland had been Commissioners for two hearings that were the subject of agenda items, but this was not deemed a conflict of interest. Notwithstanding that, he would abstain from voting on item 2 should he be required to exercise a casting vote when putting the motion.

### **Special Announcements**

There were no announcements.

### **Public Forum**

There were no speakers in the public forum.

### **Confirmation of Agenda**

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

### **Confirmation of Minutes**

**On the motion of the Mayor and Councillor Copland the Queenstown Lakes District Council resolved that the minutes of the ordinary meeting held on 29 July 2021 be confirmed as a true and correct record.**

## **1 Representation Review 2021 Final Proposal**

A report from Jane Robertson (Electoral Officer) presented the final representation proposal for adoption following completion of consultation in accordance with the Local Electoral Act 2001.

Mr Crosby-Roe presented the report.

Councillor Ferguson advised that he had supported retaining the Arrowtown Ward throughout the review process and would maintain this view. Councillor Copland advised that he understood how the final proposal had been reached, but he also supported retaining the Arrowtown Ward in its current state. Other members observed that whilst they had supported retaining the Arrowtown Ward in the initial proposal, they had now altered their position and believed there would be benefits to Arrowtown being part of a larger ward.

The eloquence of many submissions was noted and the weight of submissions, particularly from those in the Upper Clutha community urging retention of the Wānaka Community Board was praised. It was noted that this had resulted in a change to the final proposal, namely, a recommendation that the Board be retained and renamed. There was also acknowledgement that the Council needed to consider

its relationship with the Board and the way the Board operated into the future. It was noted that this issue had also been highlighted in a number of submissions.

Councillor Shaw advised that she wished to present some changes to the recommendation in respect to the Wānaka Community Board. She advised that she had canvassed the views of Board members and having only one appointed member from the Wānaka Ward Councillors was not the preferred option. Instead, the preference was for three of the four Wānaka Ward Councillors to be appointed members. Accordingly, her first change was in part (3) of the recommendation and was as follows:

[That the Council]

*3. Adopt for its final proposal pursuant to S19J of the Local Electoral Act 2001 that there shall be a Wānaka-Upper Clutha Community and a Wānaka-Upper Clutha Community Board comprising four members elected directly by voters in the Wānaka-Upper Clutha Ward as a whole and three of the four Wānaka-Upper Clutha Ward Councillors as appointed members (to be appointed by Council);*

Councillor Shaw stated that she was also keen to ensure that the Board worked to ensure it was enabled and empowered. She considered that this should be included as a Council resolution to confirm the Council's commitment to these outcomes and she proposed a new resolution:

[That the Council]

*Notes that following the representation review outcomes a workshop has been scheduled with the WCB for 28 September to review the Governance Protocol Statement and identify future initiatives for the Board.*

The advice of the Chief Executive was that these changes could be interpolated into the original recommendations and voted on as the substantive motion.

A request was made to take each part of the recommendation separately.

**On the motion of Councillor Shaw and Councillor MacLeod it was resolved that the Queenstown Lakes District Council:**  
**1. Note the contents of this report;**

*The Mayor advised that this was a procedural item and he was prepared to accept voting on voices only. Accordingly, he declared **Motion carried**.*

**On the motion of Councillor Shaw and Councillor MacLeod it was resolved that the Queenstown Lakes District Council:**  
**2. Adopt for its final proposal pursuant to Section 19H of the Local Electoral Act 2001:**  
**a. That all Councillors are elected in wards;**  
**b. The names of the wards shall be: Queenstown-Whakatipu, Arrowtown-Kawarau and Wānaka-Upper Clutha;**

