

Minutes of an ordinary meeting of the Queenstown Lakes District Council held in the Armstrong Room, Lake Wānaka Centre, Wānaka on Thursday 6 June 2024 commencing at 1.00pm

Present:

Mayor Glyn Lewers; Councillors Bartlett (on line), Bruce, Cocks, Ferguson, Gladding, Guy, Smith, Tucker, White, Whitehead and Wong

In attendance:

Wānaka-Upper Clutha Community Board members Simon Telfer and John Wellington, Mr Mike Theelen (Chief Executive Officer), Mr Tony Avery (General Manager Planning and Development), Mr David Wallace (General Manager Planning and Development), Ms Michelle Morss (General Manager, Strategy and Policy), Mr Tony Pickard (Transport Strategy Manager), Mr Simon Mason (Infrastructure Operations Manager), Ms Alyson Hutton (Planning Policy Manager), Mr Daniel Hadfield (Senior Policy Planner), Mr Luke Place (Principal Policy Advisor), Ms Carrie Williams (Policy Manager), Mr Jon Winterbottom (Governance Team Leader) and Ms Jane Robertson (Senior Governance Advisor); one member of the media and four members of the public

Apologies/Leave of Absence Applications

The Mayor sought leave of absence 17-19 July 2024.

It was moved (The Mayor/Councillor Gladding:

That the Queenstown Lakes District Council approve the request for leave of absence.

Motion carried unanimously.

Declarations of Conflict of Interest

No declarations were made.

Public Forum

1. Pierre Marasti (Extinction Rebellion)

Mr Marasti noted that April 2024 continued the trend of being the warmest month ever and a record high temperature had recently been recorded in Delhi. He talked about the financial impact of climate change as experts predicted that up to 19% of future income could be lost due to climate change. He could not understand why Aurora Energy was limiting the installation of solar power as supplies of electricity would soon run out. He stated that it was time to start investing in addressing climate change.

Confirmation of Agenda

It was moved (The Mayor/Councillor White):

That the Queenstown Lakes District Council resolve that the agenda be confirmed without addition or alteration.

Motion carried unanimously.

Confirmation of minutes

2 May 2024 (Ordinary meeting)

It was moved (The Mayor/Councillor Bruce):

That the Queenstown Lakes District Council resolve that the minutes of the ordinary meeting of the Queenstown Lakes District Council held on 2 May 2024 be confirmed as a true and correct record.

Motion carried unanimously.

1 **Queenstown Public Transport Strategy**

A report from Tony Pickard (Transport Strategy Manager) presented the Otago Regional Council's ['ORC'] plan for public transport in the Whakatipu for the next thirty years. The report noted that the QLDC's endorsement of the plan was sought to acknowledge the plan and to confirm to Council's transport partners in the Way To Go that the joint approach was supported. The only option presented in the report was to endorse the plan as it had already received ORC's approval and could not now be changed.

Mr Avery and Mr Pickard presented the report. Further to the comment in the report that ORC had approved the plan, Mr Pickard confirmed that NZTA had also taken it to their Board. He noted that whilst all the outcomes in the plan were anticipated, their actual delivery would be dependent upon a number of projects being completed, behavioural change happening and mode shift occurring. There was further discussion about the possible timeframe for these projects and there was general acknowledgment that the plan needed to be reviewed at least every three years.

Councillor Gladding expressed concern about the lack of governance oversight of the plan, as it had not been presented to the Infrastructure Committee. She also noted that Arterials Stages 2 and 3 may not be constructed at all which would impact any aspect of the plan that was contingent on these projects occurring. In addition, she was disappointed that the plan did not address funding.

It was moved (Councillor Wong/The Mayor)

That the Queenstown Lakes District Council resolve to:

- 1. Note the contents of this report; and**
- 2. Endorse the Queenstown Public Transport Business Case.**

Motion carried with Councillors Gladding voting against the motion.

2. Proposed Waste Fees and Charges

A report from Laura Gledhill Property Advisory Team Leader) presented proposed waste fees and charges for QLDC for 2024/25 financial year. The report detailed the drivers for a review of fees and discussed the impact of each of them. The report recommended that the Council approve the new fees and charges, although noted that the landfill gate charge would have to be set after the cost fluctuation certificate was issued by the Cost Auditor.

Mr Avery and Mr Mason presented the report. Mr Mason responded to questions.

It was moved (Councillor Bartlett/Councillor Ferguson):

That the Queenstown Lakes District Council resolve to:

- 1. Note the contents of this report;**
- 2. Adopt the proposed changes to the waste fees and charges for the 2024/25 year, commencing 1 July 2024; and**
- 3. Delegate to the Chief Executive the authority to make an adjustment to the waste fees and charges in relation to tyres prior to September, in order to comply with the requirement of the new tyre product stewardship scheme.**

Motion carried unanimously.

