

Planning & Strategy Committee

29 April 2025

Report for Agenda Item | Rīpoata moto e Rāraki take [3]

Department: Strategy & Policy

Title | Taitara: Update on Te Tapuae Southern Corridor structure plan and QLSP Monitoring Report

Purpose of the Report | Te Take mō te Pūroko

This report provides an update on the February 2025 Grow Well Whaiora Spatial Plan Monitoring Report and the implementation of Te Tapuae Southern Corridor Structure Plan.

Recommendation | Kā Tūtohuka

That the Planning & Strategy Committee:

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

Prepared by:



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Title: Spatial Plan Project Manager
10 April 2025

Prepared by:



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10 April 2025

Reviewed and Authorised by:



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Title: GM – Strategy and Policy
10 April 2025

Context | Horopaki

1. The Queenstown Lakes Spatial Plan was prepared as part of an Urban Growth Partnership between Central Government, Kāi Tahu, Queenstown Lakes District Council (QLDC) and Otago Regional Council (ORC) called the Grow Well Whaiora Partnership.
2. The partnership provides a forum to align decision-making and collaboration on the long-term direction for the Queenstown Lakes District. It acknowledges that the Queenstown Lakes District is facing growth-related challenges across housing, transport and the environment that may have flow-on effects nationally, particularly given the importance of the Queenstown Lakes area to Aotearoa New Zealand's tourism sector.
3. Adopted in July 2021, Queenstown Lakes first Spatial Plan (QLSP 21) sets out the partnership's long-term approach to address these challenges providing a vision and framework for how and where the communities of the wider Whakatipu and Upper Clutha can grow well and develop to ensure our social, cultural, environmental, and economic prosperity. In order to grow well, five outcomes have been identified and these include:
 - a) Consolidated growth and more housing choice;
 - b) Public transport, walking and cycling is the preferred option for daily travel;
 - c) A sustainable tourism system;
 - d) Well-designed neighbourhoods that provide for everyday needs; and
 - e) A diverse economy where everyone can thrive.
4. To deliver on the five outcomes of QLSP 21, the partnership developed a joint work programme focusing on 22 priority initiatives and six priority development areas. Work has been progressing on a number of the priority initiatives and priority development areas and this report provides the Planning & Strategy Committee with an update on how the progress of those workstreams.

Analysis and Advice | Tatāritaka me kā Tohutohu

Spatial Plan Monitoring Report Update

5. QLSP 21 implementation plan consists of 22 priority initiatives, and these are actively monitored via the QLSP Monitoring Report (**Attachment A**). This report is issued quarterly and discussed at the Grow Well Whaiora Partnership Steering Group meetings. The report dated 10 February 2025 has been used to inform this section and as such project updates will be slightly out of date.
6. Alignment with the Business Planning team continues to ensure the RAG (red, amber, green) status in the monitoring reports are consistent in their approach with other parts of the organisation.
7. Majority of the project updates are progressing on track with a green status. The exceptions are:

Amber Status:

- Blue-Green Network is amber due to extended timeframes.
- Spatial Plan 2.0 development remains amber due to the delay in the Housing and Business Capacity Assessments work which informs this project.
- Arthurs Point – Although funding is confirmed to proceed with the pre implementation phase, it remains on hold pending resourcing.
- NZUP Queenstown Package - Stage 1 works include: the State Highway 6/6A (BP) intersection; the adjacent bus hub and the Howards Drive roundabout. Project status remains amber due to funding for stage 2 identified as a risk due to having to compete with other projects in funding pool.
- Arterials Stage 1 - The project status is amber as due to the scale and stage of the arterials project there continues to be risk associated with time and cost.
- Comprehensive Parking Management Plan is amber due to extended timeframes and resourcing constraints.
- Travel Demand Management Programme is amber as delivery is dependent of funding of which there currently is none available.
- Wānaka Network Optimisation Single Stage Business case is amber as the modelling, design and economic data will be utilized to form a programme for consideration in the Long Term Plan 2027 - 2037
- Upper Clutha Public Transport is amber as NZTA co-funding for the business case is not approved. Grow Well Whaiora to consider the strategic responses/ optimisation project alongside the Regional Public Transport Plan (RPTP) land use principles to determine next steps
- Whakatipu Active Travel Network (WATN): is amber as the majority of the confirmed route construction is aimed for 2024-2027. The routes without funding will be reconfirmed and submitted for funding consideration for the LTP/RLTP/NLTP processes.
 - Active Trail Route A7 & A2: There is insufficient funding to complete the A7 and A2 routes of the Wakatipu Active Travel Network. However, the design is continuing to be progressed for the A2 route. The 50% design estimate has highlighted that it is highly unlikely to have sufficient funds to undertake the physical works. Notwithstanding this, the design will be completed and an update the cost estimate and any decisions about construction will be made at this time. This work should be completed by the third quarter 2025.

Red Status:

- Visitor Levy remains red status due to uncertainty over timing and interface with other alternative funding and financing options. It is noted that this forms part of the Regional Deal proposal.

Te Tapuae / Southern Corridor Structure Plan (Note this project is being jointly led with Planning Policy)

8. Priority Initiative 3 of the QLSP 21 requires structure plans to be developed for all the priority development areas. Structure plans will include, for example:
 - indicative zoning,
 - infrastructure triggers (including social infrastructure and the blue/green network),
 - transport links/networks, and
 - financial information.
9. The key purpose of the structure plans is to provide a concise overview of the timings, dependencies, and types of infrastructure investment (renewal, enhancement, and growth) required to complete the priority development area and outline funding, timings, and risk/barriers. The plans will also include the social infrastructure needs of each of the areas and ensure the prioritisation of the delivery of affordable housing through a mixture of lot sizes and housing choice.
10. Structure planning is part of the District Plan process, completing the detailed activity needed prior to changing the district plan, and as such is being undertaken collaboratively between the Strategic Growth and Policy Planning teams. The Infrastructure Strategy and Asset team also has a considerable role to play in this work.
11. Once the structure planning is complete, separate plan changes or variations to the district plan will be one of the tools used to implement the broader objectives outlined in the structure plan. Any plan change or variation requires an analysis as to the appropriateness of zoning; the structure planning process assists with this, especially over multiple ownerships. Any plan changes or variations will occur as soon as possible after the structure plan is finalised.
12. Te Tapuae / Southern Corridor (TTSC) is the first priority development area to be structure-planned through this process. Noting Te Pūtahi / Ladies Mile was structure-planned at the same time the QLSP 21 was developed. Funding is confirmed through Tranche 1 of the Three Waters Better Off Fund allowing the project to proceed at pace.