- c. The boundaries of the wards shall be:
- i. The boundary of the Wānaka-Upper Clutha Ward will be the same as the present Wānaka Ward;
  - ii. The boundary of the Arrowtown-Kawarau Ward will be 3038701, 3038702, 4014322, 4014303, 4014329, 4014328, 3039504, 3038219, 3038106, 4001028, 4001203, 4016932, 4018096, 4001213, 3039727, 4001031, 4014322, 4015842, with the interior including the full area of the present Arrowtown Ward;
  - iii. The boundary of the Queenstown-Whakatipu Ward will be 4014604, 4010455, 4014325, 3039405, 4015498, 3038202, 4011608, 4011609, 4010439, 4010440, 4000500, 4010438, 4017638, 3040001;
  - iv. Four Councillors will be elected by the voters in the Queenstown-Whakatipu Ward, four Councillors will be elected by voters in the Wānaka-Upper Clutha Ward and three Councillors will be elected by voters in the Arrowtown-Kawarau Ward;

The motion was put and carried:

For: Mayor Boulton; Councillor Clark, Councillor Gladding, Councillor Lewers, Councillor MacLeod, Councillor Miller, Councillor Shaw, Councillor Smith

Against: Councillor Copland, Councillor Ferguson

Abstain: Nil

**On the motion of Councillor Shaw and Councillor MacLeod it was resolved that the Queenstown Lakes District Council:**

- 3. Adopt for its final proposal pursuant to S19J of the Local Electoral Act 2001 that there shall be a Wānaka-Upper Clutha Community and a Wānaka-Upper Clutha Community Board comprising four members elected directly by voters in the Wānaka-Upper Clutha Ward as a whole and three of the four Wānaka-Upper Clutha Ward Councillors as appointed members (to be appointed by Council);**

The motion was put and carried unanimously:

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

Against: Nil

Abstain: Nil

**On the motion of Councillor Shaw and Councillor MacLeod it was resolved that the Queenstown Lakes District Council:**

- 4. Notes that following the representation review outcomes a workshop has been scheduled with the WCB for 28 September to review the Governance Protocol Statement and identify future initiatives for the board;**

The motion was put and carried unanimously:

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

Against: Nil

Abstain: Nil

*The Mayor advised that the following two recommendations were largely procedural and he was prepared to accept voting by voice.*

**On the motion of Councillor Shaw and Councillor MacLeod it was resolved that the Queenstown Lakes District Council:**

- 5. Notes that appeals and objections to the final proposal may be received until 5.00pm on Friday, 22 October 2021; and**
- 6. Formally thanks the members of the Representation Review Advisory Group.**

*The Mayor declared **Motion carried.***

*The Mayor left the room at 1.40pm and the Deputy Mayor (Councillor MacLeod) took the chair.*

## **2. Decisions on Submissions to Proposed District Plan Stages 3b Walter Peak Zoning**

A covering report from EJ Matthee (Senior Policy Planner) presented the report and recommendations of the independent Commissioners on submissions and further submissions on the zoning and provisions of the Proposed District Plan that make up Stages 3b (Walter Peak Zoning) of the district plan review. The report sought ratification of the report and recommendations as a Council decision. The report also sought a Council resolution to notify the decision on Chapter 46 Rural Visitor Zone as it relates to the zoning at Walter Peak and the related site-specific provisions in accordance with Clause 10 and 11 of the First Schedule of the Resource Management Act 1991.

Mr Avery, Mr Matthee, Mrs Hutton and Ms Grace presented the report.

Councillor MacLeod confirmed that he had been a member of the hearing panel and commented briefly on the hearing. He observed that there were time pressures to adopt the decision in order to meet the requirement for decisions on submissions to be issued within two years.

Councillor Smith commented on the change made prior to notification and the importance of protecting a highly significant landscape. He thanked the panel for recognising the importance of this sensitive landscape.

Councillor Gladding expressed concern that there was no specific comment from iwi. She favoured the item lying on the table in order to canvas their view and wished to move in this direction.

Staff confirmed that procedurally the Council could only accept the hearing panel's recommendation or reject it, in which case the hearing would have to be reconvened. It was also noted that iwi had been involved in notification decisions.

There was no seconder to the motion, so the motion lapsed.