3. Ratification of the Independent Hearings Panel recommendations on the Priority Area Landscape Schedules Variation

A report from Daniel Hadfield (Senior Policy Planner) provided the Council with the Recommendation Report from the Independent Hearings Panel (IHP) for the Priority

Area Landscape Schedules Variation to the Proposed District Plan (PDP). The report sought a Council resolution to adopt the report and recommendations and notify a decision on Chapter 21 (Rural Zone) in accordance with Clause 10 and 11 of the First Schedule of the Resource Management Act 1991 (RMA).

Mr Wallace, Ms Hutton and Mr Hadfield presented the report.

Councillor Smith extended thanks to Commissioner Jane Taylor and to staff for delivering the Recommendation Report.

It was moved (Councillor Gladding/Councillor White):

That the Queenstown Lakes District Council resolve to:

- 1. Note the contents of this report;**
- 2. Adopt the Independent Hearings Panel (IHP) Recommendation Report (see Attachment A) and recommendations on the submissions received on the Priority Area Landscape Schedules Variation to the PDP as a Council decision;**
- 3. Direct staff to amend the PDP provisions to reflect the recommended changes and to correct minor errors and make changes of minor effect in accordance with Clause 16(2) of the First Schedule of the RMA;**
- 4. Note that adopting the report and the recommendations as a Council decision means that the Council also adopts the Independent Hearings Panel's 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 that Council has formed a view on other possible future variations mentioned in the report and recommendation;**
- 6. Authorise the Manager of Planning Policy to make minor edits and changes to the proposal and correct any formatting issues prior to notification of the decision if required;**
- 7. Direct staff to notify the decision in accordance with the First Schedule of the RMA; and**

8. **Note that Council staff are progressing work on the Upper Clutha Landscape Schedules Variation to the PDP which will involve seeking public feedback on material to be incorporated into the PDP at a later date.**

Motion carried unanimously.

4. **Retrospective approval of Queenstown Lakes District Council submissions: Fast-Track Approvals Bill and Otago Regional Council draft 2024-34 Long Term Plan**

A report from Luke Place (Principal Policy Advisor) discussed and appended the Council's submission to the Environment Select Committee on the Fast-Track Bill and the Council's submission to Otago Regional Council on its draft 2024/34 Long Term Plan and sought the Council's retrospective approval for both submissions.

Ms Morss, Ms Williams and Mr Place presented the report.

There was extensive discussion about the Council's submission on the Fast-Track Bill. Some concern was expressed that the submission did not express opposition to the Bill more strongly. Officers responded, noting that the challenge of writing the submission was to balance the view between those expressing strong opposition and those who sought a lighter approach. The select committee meeting had not yet taken place but any spoken submission would have to be within the scope of the original submission.

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

It was moved (Councillor Bruce/Councillor Guy):

That the Queenstown Lakes District Council resolve to:

1. **Note the contents of the report; and**
2. **Approve retrospectively QLDC's submission to the Environment Select Committee on the Fast-Track Bill**

Motion carried unanimously.

It was moved (Councillor Bruce/Councillor Guy):

That the Queenstown Lakes District Council resolve to:

1. **Approve retrospectively QLDC's submission to ORC on its draft 2024-34 Long Term Plan.**

Motion carried unanimously.

5. **Chief Executive's report**

A report from the Chief Executive noted the upcoming Local Government New Zealand Annual Conference and asked the Council to delegate authority to the Mayor to vote on the Council's behalf during the LGNZ Annual General Meeting (and in line with the Council's direction), with the Chief Executive to be appointed as alternate.

It was moved (The Mayor/Councillor Bruce):

That the Queenstown Lakes District Council resolve to:

1. **Note the contents of this report;**
2. **Delegate authority to the Mayor (or the Chief Executive as alternate) to exercise the Council's vote at the Local Government New Zealand 2024 Annual General Meeting and to vote in accordance with the Council's direction.**

Motion carried unanimously.

The meeting concluded at 2.12pm.

MAYOR

DATE

Full Council

27 June 2024

Report for Agenda Item | Rīpoata moto e Rāraki take [1]

Department: Corporate Services

Title | Taitara: Long Term Plan 2024-2034: Consultation Document adoption

Purpose of the Report | Te Take mō te Pūroko

The purpose of this report is to adopt the Council's 2024-2034 Long Term Plan Consultation Document and Draft Long Term Plan supporting document for public consultation.