Work Programme

13. Significant progress has been made on the potential infrastructure solutions for the TTSC, allowing the project team to update the key steps and timeline for this project. The updated timeline for this project is as follows:
 - Late May: Completion of the Draft Structure Plan
 - 10 June: Draft Structure Plan for public consultation to the Planning and Strategy Committee:
 - Mid-June to Mid-July: Public Consultation Process (approximately four weeks)

- Late-July to Mid-August: Updating the Structure Plan based on consultation feedback and final consultant reports
- 28 August: Update report to the Planning and Strategy Committee
- 4 September: Adoption of the Final Structure Plan by the Council

14. The project team is currently developing a communication and engagement plan that will outline how Council will engage with the existing community and stakeholders in TTSC during the consultation period. Further information on communication and engagement plan will be provided to the Committee in June. Ongoing discussions will continue with developers in this area as the draft report is finalised and consult on the structure plan.

Natural Hazards

15. Through the gap analysis process with our Natural Hazards consultant, it became apparent that hazard assessment work had either not been undertaken by developers within TTSC, or it did not sufficiently meet the methodology requirements in the Proposed Regional Policy Statement (ORC, 2021). The Natural Hazard consultant was unable to undertake the risk analysis without the appropriate hazard assessment work being completed first, and at QLDC's request they prepared an options cost analysis outlining how we could proceed for flood, debris flow and liquefaction hazards.
16. QLDC's consultant issued the draft flood model for QLDC to review on 1 April 2025, in line with the Regional Policy Statement (ORC, 2021 – Appendix 6). The flood model considers the previously approved study area, being the undeveloped land within the Sothern Corridor for three events: 1-in-50 year Average Recurrence interval (ARI), 1-in-100-year ARI and 1-in-500 year ARI events. The outputs of the model show:
- Flood velocities in the study area for all three events
 - Flood depth in the study area for all three events
 - Flood hazard according to Australian Institute for Disaster Resilience Guideline 7-3 (2017) definition for all three events for the study area.
17. To undertake the liquefaction and debris flow hazards assessment in accordance with the Regional Policy Statement (ORC 2021 – Appendix 6) QLDC's consultant has stated that additional geotechnical investigations are required. The procurement of the subcontractor is complete with physical works anticipated to start on 5 May 2025.

Three Waters Infrastructure

18. The long list moderation session for 3 Waters infrastructure was held on the 21 January 2025 to discuss the long list options and to start to form the shortlist for 3 Waters.
19. Three individual workshops were held for each of the 3 Waters (Stormwater, wastewater and water supply) in March/April to discuss the shortlist options.

- For stormwater a draft preferred solution for the northern and southern catchments were determined. The northern catchment included the potential restoration of the wetland on QEII land and discussions with the landowner have commenced. Areas in the southern catchment suitable for wetlands were identified. The preferred stormwater solution is progressing with input from iwi, ecology and landscape.
- For wastewater two main options (a treatment plant for the whole catchment within the TTSC area or the use of the Shotover wastewater treatment plant) are proceeding with regular communications with internal and external parties, namely Property & Infrastructure regarding the Shotover Waste Water Treatment Plant (WWTP) disposal fields, QEII for potential disposal areas and Waka Kothai NZTA regarding additional services on the Kawarau Falls SH6 Bridge.
- For water supply, the capacity constraints in the existing QLDC intakes and water sources were discussed and alternative water intakes considered, resulting in the draft preferred solution being a new intake to service the TTSC as well as Kelvin Heights. QLDC and QLDC's consultants undertook a site visit to consider new water intake locations. Considerations of the preferred location is underway with consideration given to hydrology, land ownership and access, integration with the existing network and reservoir sites, and future expansion.

20. The 3 Waters infrastructure workstreams will convene at a joint officer workshop on 16 April 2025 to discuss the shortlisted solutions and work towards a preferred solution.

Transport

21. A meeting was held on 3 April with transport consultants from Boffa Miskell and the TTSC project team. This meeting focused on options for active transport provision and how the structure plan area could become more self-sufficient to help reduce car dependency. Additional assessments of these options will be conducted over the next month. Further engagement with landowners and the community are the next steps.

Education

22. A meeting was held on 10 April with staff from the Ministry of Education and the TTSC project team. The meeting covered various topics, including the possibility of establishing a second primary school and the potential for high school provisions in the Structure Plan area.

Mana Whenua engagement

23. A representative from Aukaha attended the stormwater and wastewater individual workshops and are invited to attend the workshop on the 16 April 2025.

24. Te Ao Marama Inc has provided mana whenua input (on behalf of Aukaha as well) by undertaking an Āpiti Hono Tātai Hono (iwi led assessment). This has resulted in a table outlining the Ki Uta Ki Tai actions they would like to see incorporated into the structure plan.

25. Ki Uta Ki Tai actions include:

- Mapping waterways, open spaces and public accessways.
- Development designed to support natural elements of the waterways, open spaces and accessways and includes protection and enhancements of waterways to restore their natural form and function where possible.
- Provision of physical access to areas for the purpose of mahinga kai (this isn't always food sources but includes native plants such as harakeke and raupo etc).
- A list of indigenous mahinga kai species (flora and fauna) to be used in all restoration, enhancement projects and riparian margins, as well as general public spaces.
- The use of Kāi Tahu design elements and narratives that can be incorporated into the external design of buildings, structures, pathways, accessways, open spaces to reflect Ngāi Tahu identity.
- The provision for Kaupapa Māori Monitoring as part of any restoration and enhancement project.
- Provision for establishment of wetland areas and associated soft infrastructure eg swales, or the use of existing wetlands, to improve water quality and discharge to land activities.

Fast Track Approvals Bill

26. The Fast Track Approvals Bill was gazetted on the 23 December 2024 and includes nine locally listed development projects in Schedule 2, which includes the Homestead Bay site. Council is currently setting up a consultation process and this will be reported to Council separately.

Consultation Process | Hātepe Matapaki

Significance and Engagement | Te Whakamahi i kā Whakaaro Hiraka

27. This matter is of low significance, as determined by reference to the Council's Significance and Engagement Policy 2024 because this paper is a noting paper.
28. The persons who are affected by or interested in this matter are the Queenstown Lakes District Community.