**On the motion of Councillor Lewers and Councillor Clark it was resolved that the Queenstown Lakes District Council:**

- 1. Note the contents of this report;**
- 2. Adopt the Independent Commissioners report 20.7A (Walter Peak Zoning) and recommendations (section 8) on the submissions as the Council's decision and direct staff to notify the decision in accordance with Clause 10 and 11 of the First Schedule of the Resource Management Act 1991;**
- 3. Direct staff to alter the provisions within Chapter 46 (Rural Visitor Zone) of the Proposed District Plan and the mapping application as it relates to the Walter Peak Zoning to reflect the Independent Commissioners' recommended zoning and provisions, to correct minor errors and to 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 report and recommendations on submissions as the Council's decision means the Council also adopts the independent hearing panel's reasons for those decisions on submissions as set out in the recommendation report; and**
- 5. Note that adopting the report and recommendations as the Council's decision does not mean Council has formed a view on possible future variations, possible withdrawal**

**of areas of land from the current review and other possible future variations mentioned in the reports and recommendations.**

For: Councillor Clark, Councillor Copland, Councillor Ferguson, Councillor Lewers, Councillor MacLeod, Councillor Miller, Councillor Shaw, Councillor Smith  
Against: Councillor Gladding  
Abstain: Nil

*The Mayor returned to the meeting at 1.58pm and resumed the chair.*

**3. Gorge Road Natural Hazards District Plan Review – Pre-Notification Public Consultation**

A report from Emily Grace (Principal Planner, Resource Management Policy) and Luke Place (Senior Policy Planner) presented a proposal for informal, pre-notification consultation with potentially affected landowners, occupiers and businesses across the land subject to the Gorge Road Natural Hazards District Plan Review. The report noted that the pre-notification consultation would take place during the fourth quarter of 2021.

Ms Grace, Mr Place, Mrs Hutton and Mr Avery presented the report.

Members commended staff for the quality of the reporting and level of detail presented, which it was hoped would yield good public comment. There was also favourable comment on the improved levels of engagement with the Otago Regional Council that was evident in the documentation.

Councillor Gladding suggested that the Climate Action Plan should be referenced in reports going forward. Councillor Lewers asked about the Council's responsibilities under health and safety provisions to consult with contractors, in particular the Council's position to a PCBU ("Person Conducting a Business or Undertaking"). Staff advised that they would have further information about this in due course.

**On the motion of Councillor Ferguson and Councillor Clark it was resolved that the Queenstown Lakes District Council:**

- 1. Note the contents of this report and attached technical reports; and**
- 2. Approve pre-notification consultation on risk management options for the Gorge Road study area being undertaken, based on the attached technical reports.**

The motion was put and carried unanimously:

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

Against: Nil

Abstain: Nil

4. **Ratification of the Hearings Panel recommendation on submissions on the Large Lot Residential Variation to the Proposed District Plan**

A covering report from Sarah Picard (Senior Policy Planner) presented the report and recommendations of the Commissioners on submissions and further submissions on the Large Lot Residential variation to the Proposed District Plan, both of which were presented to be ratified as a Council decision.

Mr Avery, Mrs Hutton and Ms Picard presented the report.

**On the motion of Councillor Shaw and Councillor Copland it was resolved that the Queenstown Lakes District Council:**

1. **Note the contents of this report;**
2. **Adopt the Hearings Panel report and recommendation on the submissions on the variation to Chapter 11 Large Lot Residential and Chapter 27 Subdivision and Development of the Proposed 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 Boulton; Councillor Clark, Councillor Copland, Councillor Ferguson, Councillor Gladding, Councillor Lewers, Councillor MacLeod, Councillor Miller, Councillor Shaw, Councillor Smith

Against: Nil

Abstain: Nil

**5. Amendments to Accessible Parking provisions required as a consequence of implementing the National Policy Statement on Urban Development 2020**

A report from Tara Hurley (Policy Planner) noted that the National Policy Statement on Urban Development 2020 required the removal of minimum parking requirements from District Plans. To ensure that this mandated removal did not alter the current requirements for accessible parking, a Plan Change and Plan Variation were proposed and these were presented for Council adoption to allow public notification.

Mr Avery, Mrs Hutton and Ms Hurley presented the report.

