

**On the motion of Chair Cocks and Councillor White the Planning & Strategy Committee resolved that the agenda be confirmed with alteration.**

**Motion carried unanimously.**

### **Confirmation of Public Minutes**

Councillors noted the need to add 'motion carried unanimously' to the end of the resolution to exclude the public in the 18 March 2025 draft Planning & Strategy meeting minutes.

Councillor Bartlett requested that the motion to confirm the public excluded minutes of the 4 February 2025 Planning & Strategy meeting minutes be moved to the Public Excluded section.

**On the motion of Chair Cocks and Councillor Wong the Planning & Strategy Committee resolved that the public minutes of the meeting held on 18 March 2025 be confirmed with alteration.**

**Motion carried unanimously.**

### **1. Proposed District Plan (PDP) Updates and Other Key Updates**

Ms Alyson Hutton prepared the report for this item. Ms Hutton introduced the item and answered questions.

Questions from members focussed on whether the Sticky Forest application had been publicly notified, timeframes for responses and the process following responses when received.

There was discussion and questions on whether landowners' petitions could be received as submissions on the Sticky Forest application, and any associated considerations of this section 293 application. Further questioning focused on the potential sensitivity of landscaping matters that would be addressed through the 293 provisions.

Members raised questions concerning the definition of 'parties more interested than the general public' within the application, and the criteria for persons meeting this definition.

On The Hills Private Plan Change, members sought a general update, including the status of the plan change, and queried whether Queenstown Lakes District Council (QLDC) had accepted the plan to date or given any indication on reporting, and if not whether there would be progress before the local election. Further questions focussed on The Hills Fast Track application and whether there had been any further discussion on the application.

**On the motion of Councillor White and Councillor Bartlett 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.**

## **2. Update on Joint Housing Action Plan**

Ms Anita Vanstone was the author of the report. Ms Vanstone presented the report and answered questions alongside Ms Alice Milne and Ms Charlotte Robertson.

Councillor White did not take part in the discussion or vote due to her declared conflict of interest.

Members sought clarification on the terminology used in the item's report, specifically to which groups the terms 'party' and 'parties' referred to, as well as clarification on the process for previous agreements made with the housing trust.

Councillors' questions then focussed on whether QLDC wishes to emphasise certain types of houses to be developed, and the extent to which QLDC has influence in the types of housing that can be developed.

There was discussion of appropriate Housing Trust Board meeting times, given they are usually held on a Tuesday morning when most councillors are in meetings and unable to attend. Councillors sought clarification on who the 'QLDC representatives' are at these meetings. Members requested clarification on 'wholly owned subsidiaries' and whether the Housing trust had any of these.

Members sought clarification of the terminology used on page 59 of the report, and whether 'preferred partner' should include a caveat to indicate that it isn't exclusive, and whether there is opportunity for others to contribute, not just the 'preferred partner'. Councillors queried whether the Housing Trust had any appetite for buying existing properties, rather than building.

There was discussion and questions on the Short-Term Letting Programme focussed on the timeline for completion, policy setting concerning rentals and the level of control QLDC and Councillors have over these settings. Officers answered questions on the commissioned study and data that will be obtained on short-term rentals i.e. whether the data will differentiate between types of rentals, the robustness of data collection, and the timeframe of data collection (either a rolling study or snapshot).

There were also questions on stakeholder monitoring of the Longview development included whether there had been any significant effects following the decision made in 2024 on pricing.



Further questions to officers focussed on the varying priority levels between residential and higher density housing, followed by a discussion of inclusionary zoning and the need for objectivity around defining 'affordable housing'.

Officers and Councillors discussed a change to the final item recommendation to reflect the need for further discussion. The wording decided for the final recommendation was to change from 'Recommend the attached draft Relationship Framework Agreement to full Council for approval' to 'Recommend an updated draft relationship framework agreement be brought back to Planning & Strategy committee for further review'.

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

1. **Note** the JHAP update provided in this report;
2. **Recommend** an updated draft relationship Framework Agreement to be brought back to Planning & Strategy committee for further review.

**Motion carried unanimously.**

**3. Update on Te Tapuae Southern Corridor structure plan and QLSP Monitoring Report**

Ms Catriona Lamont was the author of the report. Ms Lamont presented the report and answered questions alongside Mr Cameron Wood and Ms Anita Vanstone.