Māori Consultation | Iwi Rūnaka

29. Kāi Tahu are part of the Grow Well Whaiora Partnership and as a result are involved in the implementation of the Spatial Plan Gen 1.0 and the development of the Spatial Plan Gen 2.0. This includes regular monthly meetings, attendance at workshops and the Grow Well Whaiora Steering and Governance Group meetings.

Risk and Mitigations | Kā Raru Tūpono me kā Whakamaurutaka

30. This matter relates to the Strategic/Political/Reputation risk category. It is associated with RISK10056 Ineffective provision for the future planning and development needs of the district

within the QLDC Risk Register. This risk has been assessed as having a moderate residual risk rating.

31. The approval of the recommended option will allow Council to retain the risk at its current level.

Financial Implications | Kā Riteka ā-Pūtea

32. There are no financial implications to this noting paper.

33. The workstreams discussed have current funding under the Long-Term Plan, Annual Plan and through the Three Waters Better Off Fund.

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

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

- The outcomes and principles of the Vision Beyond 2050
- The QLDC Spatial Plan 2021
- The QLDC District Plan
- The Climate and Biodiversity Plan
- The Destination Management Plan
- The Long Term Plan
- The Homes Strategy and draft Joint Housing Action Plan
- The 30 Year Infrastructure Strategy

35. This report doesn't contain any recommended options as it is a noting report, however the workstreams discussed is consistent with the principles set out in the named policy/policies.

36. These matters are included in the Long Term Plan/Annual Plan

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

37. 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. This report provides an update on the implementation of the QLSP 21. Strategically planning for the growth of our communities is critical to achieving the outcomes of the QLSP 21.

38. The recommended option:

- Can be implemented through current funding under the Long Term Plan and Annual Plan;
- Is consistent with the Council's plans and policies; and
- Would not significantly alter the intended level of service provision for any significant activity undertaken by or on behalf of the Council or transfer the ownership or control of a strategic asset to or from the Council.

Attachments | Kā Tāpirihaka

A	QLSP March 2025 Monitoring Report
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The Queenstown Lakes Spatial Plan Monitoring Report

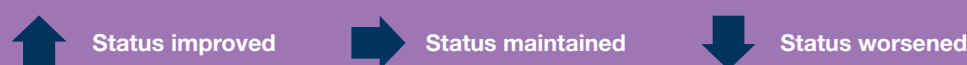
MARCH 2025

www.qldc.govt.nz/your-council/major-projects/queenstown-lakes-spatial-plan



Joint work programme


RAG Status


GREEN	AMBER	RED
The project is being delivered in alignment with the Business Case and within all set tolerances.	The project is marginally out of tolerance but there are control(s) in place to manage the project back within tolerance.	The project is significantly out of tolerance .
All project metrics* are green.	There is at least 1 amber project metric.	There is at least 1 red project metric OR There are more amber than green criteria.
*6 individual project criteria metrics and tolerances scored against schedule, costs (3), scope and quality/benefits .		










PRIORITY INITIATIVE	COMMENTARY	NEXT KEY MILESTONES	RAG STATUS	OWNERS
OUTCOME 1: Consolidated growth and more housing choice				
1. Review zoning and other levers to enable higher densities and more flexible use of land within the existing and new urban areas in appropriate locations identified in the Spatial Plan.	NPS-UD <ul style="list-style-type: none"> > This is one of the six initial priorities for the partnership's joint work programme, as agreed at the PGG in Sept 2021. > The NPS-UD directs QLDC to enable building heights and housing density commensurate with urban form. At present the Policy team is working on a Plan Variation to the District Plan to give effect to the requirements of Policy 5 and the wider directive of the NPS-UD. > A review of the Special Zones of the Operative District Plan remaining to be brought into the Proposed District Plan is currently underway by the Policy Team. 	> Hearings for the plan variation scheduled for mid 2025.	Green 	QLDC led Other parties: HUD, Kainga Ora, Kai Tahu
2. Use the Grow Well Whaiora Urban Growth Partnership to improve alignment and coordination to unlock joint priority development areas, including: <ul style="list-style-type: none"> > Ladies Mile > Five Mile Urban Corridor > Queenstown Town Centre to Frankton Corridor > Southern Corridor > Wānaka Town Centre to Three Parks Corridor > Southern Wānaka 	<ul style="list-style-type: none"> > This is one of the six initial priorities for the partnership's joint work programme, as agreed at the PGG in Sept 2021. > The Te Putahi Ladies Mile Variation is a plan change to the Proposed District Plan that used the Streamlined Planning Process. The Variation proposes rezoning areas of Rural, Rural Lifestyle and Large Lot Residential Land to a Special Purpose Zone providing for a range of commercial activities, as well as open spaces and community facilities. > The Minister of Environment for the Ladies Mile Streamlined Planning Process recommended approval on 16 November 2024. The date of Public Notification of the decision is 28 November 2024 when the Variation was published in the PDP. > The Variation became Operative on 6 December 2024. 	> Given the operative status of the Zone, its implementation will now become part of the Council's standard consenting processes.	Green 	QLDC led Partners involved through QLSP Project Team