Recommendation | Kā Tūtohuka

That the Council:

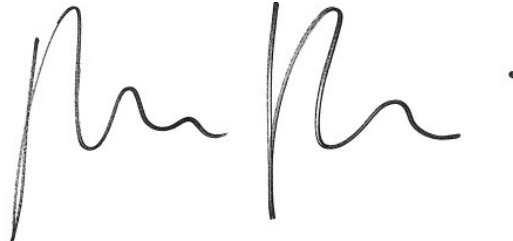
1. **Note** the contents of this report;
2. **Adopt** the Draft Long Term Plan supporting document for consultation;
3. **Adopt** the Long Term Plan Consultation Document for consultation; and
4. **Approve** consultation on the proposed amendments to the Policy on Development Contributions in accordance with Part 6, section 106 (6) of the Local Government Act 2002.

Prepared by:



Name: Caleb Dawson-Swale
Title: Business Planning Manager
20 June 2024

Reviewed and Authorised by:



Name: Meaghan Miller
Title: General Manager, Corporate Services
20 June 2024

Context | Horopaki

1. Section 93 of the Local Government Act 2002 (LGA) requires the Council to use a Consultation Document (Attachment A) to consult with the community on its Long Term Plan. The purpose of this is to provide a fair representation of the matters that are proposed for inclusion in the Long Term Plan, whilst explaining how rates, debt and levels of service might be affected, in a way that can be readily understood by those interested or affected.
2. The Council is also specifically seeking comment on four topics highlighted in the Consultation Document:
 - Consultation Topic 1: Targeted rate on Queenstown Town Centre properties
 - Consultation Topic 2: Bringing forward investment in community and sporting facilities
 - The intent to seek alternative funding options, such as an upfront development contribution
 - The draft policy on Development Contributions.
3. Any aspect of the Draft Long Term Plan supporting document (Attachment B) can be subject to a submission to the Long Term Plan hearing panel (full Council).

Analysis and Advice | Tatāritaka me kā Tohutohu

Consultation Document and Draft Long Term Plan supporting document

4. The documents contained in the Draft LTP supporting document informing the Consultation Document include, but are not limited to, the following:
 - Council's strategic framework, including community outcomes
 - Council's activity management plans, including performance measures, funding impact statements and planned capital works by activity area
 - Financial strategy
 - Infrastructure strategy
 - Prospective financial statements
 - Rates / Rates Impact
 - Significant Forecasting Assumptions
 - Revenue and Financing Policy
 - Rates Remission and Postponement Policy
 - Development Contribution Policy
 - Treasury Management Policy
 - Significance and Engagement Policy
 - CCTO QAC disclosure

5. The supporting documents must be adopted prior to the adoption of the Consultation Document in accordance with Part 6, section 93G of the LGA. They are subject to amendment through the submission process and will constitute the final 2024-2034 Long Term Plan to be recommended for adoption on 19 September 2024.
6. The Consultation Document outlines the challenges of high growth and meeting demand or growth-related infrastructure, affordability, inflation, and the need to fund and deliver three waters services to higher regulatory standards. This is set within the difficult context of Central Government continuing to develop further reforms in this area and others, which we anticipate will require considerable replanning ahead of the next Long Term Plan in 2027.
7. The proposed capital investment programme for 2024-2034 is \$2.44 billion (close to 60% of which is for three waters). Council is proposing an average rates increase for FY2024-2025 of 15.6%.¹ This is driven by the factors identified above as well as high interest rates, debt servicing costs, increased depreciation and increasing insurance and compliance costs.

Proposed amendments to the Policy on Development Contributions

8. The LGA allows Council to amend the Policy on Development Contributions at any time in accordance with section 102 (4) (b).
9. As in previous years, Council intends to update the Policy in parallel with the Long Term Plan consultation. The Long Term Plan supporting documents include the proposed amendments to the Development Contribution Policy. A Statement of Proposal for the proposed amendments is included at Attachment C.
10. The reason for the amendment is to update the contribution amounts as a result of the capital programme within this draft Long Term Plan. As well as the tri-annual update of capital cost and contribution levels, the additional proposed amendments are intended to simplify and clarify certain areas of the policy. The proposed amendments to the policy include:
 - Updated land valuations for reserve land contributions
 - Updated Contributing Area Maps
 - Additional definitions in the glossary
 - Amended the differentials for Residential Flats and Multi Unit Residential developments
 - Changes to the grouping of contributing areas in and around Queenstown to reflect how the areas are serviced for water supply and wastewater
 - Included a provision for QLDC to apply the highest development contribution for any development that fits into more than one land use category
 - Added a clause referencing Te Ture Whenua Māori Act 1993 requirements
 - Included clarity on the annual development contribution increase permitted under the LGA 2002.

¹ After allowing for growth of 3.5% in rateable properties in the rates database.

Options

11. Option 1 – Do not adopt the Consultation Document, Draft Long Term Plan supporting document and proposed amendments to the Policy on Development Contributions for consultation.

Advantages

- This would allow for substantive changes to be made to the documents, if this was directed by Council.