Members' sought clarification on the Arthurs Point crossing funding, specifically if there was secure funding and what it was allocated to. Clarification was also requested on the use of the term 'corridor' in the Three Parks Corridor.

Members queried the levels of risk used concerning transport projects (specifically the southern corridor), whether the level of risk assigned is appropriate to the significant infrastructure deficit the district has, and considerations of the programme and pathway for transport infrastructure delivery.

Councillors queried officers on the Three Waters 'Better Off' fund, and what the funding would be allocated toward. Specific questioning focussed on how three waters funding could be allocated to plant and pest control.

Further questions on the Active Travel Network, specifically route A3, focused on the extent that this was a part of the New Zealand Upgrade Programme, and whether the Jim's Way bridge was a component of this. Officers responded to questions on the visitor levy, specifically it's red status and the factors that had contributed to it being awarded this status.



Referring to points 13 and 14 in the monitoring report (Attachment A), councillors queried why these were not categorised as red while listed as 'not started', and whether this was due to resourcing issues.

Councillors' questions focussing on the Southern Corridor covered the Fast Track application and whether this would have any impact on the Structure Plan, costings of the infrastructure package, how infrastructure would impact or be a constraint on housing growth. Councillors also requested any updates and actions coming out of the Three Waters infrastructure long list session in January, and the subsequent workshop in March.

**On the motion of Chair Cocks and Councillor White it was resolved that the Planning & Strategy Committee:**

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

**Motion carried unanimously.**

#### **Resolution to Exclude the Public**

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

**Motion carried unanimously.**

**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 18 March 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"> <li>• maintain legal professional privilege</li> <li>• enable any local authority holding the information to carry out, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</li> </ul>	<p>Section 7(2)(g)</p> <p>Section 7(2)(i)</p>
Draft Planning & Strategy Committee minutes 3 April 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"> <li>• maintain legal professional privilege</li> <li>• enable any local authority holding the information to carry out, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</li> </ul>	<p>Section 7(2)(g)</p> <p>Section 7(2)(i)</p>

**Public Excluded Agenda Items:**

Item 4: Update on Proposed District Plan Appeals

Item 5: Update on Resource Consent Appeals before the Court

Item 6: Stage 2 Topic 32 Open Space Appeals Queenstown Airport Corporation Limited



<b>Item 4: Update on Proposed District Plan Appeals</b>	<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"><li>• to maintain legal professional privilege</li></ul> <p><i>Reason for recommendation</i></p> <p>To allow discussion on appeals, process, mediation outcomes and Court outcomes which may prejudice the Council if the information was in the public forum.</p> <p>Whilst it is acknowledged that there is strong public interest in such planning matters and corresponding appeals processes, the importance of withholding information that enables Council to achieve the best possible outcome for Council, it's communities and interested parties, outweighs the release of such information.</p>	<b>Section 7(2)(g)</b>
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<p>Item 5: Update on Resource Consent Appeals before the Court</p>	<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"> <li>• enable any local authority holding the information to carry out, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</li> </ul> <p><i>Reason for recommendation</i></p> <p>To enable Council to discuss in private its strategy (legal and planning) for resolving resource consent appeals to various Courts, and for receiving updates on appeal resolution throughout the process. Whilst it is acknowledged that there is strong public interest in such planning matters and corresponding appeals processes, the importance of withholding information that enables Council to achieve the best possible outcome for Council, it's communities and interested parties, outweighs the release of such information.</p>	<p>Section 7(2)(i)</p>
<p>Item 6: Stage 2 Topic 32 Open Space Appeals Queenstown Airport Corporation Limited</p>	<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"> <li>• to maintain legal professional privilege</li> </ul> <p><i>Reason for recommendation</i></p> <p>To allow discussion on appeals, process, mediation outcomes and Court outcomes which may prejudice the Council if the information was in the public forum. Whilst it is acknowledged that there is strong public interest in such planning matters and corresponding appeals processes, the importance of withholding information that enables Council to achieve the best possible outcome for Council, it's communities and interested parties, outweighs the release of such information.</p>	<p>Section 7(2)(g)</p>

This recommendation is made in reliance on Section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act or Section 6 or Section 7 or Section 9 of the Official Information Act 1982 as the case may require, which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as shown above with respect to each item.





*The meeting went into public excluded at 11.30am.*

Confirmed as true and correct record:



CHAIR

10 June 2025

DATE