PRIORITY INITIATIVE	COMMENTARY	NEXT KEY MILESTONES	RAG STATUS	OWNERS
3. Undertake structure plans for future urban areas identified in the Spatial Plan, including identifying infrastructure triggers needed to enable and sequence new growth areas. Ensure the development of future urban areas prioritise the delivery of affordable housing options.	<p>Te Tapuae Southern Corridor</p> <ul style="list-style-type: none"> > Developing Te Tapuae - Southern Corridor structure plan continues to be the primary focus and is being developed utilising the funding awarded from the 3W Better Off Fund. > All experts have now been onboarded for urban design, commercial, transport, landscape, ecology, natural hazards/ geotechnical analysis and infrastructure. > All baseline gap analysis have been completed (Part A). > Expert Reporting: Part B scopes are a work in progress with each consultant. These will build on the outputs from Part A by updating and/or undertaking a more detailed qualitative assessment. This includes working closely with the rest of the consultants on areas of alignment, working with our Grow Well Whaiora partners, and inputting into the final structure plan. > The 3 waters infrastructure long list workshop was held in January to determine which options are to be shortlisted. > ORC confirmed to contribute \$200,000 towards the natural hazards investigations. <p>Frankton</p> <ul style="list-style-type: none"> > A Structure Planning process is being undertaken at present in combination with the review of the following Operative Plan Special Zones (Frankton Flats A & B and the Remarkables Park Special Zone). 	<p>Te Tapuae Southern Corridor</p> <ul style="list-style-type: none"> > Natural hazards/ geotechnical: undertake site-specific geotechnical investigations. > Create hydrological stormwater model. 	<p>Green</p> 	<p>QLDC led</p> <p>Partners involved through QLSP Project Team</p>
4. Investigate the use of alternative funding and financing tools to accelerate infrastructure delivery.	<p>Three Waters Better Off Fund</p> <ul style="list-style-type: none"> > BOF project progress: <ul style="list-style-type: none"> - Redirection of Better Off Funding to Three Waters investment has been approved by DIA and is awaiting project applications to be submitted by QLDC Investment Advisory team to access this funding. - Economic Development Plan implementation funding from BOF has almost been fully exhausted (97% spent). Funds have been spent on the Host-Tech May 2024 event, development and activation of Outdoor Products Industry Plan, Technology Queenstown capital membership and development of plan to support Queenstown Lakes technology businesses, as per project 7 of EDP. Any remaining funding has been allocated to planning the Host Tech 2025 event. - Funds allocated to plant and pest control management at Matakauri Park, Pig & Pigeon Island and Albert Town Lagoon have now been fully spent. > Biodiversity plans: <ul style="list-style-type: none"> - Procurement of Eely Point tree succession plan was undertaken in August, with site analysis, mapping and GIS development occurring September – November 2024. The draft Eely Point trees succession plan was delivered in November and is currently being finalised. - Horne Creek biodiversity plan will focus on invasive and woody weed control of Council-owned land, in particular the riparian zone of Warren Park. Works will align with the Warren Park Development Plan and the Matakauri Wetland Management Plan. 	<ul style="list-style-type: none"> > Submit applications through the Better Off Fund portal – early 2025. > Remaining funding for EDP is to be utilised for Host Tech 2025 event – May 2025. > Plant pest control management project completed. > Submit Eely Point Tree Succession Plan to Wanaka Upper Clutha Community Board for endorsement – March 2025. > Public feedback and stakeholder engagement workshops for Eely Point – March/ April 2025. > Horne Creek project plan to be finalised in February/March 2025– project to be staged to remove all invasive and woody weeds (except mature willows) on the advice of an arborist as indigenous vegetation matures. 	<p>Green</p> 	<p>QLDC</p> <p>Other parties: DIA, HUD, KO</p>





PRIORITY INITIATIVE	COMMENTARY	NEXT KEY MILESTONES	RAG STATUS	OWNERS
4. Investigate the use of alternative funding and financing tools to accelerate infrastructure delivery.	Infrastructure Acceleration Fund > Hawea <ul style="list-style-type: none"> - Detailed design is now complete for the Upper Clutha Wastewater Conveyance Scheme project. The construction tender started in December 2024 and contract award is expected mid 2025. - Installation of approximately 1000 water meters was completed in January 2025 as part of the Water Demand Management Project. Onsite connectivity testing is now underway. - An amended Agreement was executed in November 2024; funded enabling infrastructure projects are tracking in accordance with this updated Agreement, resulting in the RAG status going from Amber to Green. 	> Commencement of physical works on site, as per the IAF Agreement: Jan 2026. > Practical completion for the Water Demand Management project, as per the IAF Agreement: June 2025.	Green 	QLDC
	Regional Deals Queenstown Lakes District Council (QLDC) has partnered with Central Otago District Council (CODC) and Otago Regional Council (ORC) in preparing a Regional Deal Proposal for Otago Central Lakes. The five packages of work in the proposal to support economic growth are: <ul style="list-style-type: none"> > Leverage the visitor economy to boost economic growth. > Transform the transport system. > Electrify Otago Central Lakes. > Leverage private investment to deliver public health services. > Share the value created from growth. 	> Regional deal proposal was submitted on the 28th February. > Waiting to hear next steps from Government.	Green	QLDC, CODC, ORC



PRIORITY INITIATIVE	COMMENTARY	NEXT KEY MILESTONES	RAG STATUS	OWNERS
5. Establish a coordinated programme that draws together central government, community providers, iwi and council projects and initiatives to improve affordable housing outcomes.	<p>The Joint Housing Action Plan is one of the six initial priorities for the partnership's joint work programme, as agreed at the PGG in Sept 2021. Work is progressing on the 34 JHAP actions:</p> <ul style="list-style-type: none"> > Stakeholder Deed Enforcement (action 4B) <ul style="list-style-type: none"> - Ongoing conversations with a Wānaka developer regarding compliance with three separate stakeholder deeds (Three Parks, Ballantyne Investments, and Orchard Road). - Entered into a dispute resolution process with the developer of Longview due to the disagreement regarding appropriate prices for the land/house packages and current non-compliance with the deed. > QLDC commissioned a peer review of an Infometrics report on the impacts of short-term letting (STL), which found that the Infometrics report methodology was robust, supporting the finding that STL had a minimal impact on rental prices in the district. It hypothesised that empty homes (which are sometimes let out short term) have a bigger impact on rental availability than STL. Following on from this, QLDC are commissioning a study on the relationship between STL and empty homes, with a contract expected to begin in late March 2025 (actions 1C, 6A). > QLDC sent out a brochure with the January 2025 QLDC rates notice on STL rules/obligations, which resulted in around 100 queries and a spike in average weekly webpage views of 300-800% immediately following the notice (action 6A). > The Overseas Investment (Facilitating Build-to-Rent Developments) Amendment Bill was passed in February, which provides a streamlined consent pathway for foreign investors looking to invest in existing Build to Rent (BTR) developments. These changes mean BTR developers will have confidence in their ability to eventually exit their investment, meaning they're more likely to build in the first place (actions 3B, 3E, 5A, 5D). > In December Government introduced a second RMA Amendment Bill to progress the Going for Housing Growth programme, to: <ul style="list-style-type: none"> - Introduce housing growth targets for tier 1 and 2 councils, to live zone thirty years of development capacity. - Ensure future development strategies and district plans are more responsive to development opportunities. - Issue national direction for tier 1 and 2 councils to enable a baseline level of mixed-use across their urban areas. - Abolish minimum floor area and balcony requirements (actions 3B, 3E, 5A). > Updates on Inclusionary Housing Variation, Urban Intensification Variation, Future Development Strategy/Spatial Plan 2.0 and Structure Planning provided separately (actions 4A, 8A, 8B, 9A). 	<p>Upcoming milestones in the JHAP implementation programme include:</p> <ul style="list-style-type: none"> > Following on from the Queenstown event, QLDC and QLCHT are planning a Wānaka community hui on local housing solutions, co-hosted with Wao Green Drinks, in late March (actions 6A, 6C). > Recommence winter Manaaki communications campaign to support people to find a home in the district and encourage residents to let out a room (actions 6A, 6D). > Continue monitoring and enforcing stakeholder deeds with regular updates provided to the QLDC Planning and Strategy Committee (action 4B). > Continue to investigate ways to help fund QLCHT and other Community Housing Providers (actions 3B, 3E, 6B, 6E). > Input into QLDC property review with analysis of options for QLDC land that provide affordable housing or improve housing outcomes (actions 2E, 5D). > Short-term letting study expected to begin in March 2025 and completed in late 2025 (actions 1C, 6A). > The second RMA Amendment Bill and accompanying national direction are expected to be passed into law mid-2025 (actions 3B, 3E). > The Government will introduce an RMA replacement bill in late 2025. The new resource management system will have three core tasks: <ul style="list-style-type: none"> - Unlocking development capacity for housing and business growth. - Enabling delivery of high-quality infrastructure for the future, including doubling renewable energy. - Enabling primary sector growth and development (actions 3B, 3E). 	<p>Green</p> 	QLDC, HUD, KO, QLCHT & Kai Tahu