Councillor Smith thanked Ms Hurley for her work on this project. He was pleased that the ability to have accessible parking was retained but noted that a comprehensive parking strategy was still needed.

Councillor Gladding also raised various questions about the proposal. She expressed concern about the effects for older people and those who were injured if accessible parking and ordinary parking options were reduced. The Chief Executive confirmed that budget had been allowed to complete a comprehensive parking plan and this was a project that sat between Planning and Development and Property and Infrastructure. Councillor Gladding expressed desire for Council oversight on this programme.

**On the motion of Councillor Smith and Councillor Gladding it was resolved 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 the variation to the Queenstown Lakes Proposed District Plan detailed in Appendix B of this Report for notification;**
- 3. Having particular regard to the section 32 evaluation report, approve pursuant to section 79(1) and clause 5 of the First Schedule of the Resource Management Act 1991 the plan change to the Queenstown Lakes Operative District Plan detailed in Appendix C of this Report for notification; and**

4. **Authorise the Planning Policy Manager to make minor edits and changes to the provisions to be varied and changed, and s32 report to improve clarity and correct errors, and to notify the variation and plan change in accordance with clause 5 of the First Schedule of the Resource Management Act 1991.**

The motion was put and carried unanimously:

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

Against: Nil

Abstain: Nil

#### 6. **QLDC Recommended School Speed Limit Changes**

A report from Tony Pickard (Transport Strategy Manager) presented the outcome of public engagement on the district-wide school speed limit changes and recommended the establishment of new school speed zones during school drop-off and pick-up at all schools in the district except in Makarora where a permanent speed reduction to 40km/h was recommended.

Mr Pickard and Mr Hansby presented the report. Mr Pickard observed that no map of changes in Allen Crescent had been provided although it was included in the recommendation. He undertook to provide a copy of the map for the Governance Advisor to include in the record of the meeting.

Mr Pickard advised of plans to undertake a trial of variable signage at the proposed locations and once complete, to install permanent signage.

Councillor Gladding asked where signage would be placed in Glenorchy, particularly in Cantire and Islay Streets. Mr Pickard confirmed that signage was always positioned at least 100m away from a site but appropriate locations around Glenorchy School could be checked and discussed with Waka Kotahi.

Councillor MacLeod asked for the speed limit along Kane Road, Hāwea Flat to be reviewed. Mr Pickard confirmed that this project had focused on speed in school zones and not the wider area.

Mr Pickard acknowledged the important role of former staff member Polly Lambert in this project and the Mayor asked Mr Pickard to pass on the Council's thanks.

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

1. **Note the contents of this report;**
2. **Confirm the changes to the following school speed zones during school drop-off and pick-up:**

Area	Current Posted Speed Limit (km/h)	Recommended School or Permanent Speed Limit (km/h)
<b>Queenstown</b>		
Arrowtown Primary	40	30
Glenorchy Primary	40	30
Kingsview Primary	40	30
Queenstown Primary	40	30
Remarkables Primary	40	30
St Joseph's School	40	30
Shotover Primary	40	30
Wakatipu High School	40	30
<b>Wānaka</b>		
Holy Family School	40	30
Mount Aspiring College	40	30
Makarora School	80	40 (Permanent Speed Zone)
Wānaka Primary	Totara Terrace 40	30
	Kings Drive 40	30
Hāwea Flat School	Kane Rd 100	60
	Camp Hill Rd 50	30

3. Confirm the changes to the following permanent speed limit:

Area	Current Permanent Speed Limit (km/h)	Recommended Permanent Speed Limit (km/h)

Area	Current Permanent Speed Limit (km/h)	Recommended Permanent Speed Limit (km/h)
Makarora	80	40

The motion was put and carried unanimously:

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

Against: Nil

Abstain: Nil

7. **Easement for Aurora Energy powerlines and revision of easements for Skyline Enterprises Limited associated with their Lower Terminal Redevelopment**

A report from Aaron Burt (Senior Parks and Reserves Planner) assessed an application for an above ground electricity easement, and the removal, relocation, and expansion of easements previously approved by Council (but not registered) for Skyline Enterprises Limited associated with their lower terminal redevelopment. The report recommended that the Council approve the easements, subject to conditions.

