

Minutes of a meeting of the Queenstown Lakes District Council Planning & Strategy Committee held in the Armstrong Room, Lake Wānaka Centre, 89 Ardmore Street, Wānaka on Tuesday, 18 March 2025 commencing at 10.00am.

Present

Councillor L Cocks (Chair), Councillor Q Smith (Deputy Chair), Councillor G Bartlett, Councillor B Bruce, Councillor M Wong, Councillor M White.

In attendance

Dave Wallace (Planning & Development General Manager), Sophie Millar (Democracy Services Advisor), Fiona Blight (Resource Consents Manager) (online), Alice Milne (Senior Legal Counsel), Rae-Anne Kurucz (Principal Planner Resource Consents), Matthew Hulscher (Democracy Services Advisor), Amy Bowbyes (Principal Planner - Resource Management Policy).

No members of the public. No members of the media.

Apologies

None.

Declarations of Conflicts of Interest

There were no declarations of conflicts of interest.

Matters Lying on the Table

There were no matters lying on the table.

Public Forum

None.

Confirmation of Agenda

On the motion of Chair Cocks and Councillor Bartlett the Planning & Strategy Committee resolved that the agenda be confirmed without alteration.

Motion carried unanimously.

Confirmation of Minutes

Members noted that the previous minutes should reflect that the change in agenda numbering was to wait for staff, not Councillor Smith as recorded.

On the motion of Councillor Wong and Councillor Bartlett the Planning & Strategy Committee resolved that the minutes of the meeting held on 4 February 2025 be confirmed with alteration.

Motion carried unanimously.

1. Update on Progress on the Proposed District Plan and Other Key Projects

Ms Alyson Hutton prepared the report for this item. Ms Amy Bowbyes introduced the item, taking the report as read, and answered questions on Ms Hutton's behalf.

Ms Bowbyes highlighted changes with urban intensification variation and gave an update on the timeline for hearings and coordinating with submitters.

Members sought clarification on whether submitters on the urban intensification variation can present their submission at any of the hearing venues (which are at Arrowtown, Queenstown and Wānaka), irrespective of the location that their submission is on. Ms Bowbyes confirmed that submitters can present their submission at any venue and confirmed that the option of presenting a submission by phone is available but must be pre-arranged in advance with the Hearing Administrator. Discussion followed on where alternate advice may have come from.

Discussion and questions on the Wāhi Tūpuna Layers focused on general updates, clarification on the statement 'resources to allow', and was followed by brief discussion of special zones.

Timeframes for the Landscape Schedule mediation were discussed, and whether the length of mediation (8 days) was indicative of complexity. Brief discussion on scheduling focused on whether the intention was to have Landscape Schedule mediation before the second stage of hearings.

There was continued discussion and questions on the Wāhi Tūpuna Layers including clarifying the plan change process, and the approach that was taken when the Wāhi Tūpuna mapping and provisions were included in the Proposed District Plan.

The Chair sought specific updates on the Jeremy Bell Investment appeal. Ms Bowbyes confirmed that the appeal is progressing.

On the motion of Councillor Bartlett and Councillor Bruce it was resolved that the Planning & Strategy Committee:

- 1. Note** the contents of this report;
- 2. Note** the updates on timing and progress on projects undertaken by the Planning Policy team.

Motion carried unanimously.

Resolution to Exclude the Public

On the motion of Chair Cocks and Councillor White the Planning & Strategy Committee resolved that the public be excluded from the following parts of the proceedings of the meeting:

It is recommended 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 Information and Meetings Act 1987 for the passing of this resolution is as follows:

| General subject to be considered: | Reason for passing this resolution: | Grounds under Section 7: |
|---|---|---|
| Draft Planning & Strategy Committee minutes 4 February 2025 | <p>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:</p> <ul style="list-style-type: none">• maintain legal professional privilege• enable any local authority holding the information to carry out, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations) | <p>Section 7(2)(g)</p> <p>Section 7(2)(i)</p> |

Public Excluded Agenda Items:

Item 2: Update on Proposed District Plan Appeals

Item 3: Update on Resource Consent Appeals

Chair Cocks briefly left the room at 10.19am and returned at 10.19am

On the motion of Councillor Bartlett and Councillor White the Planning & Strategy Committee resolved that the public excluded minutes of the meeting held on 4 February 2025 be confirmed with alteration.

Motion carried unanimously.

Confirmed as a true and correct record:

CHAIR

DATE