PRIORITY INITIATIVE	COMMENTARY	NEXT KEY MILESTONES	RAG STATUS	OWNERS
OUTCOME 2: Public transport, walking and cycling is the preferred option for daily travel				
6. Complete and implement the Queenstown Transport Business Cases including the delivery of the Frequent Transit Network.	<p>Arterials Stage 1 Queenstown Town Centre Arterial Road opened on the 30/01/2025. This includes:</p> <ul style="list-style-type: none"> - New traffic signals at the Gorge Road / Henry Street, Sydney / Melbourne Street and Melbourne Street / Frankton Road. - Pedestrian ramp access from upper Ballarat Street, Stair access from lower Ballarat Street, upper Malaghan Street, and lower Beetham Street. <p>Stanley Street / Ballarat Street</p> <ul style="list-style-type: none"> - Final stormwater upgrade associated with this project are under way, including 110m of stormwater pipe and a new outfall structure into Horne Creek. - This section of road is closed during this work, requiring a temporary relocation of bus stops and closure of the off street car parks on Ballarat/Stanley St. - Reconstructing the section of Ballarat St between Stanley Street and the Arterial Road, including a plaza area and final landscaping. <p>Malaghan Street / Lower Beetham Street / Upper Ballarat Street</p> <ul style="list-style-type: none"> - Constructing of new the turning circles resulting in the temporary closure of roads and footpath. - Upgrading underground services and construction of retaining walls. 	<p>Stanley Street / Ballarat Street</p> <ul style="list-style-type: none"> - Complete installation of stormwater pipe at Stanley/Ballarat Street (SH6A) intersection and reopen road by end of April (Thursday 24 April). - Complete installation of stormwater pipe on Ballarat St between Stanley and Camp Street and road reopen mid May 2025 (16th of May). <p>Malaghan Street / Lower Beetham Street / Upper Ballarat Street</p> <ul style="list-style-type: none"> - Beetham Street to be reopened by the end of March 2025. - Upper Ballarat Street to be reopened by the end of February 2025. - Malaghan Street to be reopened by the end of April 2025. 	<p>Amber</p> 	Ka Huanui a Tahuna (Alliance)
	<p>Queenstown Public Transport Services Business Case (QPTBC)</p> <ul style="list-style-type: none"> > The Queenstown Public Transport Business Case has been endorsed by all Way To Go Partner organisations. Central government funding has been secured through the National Land Transport Programme (2024-27). > It sets out plans for a public transport system that will achieve the greatest mode shift towards public transport in the Whakatipu Basin over the next 30 years. > The implementation of the programme is proposed to be staged over the next 12 years with the programme's Stage 1 in development. > Funding: options for future funding mix from fares, rates, central government, and other alternative sources of revenue. > Business case projects that do not have approved ORC funding and are still under investigation are: <ul style="list-style-type: none"> - Electric Bus Depot development. - Increasing ferry service to an hourly frequency. 	<p>The Queenstown Public Transport Business Case Stage 1: Early Implementation Improvements are on-track for delivery mid-2025 and include:</p> <ul style="list-style-type: none"> - Introduction of Arrowtown to Queenstown route via Malaghans Road. - Extension of Jack's Point service from Frankton to Queenstown. - Increased frequency of Kelvin Heights to Quail Rise and Jack's Point services to 30 minutes at peak times. - Ferry contract renewal. <p>Stage 1 will be implemented by 2027. The indicative scope for completing this stage is:</p> <ul style="list-style-type: none"> - Extension of Unit 7 contract until 2028/29. - Infrastructure upgrades to the bus hub at Stanley Street and Frankton (owned by NZTA, QLDC, WTPA). - Infrastructure upgrades to bus stops to accommodate articulated buses (owned by NZTA, QLDC, WTPA). 	<p>Green</p> 	