Disadvantages

- Choosing not to adopt the Consultation Document and Draft Long Term Plan supporting document for consultation with the community would result in a delay that could inhibit the ability of QLDC to conclude the Long Term Plan process within legislatively required timeframes in September 2024.
- Choosing not to adopt the proposed amendments to the Policy on Development Contributions for consultation would require a separate community consultation for the policy to be organised at a later date.

12. Option 2 – Adopt the Consultation Document, Draft Long Term Plan supporting document and proposed amendments to the Policy on Development Contributions for consultation.

Advantages

- Choosing to adopt the Consultation Document and Draft Long Term Plan supporting document for consultation with the community now would ensure that from a timing perspective, the overall the Long Term Plan process could progress through consultation and then conclude within legislatively required timeframes in September 2024.
- Choosing to adopt the proposed amendments to the Policy on Development Contributions for consultation would mean that this could be efficiently combined with the wider Long Term Plan consultation process.

Disadvantages

- Precludes the opportunity for any further substantive edits to the documents, if this was directed by Council.
13. This report recommends **Option 2** because it is appropriate to seek community feedback at this juncture in the Long Term Plan process and it is efficient to consult on the proposed amendments to the Policy on Development Contributions at the same time. Undertaking consultation now will ensure that the community's views can be integrated into the finalised 2024-2034 Long Term Plan when this is proposed for adoption in September 2024.

Consultation Process | Hātepe Matapaki

Significance and Engagement | Te Whakamahi I kā Whakaaro Hiraka

14. This matter is of high significance, as determined by reference to the Council's Significance and Engagement Policy 2021 because the Long Term Plan is an important element of Council's engagement with the community on items that are likely to significantly affect community wellbeing, including delivery of Council's core functions, community facilities, levels of service, rates and borrowing. It is therefore subject to a Special Consultative Procedure.
15. Following its adoption, the Consultation Document and the Draft Long Term Plan supporting document will be published online, and available from libraries and Council offices, in accordance with the Special Consultative Procedure (as prescribed under Part 6, section 93 and in accordance with Part 6, section 83 of the LGA).
16. Key dates in the consultation process are:
- | | |
|---------------------|---|
| 27 June | Consultation Document and Draft Long Term Plan supporting document adopted for consultation |
| 28 June | Public submissions open |
| 28 July | Public submissions close |
| 26 August | Hearing of submissions in Queenstown |
| 27 August | Hearing of submissions in Wānaka |
| 28 August | Deliberations meeting |
| 19 September | 2024-2034 Long Term Plan recommended for adoption by full Council |

Māori Consultation | Iwi Rūnaka

17. The Council has engaged with Te Ao Marama Incorporated and Aukaha as representatives of our treaty partnership with Kāi Tahu as part of the Long Term Plan process. It is expected that they will make submissions during the Long Term Plan public consultation which will be considered once received.

Risk and Mitigations | Kā Raru Tūpono me kā Whakamaurutaka

18. This matter relates to the Regulatory/Legal/Compliance risk category. It is associated with RISK10029 Ineffective compliance management practices within the QLDC Risk Register. This risk has been assessed as having a low residual risk rating.
19. The approval of the recommended option will allow Council to retain the risk at its current level. This will be achieved by commencing public consultation within an overall project timeline that enables the final Long Term Plan to be adopted within legislatively required timeframes in September 2024.

Financial Implications | Kā Riteka ā-Pūtea

20. There are minimal financial implications in relation to adopting the supporting documents and the Consultation Document. These relate to the costs associated with the consultation.

Council Effects and Views | Kā Whakaaweawe me kā Tirohaka a te Kaunihera

21. The following Council policies, strategies and bylaws were considered:

- Long Term Plan 2021-2031
- Annual Plan 2023-2024

22. Adopting the Consultation Document and Draft Long Term Plan supporting document for public consultation is consistent with the principles set out in the named materials.

23. The supporting materials to the Consultation Document, within the Draft Long Term Plan supporting document, include the following strategies and policies:

- Financial strategy
- Infrastructure strategy
- Revenue and Financing Policy
- Rates Remission and Postponement Policy
- Development Contribution Policy
- Treasury Management Policy

Local Government Act 2002 Purpose Provisions | Te Whakatureture 2002 o te Kāwanataka ā-Kiaka

24. Section 10 of the Local Government Act 2002 states the purpose of local government is (a) to enable democratic local decision-making and action by, and on behalf of, communities; and (b) to promote the social, economic, environmental, and cultural well-being of communities in the present and for the future. The recommendation in this report is appropriate and within the ambit of Section 10 of the Act.

Attachments | Kā Tāpirihaka

A	Long Term Plan Consultation Document
B	Draft Long Term Plan supporting document (Circulated separately)
C	Statement of Proposal: Proposed Amendments to the Policy on Development Contributions