Mr Hansby and Mr Burt presented this report and that following.

In response to a question, Mr Burt confirmed that most powerlines would go underground but there would still be some services above ground. He added that the proposal would involve removing some existing vegetation. Councillor Clark stressed the need to replace trees that had to be removed for developmental purposes.

**On the motion of the Mayor and Councillor Lewers it was resolved that the Queenstown Lakes District Council**

- 1. Note the contents of this report;**
- 2. Approve an above ground electricity services easement for Aurora Energy Limited ;**
- 3. Approve the removal, relocation and expansion of previously approved easements;**
- 4. Direct that the approval of any easements over Council Reserve Land is subject to the following terms and conditions:**
  - a. Commencement: To be determined, and subject to conditions of resource consents RM160647 and RM171172, including any variations to those consents;**

- b. Extent of Easements: To be confirmed prior to commencement, and subject to conditions of resource consents RM160647 and RM171172, including any variations to those consents;**
- c. Fees: As per QLDC's Easement Policy 2008, subject to the extent of the easements being confirmed, and this shall also include outstanding application fees to be payable to the Queenstown District Council. Prior to any onsite works occurring in the easement areas, all easement fees shall be comprehensively established to the satisfaction of the QLDC, unless otherwise authorised in writing by the General Manager Community Services;**
- d. Any landscaping/planting to delineate the Skyline Enterprises Ltd lease area, is to occur within that lease area, and not in easement area D, which shall remain entirely open and useable to the public;**
- e. Any easement formation necessary to accommodate vehicles, the maintenance of such, including costs, shall be the responsibility of Skyline Enterprises Limited;**
- f. Should conflicts between the public users of the reserve, and rights of way sought by SEL become apparent to QLDC, the ability to require SEL to mitigate such conflicts to the satisfaction of QLDC shall be assured;**
- g. A bond of \$5,000.00 be payable to QLDC prior to any onsite works commencing in the easement areas;**
- h. Any worksite in any easement area to be evidenced by before and after photographs, video or similar to be provided to QLDC by SEL;**
- i. Comprehensive safety plans must be prepared and implemented, at SEL's responsibility and cost, to ensure a safe environment is maintained around the subject easement sites for any physical works associated with the easement areas;**
- j. Certificate of adequate public liability cover to be received;**
- k. Reinstatement and landscaping of any disturbed areas to be completed within two months following any associated excavation/construction, or to the satisfaction and timeframes communicated by the QLDC's Community Services Department.**

- I. Reinstatement to include any landscaping, fencing or other structures;
      - m. Within 3 months of completion of the work in any easement areas for which easements are sought, Skyline Enterprises Ltd to provide QLDC with a surveyed easement and signed Deed of Easement, unless otherwise authorised in writing by the General Manager Community Services;
5. Agree to the exercise of 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 signing authority to the General Manager Property & Infrastructure

The motion was put and carried unanimously:

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

Against: Nil

Abstain: Nil

8. **Easements for Queenstown Commercial Limited and Queenstown Country Club Village Ltd – Arvida, over Widgeon Place and Jones Avenue reserves, Lake Hayes Estate/Lower Shotover**

A report from Aaron Burt (Senior Parks and Reserves Planner) assessed an application for an underground stormwater services easement, a notified right of way easement, and an underground gas services easement, over two different recreation reserves in Lower Shotover. The report recommended approval subject to conditions.