PRIORITY INITIATIVE	COMMENTARY	NEXT KEY MILESTONES	RAG STATUS	OWNERS
6. Complete and implement the Queenstown Transport Business Cases including the delivery of the Frequent Transit Network.	<p>NZUP Queenstown Package:</p> <ul style="list-style-type: none"> > Work on the Queenstown Package commenced on 4 April 2024. These works comprise the following: <ul style="list-style-type: none"> - The State Highway 6/6A Intersection. - The Frankton Bus-Hub. - The Howards Drive Intersection Improvements. <p>The works are programmed to take over 4 years.</p>	<ul style="list-style-type: none"> > The-routing of power via the Events Centre and through Kawarau Rd, has enabled the overhead lines to come down and free-up more of the 'golf course corner' footprint for expedient construction. > Works has expanded onto Gray St, which will continue through to April end for above ground street rebuild, involving new kerb, footpath, road surface and street lighting. > Works have also expanded on onto the SH6 corridors, although through to September at least, has no effect to the SH6/SH6A roundabout. 	<p>Amber</p> 	Waka Kotahi (with delivery through Ka Huanui a Tahuna)
	<p>Arthurs Point Crossing</p> <ul style="list-style-type: none"> > Project on hold due to awaiting resourcing and confirmation of the internal gateway process. > Funding confirmed to proceed into pre-implementation phase. 	<ul style="list-style-type: none"> > On hold pending update to internal gateway. > Update business case to reflect higher costs and current investment prioritisation method. 	<p>Amber</p> 	QLDC, WK, ORC
7. Complete and implement a mode shift plan for Queenstown including travel demand management measures	<p>Mode Shift Plan Implementation - Travel Demand Management (TDM) TDM Policy Review project completed, and final recommendations compiled.</p> <p>Tranche 2 of TDM is wayfinding which is being scoped up, however delivery is dependent on funding of which there currently is none available.</p>	<ul style="list-style-type: none"> > Infrastructure Committee in March 2025 and recommendations will be circulated following that. > Mode Shift Plan is currently being scoped up and will be updated. 	<p>Amber</p> 	QLDC, WK, ORC
	<p>Comprehensive Parking Management Plan Strategy and Guidelines documents due to Infrastructure Committee in March 2025.</p> <p>Parking strategy and guidelines are in final draft.</p>	<ul style="list-style-type: none"> > Next steps are to draft the area-based Parking Management Plans and an implementation plan for Queenstown, Wanaka and Frankton. 	<p>Amber</p> 	QLDC, WK, ORC
8. Investigate and protect the extension of the Frequent Transit Network to Remarkables Park and the Southern Corridor.	<p>This priority initiative will be undertaken in conjunction with:</p> <ul style="list-style-type: none"> > Priority initiative 3: Undertake structure plans for future urban areas identified in the Spatial Plan. > Priority initiative 6: Complete and implement the Queenstown Transport Business Cases including the delivery of the Frequent Transit Network. 	<ul style="list-style-type: none"> > Project to be commenced. 	Not started	QLDC, HUD, WK, KO, key landowners & developers
9. Complete the Wakatipu and Upper Clutha Active Travel Networks.	<p>Wanaka Network Optimisation (Single Stage Business Case)</p> <ul style="list-style-type: none"> > Business Case being concluded after the Economic Case due to the low investment signals from the three transport partners. > Feedback on strategic responses and economic case are being collated. 	<ul style="list-style-type: none"> > Modelling, design and economic data will be utilised to form a programme for consideration in the 2027 LTP. 	<p>Amber</p> 	QLDC, WK, ORC


PRIORITY INITIATIVE	COMMENTARY	NEXT KEY MILESTONES	RAG STATUS	OWNERS
9. Complete the Wakatipu and Upper Clutha Active Travel Networks.	<p>Wakatipu Active Travel Network WATN is an ongoing programme that will take several years to complete. It is an integrated network of trails for walking and cycling that connects to public transport, providing a genuine alternative to getting around by car.</p> <p>Route C5: Arthurs Pt - Queenstown > Agreed works Completed</p> <p>Route B2: Fernhill - Queenstown > Currently, there is no funding available to construct further improvements on Cameron Place in Fernhill and beyond.</p> <p>Route C7: Lake Hayes Estate - Shotover River/Kimiakau Bridge > Detailed design is complete for the above route. Currently no funding available to construct the improvements.</p> <p>Route A2: Shotover River/ Kimiakau Bridge - Frankton > Route A2 has been put on hold until there is a clearer picture of available funding from the NLTP 21-24 carry forwards.</p> <p>Route A3: Joe O'Connell Drive - Frankton Track > A temporary path has been installed between Joe O'Connell Drive and SH6 to provide a pedestrian and cycle connection alongside the state highway until the future SH6 / 6A intersection improvements are constructed. The pathway continues to the existing signalised crossing where it crosses to the Frankton bus hub. A further path is planned via Stewart Street, connecting Frankton Village to Frankton Beach.</p> <p>Route A7: Jacks Pt - Frankton > Route A7 Southern Corridor to Frankton has been put on hold. There is insufficient funding to complete the A7.</p> <p>Route A8: Lake Hayes Estate - Frankton (South) > The connection from Lake Hayes Estate (Widgeon Place) to Frankton (South) A8 will now be placed on hold due to the A7 route no longer connecting to A8 route via a new crossing over the Kawarau River, and the lack of funding to proceed. A return crossing from the south bank to Frankton south was considered in high level planning but placed on hold due to cost.</p>	<p>Majority of the confirmed route construction is aimed for 2024-2027. The routes without funding will be reconfirmed and submitted for funding consideration for the LTP/ RLTP/NLTP processes.</p> <p>Route C5 > Agreed works complete.</p> <p>Route B2 > Secure funding.</p> <p>Route C7 > Secure funding.</p> <p>Route A2 > Progressing the design for the A2 route. The 50% design estimate has highlighted that we are highly unlikely to have sufficient funds to undertake the physical works. Notwithstanding this, we are going to complete the design and update the cost estimate and any decisions about construction will be made at this time. This work should be completed by the 3rd quarter 2025.</p> <p>Route A3 > Progression of a detailed design for the path via Stewart Street has been deferred until greater certainty of affordability for critical aspects of the active travel programme.</p> <p>Route A7 > Secure funding.</p> <p>Route A8 > On hold due to lack of funding.</p>	<p>Amber </p>	QLDC, WK, ORC
10. Investigate establishing Upper Clutha and Sub-Regional public transport networks.	<p>Upper Clutha Upper Clutha Business case NZTA co-funding not approved.</p>	<p>> Grow Well Whaiora to consider the strategic responses/ optimisation project alongside the Regional Public Transport Plan (RPTP) land use principles to determine next steps.</p>	<p>Amber </p>	QLDC, WK, ORC
	<p>Sub-regional Upper Clutha Business case NZTA co-funding not approved.</p>	<p>> Investigating the best way to transport workers from Alexandra and Cromwell to Queenstown.</p>	<p>Not started </p>	QLDC, WK, ORC

