

Minutes of a meeting of the Queenstown Lakes District Council Planning & Strategy Committee (The Committee) held in the Council Chambers, 10 Gorge Road on Tuesday, 4 February 2025 commencing at 10.00am.

Present

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

In attendance

Councillor E Whitehead, Councillor L Guy, Dave Wallace (Planning & Development General Manager), Jon Winterbottom (Democracy Services Team Leader), Sophie Millar (Democracy Services Advisor), Mary Davenport (Associate Counsel) (online), Anita Vanstone (Strategic Growth Manager), Alyson Hutton (Planning Policy Manager), Fiona Blight (Resource Consents Manager), Liz Simpson (Strategic Planner Future Development), Emily Irwin (Strategic Planner), Gabrielle Marsh (Spatial Plan Project Manager); four members of the public, two members of the media.

Apologies

Councillor Smith was a late apology.

On the motion of Councillor Bartlett and Councillor White the Committee resolved that the apology be accepted.

Motion carried unanimously.

Declarations of Conflicts of Interest

There were no conflicts of interest.

Matters Lying on the Table

There were no matters lying on the table.

Public Forum

1. James Hall (Malaghans Valley Protection Society Inc. (MVPS)) spoke on the Fast Track Approvals Act application process. Mr Hall noted MVPS was significantly increasing in membership numbers. Mr Hall raised concerns with the proposed Coronet Village, and that MVPS does not want it lead by developers through the Fast Track process, specifically due to the impacts of potential lobbying, and the volume of the additional housing.

2. Robert Yang (Friends of the Gibston Character Zone (FOGCZ)) spoke on the Fast-track Approvals Act application process. Mr Yang raised concerns with the Fast-track Approval Act process, in particular transparency and lack of community input. Mr Yang wanted to know if and how the community will be notified of amended applications and/or changes to the process

Confirmation of Agenda

Chair Cocks proposed that the agenda being with item 2, progress to 3 and then return to item 1 to allow for the late arrival of Councillor Smith. Chair Cocks also indicated that a late item would be added in the public excluded part of the meeting as Item 7: Arthurs Point Rezoning Appeal: Gertrude's Saddlery Limited (Late Agenda Item).

On the motion of Councillor Bartlett and Councillor Wong the Committee resolved that the agenda be confirmed with alteration.

Motion carried unanimously.

Confirmation of Minutes

On the motion of Councillor Bartlett and Councillor White the Committee resolved that the minutes of the meeting held on 3 December 2025 be confirmed without alteration.

Motion carried unanimously.

2. Update on Generation 2.0 of Queenstown Lakes Spatial Plan Future Development Strategy

The report's author was Liz Simpson (Senior Strategic Planner – Future Development. Ms Simpson presented the report alongside Michelle Morss (GM – Strategy & Policy) and Anita Vanstone (Strategic Growth Manager).

This report provided an update on the work programme for the Grow Well Whaiora Spatial Plan Generation 2.0 and the Future Development Strategy.

Ms Simpson gave an update on infrastructure information, and the critical impacts of timing on certain milestones happening down the line.

Ms Simpson responded to questions on the National Direction, the spatial plan and its relationship to the regional deal and provided more detail on the removal of 'Land Use Capacity' 3, and the impact of the 'Highly Productive Land' National Policy Statement (HPL-NPS).

On the motion of Chair Cocks and Councillor Bartlett it was resolved that the Committee:

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

Motion carried unanimously.

3. Joint Housing Action Plan Update

The report's author was Emily Irwin (Senior Strategic Planner - Housing). Ms Irwin presented the report alongside Michelle Morss (GM – Strategy & Policy) and Anita Vanstone (Strategic Growth Manager).

The report provided an update on the implementation of the Joint Housing Action Plan (JHAP).

Ms Irwin gave general updates on short-term letting programme research and analysis. Updates were requested on Longview house and land packages, and the Property Team's land review and community housing providers.

Ms Irwin responded to questions relating to the focus of new housing studies and the time frames that would be in scope of the studies, what the vision for practical application of housing study findings will be, timeframes and progress on Central Government policy change concerning Airbnb monitoring, clarification over 'Three Parks' deed requirements concerning land, progress on interest from potential long-term investors to build affordable housing, how regional deals may help with local housing challenges (specifically an accommodation supplement), and whether the specific proportion (not inclusionary zoning) of affordable housing the district needs is being looked into.

Note Councillor Smith arrived at 11.13am

On the motion of Chair Cocks and Councillor Wong it was resolved that the Committee:

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

Motion carried unanimously.

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

The report's author was Anita Vanstone (Strategic Growth Manager). Ms Vanstone presented the report alongside Michelle Morss (GM – Strategy & Policy) and Gabrielle Marsh (Spatial Plan Project Manager).

The report provided an update on the November 2024 Grow Well Whaiora Spatial Plan Monitoring Report and the implementation of Te Tapuae Southern Corridor (TTSC) Structure Plan.

Ms Marsh noted the report was dated in November so some projects would be slightly out of date. Ms Marsh provided updates on Arterial stage one completion, and the comprehensive parking management plan. It was noted that funding for Wānaka public transport business case is no longer available.

Presenters responded to questions on timeframe updates on Southern Corridor work, Three Waters Government policy and how this would affect options for the Southern Corridor, views from engineers on Three Waters infrastructure, the impact of role vacancies on the Parking Management Plan, explanations around natural hazards within Southern Corridor, alleviation of congestion around Ladies Mile, highlighted risk/urgency levels given infrastructure deficits and constraints on development, timeframes with the Upper Clutha Waste Water Scheme, updating bus routes (especially Arthur's Point to Arrowtown and Queenstown route), and timeframes concerning the joint work plan for tourism travel demand.

Chair Cocks noted that there is now an Electrify Wānaka group, as well as Electrify Queenstown group.

On the motion of Councillor Wong and Councillor Bartlett it was resolved that the Committee:

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

Motion carried unanimously.

4. Proposed District Plan (PDP) Updates and Other Key Updates

The report's author was Alyson Hutton (Planning Policy Manager). Ms Hutton presented the report.

The purpose of this report was to update the Committee on key projects being progressed by the Planning Policy Team. Ms Hutton gave updates on the agenda item as the report was written late 2024, including updates on Environment Court hearing dates, Priority Landscape appeals, Upper Clutha Landscapes submissions, Special Zones monitoring reports, and housing analysis projections.

Ms Hutton responded to questions from members on timing of submissions and hearings for various projects including urban intensification hearings, Upper Clutha landscape hearings and panel membership, and Tussock Rise hearings. Councillor White noted that the two-year timeframe for the urban intensification hearing had passed and queried whether there would be any repercussions from this.

Councillor Bruce stepped out 11:12 am

On the motion of Councillor Bartlett and Councillor White it was resolved that the 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 Bartlett the 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 3 December 2024	<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) Section 7(2)(i)</p>

Public Excluded Agenda Items:

Item 5: Update on Proposed District Plan Appeals

Item 6: Update on Resource Consent Appeals

<p>Item 5: Update of Proposed District Plan Appeals</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"> to maintain legal professional privilege <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>Section 7(2)(g)</p>
<p>Item 6: Update on Resource Consent Appeals</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"> enable any local authority holding the information to carry out, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations) <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.</p>	<p>Section 7(2)(i)</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.

Motion carried unanimously.

The meeting went into public excluded at 11:17am

Confirmed as a true and correct record:

Chair

Date