**On the motion of Councillor Clark and Councillor Copland it was resolved that that Queenstown Lakes District Council:**

- 1. Note the contents of this report;**
- 2. Approve a right to drain stormwater easement over Lot 2 LT 553230 (currently Lot 321 DP 379403) being recreation reserve and part of the Widgeon Place reserves, for the benefit of Queenstown Commercial Limited, with the location of that easement;**
- 3. Approve a right of way easement over recreation reserve Lot 206 DP 471696 (RT640788) for the benefit of Queenstown Country Club Village Ltd – Arvida, and**

**Queenstown Commercial Limited developments, with the location [identified as Area K];**

- 4. Approve an underground services gas easement over recreation reserve Lot 206 DP 471696 (RT640788) for the benefit of Queenstown Country Club Village Ltd – Arvida, and Queenstown Commercial Limited developments, with the location [identified as Area L];**
- 5. Require that easement fees are charged; and**
- 6. Agree to the exercise of the Minister’s consent (under delegation from the Minister of Conservation) to the granting of the identified easements over Council Reserve Land; and**
- 7. Delegate signing authority to the General Manager Property & Infrastructure.**

The motion was put and carried unanimously:

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

Against: Nil

Abstain: Nil

**9. Budget Carry Forwards from 2020/21 to 2021/22**

A covering report from Jeremy Payze (Senior Management Accountant) presented various budget adjustments for Council approval from the 2021/22 financial year as a result of requests for budget carry forwards from 2020/21.

Mr Burns, Mr Hansby and Mr Payze presented the report.

Mr Burns provided context for the report, observing that these were projects from the 20/21 Annual Plan that had not been completed by 30 June. Some had been signalled to Council as internal submissions but all were projects needing to have budget reapproved. This was the first tranche of a series of budget adjustments, with reports also planned for October and December 2021.

Councillor Gladding asked for further detail about the negatives on the Alpha Series Stormwater Bypass and recycling centre plant upgrade. Mr Hansby undertook to provide a reply to her questions outside the meeting.

There was further discussion about increases being experienced in construction costs and the resultant pressure on Council budgets. Mr Hansby acknowledged that this was a challenge. He added that that there had been some delays in projects

because of efforts to prepare detailed business cases to test the proposed solutions, one example of this being the Hāwea Wastewater.

**On the motion of Councillor Copland and Councillor Clark it was resolved that the Queenstown Lakes District Council:**

- 1. Note the contents of this report;**
- 2. Authorise adjustments to the budgets for the 2021/22 financial year in order to provide for capital expenditure carry forwards of \$38,082,999 and \$6,972,617 to the 2022/23 financial year [as included in Attachment A];**
- 3. Authorise adjustments to the budgets for the 2021/22 financial year in order to provide for operational carry forwards of \$1,036,545 [as included in Attachment B].**

The motion was put and carried unanimously:

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

Against: Nil

Abstain: Nil

#### 10. **Submission – Changes to Māori Ward and Constituency Processes**

A covering report from Michelle Morss (Strategy and Development Manager) presented the Council's submission to the Department of Internal Affairs on Māori wards and constituencies for Council approval. The report observed that retrospective approval was sought as the submission had been due on 27 August.

Ms Morss and Ms Auchterlonie presented this report and items 11-13.

**On the motion of Councillor MacLeod and Councillor Lewers it was resolved that the Queenstown Lakes District Council:**

- 1. Note the contents of this report; and**
- 2. Approve retrospectively the contents of the submission.**

The motion was put and carried unanimously:

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

Against: Nil

Abstain: Nil



11. **Submission – Natural and Built Environments Bill – Exposure Draft**

A covering report from Michelle Morss (Strategy and Development Manager) presented two submissions made to the Environment Select Committee on the exposure draft of the Natural and Built Environments Bill. The submissions were the QLDC submission and the Otago Southland Councils' joint submission, both of which were presented for retrospective approval, as submissions had closed on 4 August.

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

- 1. Note the contents of this report;**
- 2. Approve retrospectively the contents of the high-level, strategic submission; and**
- 3. Approve retrospectively the contents of the detailed, technical submission prepared in partnership with all Southland and Otago councils.**

The motion was put and carried unanimously:

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

Against: Nil

Abstain: Nil

12. **Submission – Otago Regional Council Proposed Regional Policy Statement**

A covering report from Michelle Morss (Strategy and Development Manager) presented the Council's submission to the Otago Regional Council's proposed Regional Policy Statement for the Council's approval. The report noted that this was retrospective approval because the submission had been due on 3 September.