PRIORITY INITIATIVE	COMMENTARY	NEXT KEY MILESTONES	RAG STATUS	OWNERS
OUTCOME 3: A sustainable tourism system				
11. Develop and implement a Destination Management Strategy to align decision making and development with sustainable development principles.	<p>Destination Southern Lakes has continued to work alongside the Regional Tourism Offices and QLDC to:</p> <p>Deliver the Optimal Visitation Project which is currently in the validation and sensitivity analyses.</p> <ul style="list-style-type: none"> > Regenerative Tourism Website launched to enable clear and concise communication with community and stakeholders. > Refine a roadmap to decarbonisation and Support business level decarbonisation with a carbon measurement software integration tool. > Electrify Queenstown event which aims to deliver education and provide connections to support electrification and decarbonisation of visitor economy businesses. > Love Queenstown / Love Wanaka community fund activity is ongoing and raised \$79,500 in their first year for local environmental projects. > Research to better understand community, visitor, and economic impacts underway. 	<ul style="list-style-type: none"> > Delivery and hand over of the demand and dynamic optimal visitation models in May 2025. > Launch Carbon measurement tool to businesses and provide reduction strategies from end of March 2025. > Electrify Queenstown Event taking place 26-28 May. > Further rollout of digital donation kiosks and associated brand activity - February / March. > Visitor Economy Productivity research by University of Otago student to be returned May 2025. 	<p>Green</p> 	Destination Southern Lakes (Destination Management Office)
12. Implement a levy on visitor accommodation across the Queenstown Lakes.	<ul style="list-style-type: none"> > The levy would be used primarily to fund the capital expenditure attributable to visitors. > Awaiting formal notification from Minister and/or Ministry officials. > Formed part of the Regional deal proposal. 	<ul style="list-style-type: none"> > DIA and MBIE officials to provide formal response to Mayor Lewers. 	<p>Red</p> 	QLDC and DIA
13. Develop and implement a Tourism Travel Demand Strategy to encourage the use of public and active modes by visitors.	This priority initiative is integrated with priority initiative 7: Complete and implement a mode shift plan for Queenstown including travel demand management measures.	<ul style="list-style-type: none"> > Project has yet to be started. Will form part of the Travel Demand Management programme. 	<p>Not started</p> 	QLDC, WK, ORC, Kai Tahu
14. Investigate establishing a sub-regional public transport network that provides for both local residents and visitor needs.	<ul style="list-style-type: none"> > This priority initiative is integrated with priority initiative 10: Investigate establishing Upper Clutha and Sub-Regional public transport networks. > The Otago Regional Council adopted LTP specifies an investigation and trial of a public transport service between Alexandra, Clyde, Cromwell and Queenstown. 	<ul style="list-style-type: none"> > Investigate and trial public transport service between Alexandra, Clyde, Cromwell and Queenstown - Y3 (2026/27) of adopted ORC LTP. 	<p>Not started</p> 	QLDC, WK, ORC, Kai Tahu

PRIORITY INITIATIVE	COMMENTARY	NEXT KEY MILESTONES	RAG STATUS	OWNERS
OUTCOME 4: Well-designed neighbourhoods that provide for everyday needs				
15. Develop open space network plans to deliver the Blue-Green Networks.	<ul style="list-style-type: none"> > Draft Blue Green Network Plan has been workshopped with Grow Well Whaiora SG (Nov 24), and the Community & Services Committee and Wānaka Upper Clutha Community Board (Feb 25). Local Blue Green Plans have been drafted. 	<ul style="list-style-type: none"> > Communications Strategy being prepared with the intent to release for public input mid-25. 	Amber 	QLDC, Kai Tahu
16. Complete, update and implement QLDC Community Facilities, Parks and Reserves and Community Wellbeing strategies and plans.	<p>516 Ladies Mile Community Facilities</p> <ul style="list-style-type: none"> > Project Managers appointed to start pre-planning work around scope, timings and consequential impacts of other projects, i.e. Howards Drive Roundabout. Meeting held with Alliance to understand their programme/Utilities and services plan and timings to inform pre-planning. <p>Queenstown Events Centre Upgrades</p> <ul style="list-style-type: none"> > Resurfacing of the 6 outdoor netball/tennis courts has commenced. > Replacement of the indoor courts grandstand due to health & safety issues has been procured and will be installed in March. > Replacement of Alpine Health & Fitness Centre equipment, Alpine Aqualand plant & equipment renewals has commenced. > Frankton Golf Course new accessway, safety fence and carpark commenced by the Alliance. > New sports field lighting on QEC 1a and b sports fields procured. > Rabbit proof fencing around the Sir John Davies Oval and field 3 being costed and implemented. > Finalisation of the scope and costing of the QEC Multipurpose Facility is occurring. 	<p>516 Ladies Mile Community Facilities</p> <ul style="list-style-type: none"> > Finalisation of needs analysis for community centre - March/April. > Project Budget starts - 1st July 2025. > The QEC Multipurpose Facility/new courts project, a strategic programme of work to be delivered through the 24 –34 LTP programme, is time delayed due to the review of the programme. The next steps for the programme include ongoing Governance (Mayor & Councillor) engagement and a Request for Proposal is planned to go to market in March for a Project Manager for the QEC Indoor Courts project. > Once the Project Manager has been onboarded, a design team will be procured to begin the concept design for the courts. 	Green 	QLDC

PRIORITY INITIATIVE	COMMENTARY	NEXT KEY MILESTONES	RAG STATUS	OWNERS
16. Complete, update and implement QLDC Community Facilities, Parks and Reserves and Community Wellbeing strategies and plans.	<p>Parks & Open Spaces Strategy – Implementation</p> <p>Parks Capital Programme Projects completed in the last quarter:</p> <ul style="list-style-type: none"> - 300m extension to the shared pathway Te Ara Wānaka along the edge of the marina and yacht club (Stage 5 Wānaka Lakefront Development plan) – Completed December 2024. - Upgrade to the Glenorchy Marina carpark to help manage congestion and install a new stormwater management system – Completed December 2024. - Perimeter fencing installed for Project Tohu (Coronet Forest Revegetation) to help manage pest animals – Completed February 2024. <p>Supporting and undertaking environmental initiatives with volunteer groups Ongoing work with volunteer groups to support revegetation projects on reserves. In the last quarter Parks has been supporting with maintenance and working bees. For example, extended the irrigation for the existing Welcome Forest plantings at Jardine Park and worked with the Whakatipu Reforestation Trust to organise working bees and planning for autumn plantings. For example, working with the Upper Clutha Wilding Tree Group to improve their health and safety practices as they expand as a group.</p> <p>Mt Iron Reserve Management Plan (RMP) Public submissions on the draft RMP closed on 29 November 2024. 446 submissions were received and 20 people spoke at a public hearing. A range of views were expressed on areas of the plan such as whether mountain biking and commercial activities should be allowed on Mount Iron. The hearing panel deliberated in December 2024 on changes to the RMP as a result of the submissions received.</p> <p>Subdivisions and new reserves Parks continue to work with landowners on new reserve land and improvements design. In this quarter worked with landowners on several recreation reserves that will be vested in the next quarter.</p>	<p>Parks Capital Programme March 2025 – Planting to begin as part of Project Tohu (Coronet Forest Revegetation).</p> <p>Supporting and undertaking environmental initiatives with volunteer groups Ongoing work with volunteer groups focusing on autumn plantings, including supply of native plants, plant guards and other items as needed. E.g. working with the Whakatipu Reforestation Trust to extend the area of the new keystone site at Lake Hayes Pavilion with new rabbit proof fencing. Working with Te Kakāno to identify and start working on keystone sites in Upper Clutha to consolidate where they manage.</p> <p>Mt Iron Reserve Management Plan Final Mount Iron Reserve Management Plan to be presented to Wānaka Upper Clutha Community Board and Full Council for adoption – March and April 2025.</p> <p>Subdivisions and new reserves March & April 2025 – Reserve vestings will be considered by Council for numerous locations including Hanleys Farm, Parkridge and Northlake.</p>	<p>Green</p> 	QLDC
	<p>Community Partnerships Plan – Development > Community Partnerships Plan has successfully received funding from 3 Waters Better Off fund (\$250k).</p> <p>Creativity, Culture and Heritage Strategy (CCS) > Planning for first regional hui in June 2025. Key focus areas include the creative economy, placemaking, empowering creatives and building sustainable careers, public art installations. > Supporting Te Atamira Arts and Culture Hub with additional operational funding to ensure sustainability of core programmes in 2024-2026. This facility has become an essential provider of creative and community space in Queenstown. > Scoping research project to understand the need for arts and cultural facilities in the region (30 year focus).</p>	<p>> Key partners QLDC, Three Lakes Cultural Trust (TLCT) and Lakes District Museum, scoping detailed work programme, project management approach and communications plan for 2024-2026; planning for delivery of key actions in the first two years of the strategy implementation plan, including monitoring, evaluation and reporting. > Overarching strategy programme management and key reporting will be managed by TLCT - the Regional Arts Organisation (RAO) - in collaboration with key partners.</p>	<p>Green</p> 	QLDC and partners
17. Develop a Grow-well Design Guide to improve the quality of built form and embrace Kāi Tahu cultural values.	<p>This priority initiative has not yet commenced.</p> <p>Funding is available to commence this project. However project is contingent on resourcing, with the focus on Blue-Green Network completion first.</p>	<p>> Project scoping discussions to be held between Kai Tahu and QLDC. > Project plan to be initiated once resourcing allows.</p>	<p>Not started</p> 	Kai Tahu, QLDC