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

- 1. Note the contents of this report; and**
- 2. Approve retrospectively the contents of the submission.**

The motion was put and carried unanimously:

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

Against: Nil

Abstain: Nil

13. **Submission – Ministry of Housing and Urban Development Government Policy Statement**

A covering report from Michelle Morss (Strategy and Development Manager) presented the Council's submission to the Ministry of Housing and Urban Development on its Government Policy Statement for the Council's approval. The report noted that this was retrospective approval because the submission had been due on 28 July.

Members commended staff on the quality of work demonstrated in items 10-13. Ms Morss thanked the Council for this feedback, noting that her small team was completing much policy review work at present and it was a collaborative effort across the Council.

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

- 1. Note the contents of this report; and**
  
- 2. Approve retrospectively the contents of the submission.**

The motion was put and carried unanimously:

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

Against: Nil

Abstain: Nil

14. **Chief Executive's Report**

A report from the Chief Executive:

- a. Sought authority to complete the instrument appointing the Mayor as a proxy to exercise the Council's voting rights at the 2021 QAC Annual General Meeting;
- b. Recommended the appointment of:
  - Councillor MacLeod as Deputy Chair of the Planning and Strategy Committee;
  - Councillor Ferguson as the Council representative on the Te Atamira Whakatipu Community Charitable Trust;
  - Tony Pfeiffer as Upper Clutha community representative on Climate Reference Group; and
- c. Set out the business of previous standing committee and Wānaka Community Board meetings, with recommendations from the Board and the Community and Services Committee presented for Council approval.

There was further discussion about a proposed addition to part (2) of the recommendation put forward prior to the meeting by Councillor Gladding. With the addition, the new recommendation would read:

Proxy Vote, Queenstown Airport Corporation ('QAC) Board of Directors

*Direct the Chief Executive to complete the instrument appointing the Mayor as a proxy to exercise the Council's voting rights at the 2021 QAC Annual General Meeting to be held on Friday, 22 October, **noting that the proxy will be exercised in accordance with the Council's direction;***

Clarification was sought on the meaning of "Council's direction". The Chief Executive advised that the usual business of the Annual General Meeting was approval of the annual accounts/annual report, appointment of the auditor and (when required) appointment of directors. He was not aware of any other business but would circulate the agenda to Councillor when it was received. If necessary to address any substantive matters that may arise, there was the option to hold an extraordinary Council meeting. Councillors were also invited to attend the AGM.

**On the motion of the Mayor and Councillor Shaw it was resolved that the Queenstown Lakes District Council**

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

Proxy Vote, Queenstown Airport Corporation ('QAC) Board of Directors

- 2. Direct the Chief Executive to complete the instrument appointing the Mayor as a proxy to exercise the Council's voting rights at the 2021 QAC Annual General Meeting to be held on Friday, 22 October, noting that the proxy will be exercised in accordance with the Council's direction;**

Deputy Chair, Planning & Strategy Committee

- 3. Appoint Councillor MacLeod as Deputy Chair of the Planning & Strategy Committee;**

Councillor Representative on Te Atamira Arts and Cultural Trust

- 4. Appoint Councillor Ferguson as QLDC representative on the Te Atamira Arts and Cultural Trust;**

Upper Clutha representative on Climate Reference Group

- 5. Appoint Tony Pfeiffer to the Climate Reference Group, as the Upper Clutha Community Representative;**

Recommendation from WCB, 12 August 2021:

*Request to stop and dispose of land at 35 Capell Avenue to Lake Hāwea Holdings Ltd*

- 6. Agree to initiate the procedures of section 342 and the tenth schedule of the Local Government Act 1974 to stop that portion of legal road shown as Sections 1, 2, and 3 on the attached Southern Land plan No. V4031\_E1**

revision D dated 15/11/19 with approximate area of 148.2m<sup>2</sup>; and

7. Agree that the road, when stopped, being disposed of in accordance with section 345 (1)(a) of the Local Government Act 1974 and amalgamated with the adjoining land, subject to confirmation of sales to both Lake Hāwea Holdings Ltd and IWC Holdings Ltd, and forming of the proposed public improvements; and
8. Agree to the conditional sale of the legal road shown as Sections 2 and 3 to be stopped, to Lake Hāwea Holdings Ltd for a purchase price to be set by Council valuation. Council will provide a contribution of \$10,000 (plus GST) towards the applicant's costs in forming the bus stop and pull in area to acknowledge the public benefit created; and
9. Agree to the conditional sale of the legal road shown as Section 1 to be stopped, to IWC Holdings Ltd for a purchase price of \$25,000 (plus GST if any);
10. Agree that Council's costs in undertaking the Tenth Schedule procedures of the Local Government Act 1974 be billed and paid on a monthly basis by the applicant Lake Hāwea Holdings Ltd with those costs being deducted from the road being sold at settlement;
11. Grant a licence to Lake Hāwea Holdings Ltd to occupy the area shown as Section 4 on Bodkin Street road reserve subject to the following conditions:
  - a. The licence shall remain at Council's pleasure;
  - b. All activities within the road reserve are to be undertaken to the specification and approval of Council's Engineers and undertaken in accordance with Worksafe New Zealand's standards for the work environment;
  - c. Building encroachments must not compromise roading or services maintenance activities;
  - d. Ongoing maintenance of the building encroachments are to be the responsibility of the Licensee;
  - e. Proposed improvements to be reviewed and approved by Council roading engineers, and subject to any Resource Consent approvals;

12. Agree that Council's approval to undertake this process, including executing any sale and purchase agreements relating to it, shall be limited to a period of 3 years from the date of the full Council resolution;
13. Agree that final terms and conditions, along with any associated agreements 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, be delegated to the Chief Executive of Council.

**Recommendations from Community & Services Committee,  
19 August 2021**

***Notice of intent to review the Ben Lomond and Queenstown Hill RMP***

14. Agree that a Notice of Intent is published advising the public that a Reserve Management Plan for the Ben Lomond and Queenstown Hill recreation reserves is to be prepared, in accordance with s41(5) of the Reserves Act 1977;

***Lake Hayes Estate Shotover Country Bridesdale Reserve Management Plan 2021 Adoption***

15. Agree that the Lake Hayes Estate Shotover Country Bridesdale Reserve Management Plan 2021 is adopted;
16. Exercise the Minister of Conservation's consent (under delegation) to approve the Lake Hayes Estate Shotover Country Bridesdale Reserve Management Plan 2021;

***Adoption of Parks and Open Spaces Strategy 2021***

17. Agree that the Parks and Open Spaces Strategy 2021 and the Future Parks and Reserves Provisions Plan 2021 be adopted;

**Proposal to vest six reserves in Hanley Downs, Queenstown**

18. Approve the vesting of the following reserves;

***RCL Henley Downs Limited, Hanley Downs – RM180631***  
a. Lot 94: Local Purpose (Utility) Reserve. Area 382m<sup>2</sup>

***RCL Henley Downs Limited, Hanley Downs – RM200158  
(DP5B)***  
a. Lot 86: Recreation Reserve. Area: 2,443m<sup>2</sup>

- b. Lot 87: Local Purpose (Access) Reserve. Area 297m<sup>2</sup>
- c. Lot 88: Local Purpose (Access and Services) Reserve.  
Area 192m<sup>2</sup>

*RCL Henley Downs Limited, Hanley Downs – RM200586  
(DP4B)*

- a. Lot 89: Local Purpose (Access and Services) Reserve.  
Area 384m<sup>2</sup>
- b. Lot 91: Local Purpose (Access and Services) Reserve.  
Area 176m<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); and
- vi. A potable water supply point to be provided at the boundary of the reserve lots.

The motion was put and carried unanimously:

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

Against: Nil

Abstain: Nil

*The meeting concluded at 3.00pm.*

**CONFIRMED AS A TRUE AND CORRECT RECORD**

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**MAYOR**

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**DATE**