PRIORITY INITIATIVE	COMMENTARY	NEXT KEY MILESTONES	RAG STATUS	OWNERS
OUTCOME 5: A diverse economy where everyone can thrive				
18. Develop an Economic Diversification Plan.	<p>The Economic Diversification plan one year action plan is being delivered with actions underway including:</p> <ul style="list-style-type: none"> > World of connections project identifies tools that will help better connect people and organisations - business event planning calendar launched. > Cluster development contracts for Host-Tech (tech for hospitality and tourism) and Wild-Tech (outdoor products) resolved through to June 2026. > Technology Queenstown CEO began in late January. > Film studio (Remarkable studios) launched and professional development of the industry planned for 2025. 	<ul style="list-style-type: none"> > Work on reporting and communication to stakeholders (incl Council). > Support tech week event planning including holding Host—tech event to showcase technology for hospitality and tourism. 	<p>Green</p> 	QLDC, MBIE
19. Support the Otago Regional Economic Development Network to continue to deliver regionally connected initiatives.	<p>Regional deal worked on collaboratively between CODC, ORC and QLDC.</p> <ul style="list-style-type: none"> > Film Otago Southland supported major movie filming across Oamaru, Dunedin and Central Otago. Professional development held in both Dunedin and Queenstown. > Strategic doing course postponed from January to April. 	<ul style="list-style-type: none"> > Strategic Doing course promoted to groups working on economic development related issues. 	<p>Green</p> 	QLDC, MBIE
20. Review and update the zoning of centres and major employment locations in the District Plan to be consistent with the Spatial Plan.	<p>This priority initiative aligns with priority initiatives 1 and 2. It is integrated within implementing Policy 5 of the NPS UD and the Priority Development Area work.</p>	<ul style="list-style-type: none"> > Initiate development of structure plans for all PDAs (except Ladies Mile). 	<p>Green</p> 	QLDC
21. Establish a Queenstown Lakes utility infrastructure providers forum to improve coordination with Spatial Plan outcomes and resilience of the networks.	<p>QLDC has completed working with power utility providers Transpower, Aurora and Powernet to determine the potential electricity demand in the QLD region out to 2050. This work will feed into a regional development plan and intention is that there will be engagement with the community in mid 2025.</p> <p>Alongside this, Are Ake are holding a workshop made up of industry professionals and large electricity users from the Queenstown-Lakes District tourism and technology sector to identify demand response or load reduction/shifting initiatives that can be pursued commercially or as Ara Ake supported pilots. A number of different QLDC staff members are attending.</p>	<ul style="list-style-type: none"> > Community engagement in mid 2025. 	<p>Green</p> 	QLDC
22. Identify and ensure the efficient operation of main freight routes by developing a Network Operating Plan.	<p>Expansion of the Network Operating Frameworks and business cases to elevate the current understanding to a District Wide level.</p>	<ul style="list-style-type: none"> > Subject to funding availability. > Undertake a Business Case Analysis. 	<p>Not started</p>	QLDC, WK, ORC

PRIORITY INITIATIVE	COMMENTARY	NEXT KEY MILESTONES	RAG STATUS	OWNERS
GENERATION 2.0 OF SPATIAL PLAN (FUTURE DEVELOPMENT STRATEGY)				
Development of Spatial Plan Gen 2.0	<p>The Spatial Plan Gen 2.0 spatial scenarios will progress once the Housing Business Capacity Assessment (HBA) is developed enough to provide interim results on plan enabled and infrastructure ready capacities.</p> <p>The HBA work is in progress awaiting infrastructure capacity information to be reviewed, which was provided at the end of January 2025.</p> <p>A review of the districts Challenges and Opportunities is underway to inform Spatial Plan Gen 2.0.</p> <p>A new work programme is in the process of being developed for 2025.</p> <p>This project is flagged Amber due to the delay caused by the HBA. A revised work programme will be developed by mid-February 2025 confirming new dates.</p>	<ul style="list-style-type: none"> > Next scheduled milestones are subject to HBA results being available. > End-February 2025 - Infrastructure capacity information provided to Formative HBA to complete the HBA model. > End-February 2025 - Revised work programme to be completed, assuming no further delays with the HBA project. > Aiming for May 29th, 2025 - HBA to be adopted at Full Council Meeting. 	<p>Amber</p> 	QLDC, ORC



www.qldc.govt.nz/your-council/major-projects/queenstown-lakes-spatial-plan