

Minutes of an extraordinary meeting of the Planning & Strategy Committee held on Monday, 23 June 2025 beginning at 11.30am held in the Council Chambers, 10 Gorge Road, Queenstown.

Membership

Councillor Lyal Cocks (Chair), Councillor Gavin Bartlett, Councillor Barry Bruce (online), Councillor Quentin Smith (online), Councillor Melissa White, and Councillor Matt Wong.

Attendees

Councillor Lisa Guy, Dave Wallace (General Manager Planning & Development), Sophie Millar (Democracy Services Advisor), Alice Milne (Senior Legal Counsel), Alyson Hutton (Manager Planning Policy), Sean Widdowson (Policy Planner), and Craig Barr (Consultant Planner).

One member of the public was in attendance.

One member of the media was in attendance.

Apologies

There were no apologies.

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.

Confirmation of Agenda

It was moved (Councillor White, Councillor Wong):

That the Planning & Strategy Committee resolve that the agenda be confirmed without alteration:

Motion was carried unanimously.

1. Recommendation to Accept the Private Plan Change request to Chapter 47 (Proposed District Plan) The Hills Resort Zone of the Proposed District Plan

The purpose of this report was to seek a decision from the Planning & Strategy Committee whether to accept or reject a Private Plan Change request, adopt it as a Council-led Plan



Change or convert the Private Plan Change to a resource consent application. The Request was from The Hills Resort Limited (THRL) which seeks to make changes to the Proposed District Plan Chapter 47 The Hills Resort Zone and subsequent District Wide Chapters under clause 25 of the Resource Management Act 1991's (RMA) First Schedule.

Sean Widdowson (Policy Planner) presented the item alongside Alyson Hutton (Manager Planning Policy), and Craig Barr (Consultant Planner).

Officers responded to questions on the timeline for private plan changes (specifically the length of the process), whether 'structural planting areas' identified within the provided materials had been pre-approved or were new to the plan change, the nature of the existing home sites and whether any had been built on yet.

Clarification was also sought on the process for resubmission of the plan should it occur, on the differences between the actions 'adopt' and 'accept' in the recommendation as they relate to the Hills private plan change, on whether there were any affected appeals along McDonnell Road, whether the hearing panel recommendation would come back to the Planning & Strategy Committee or would go to a Full Council meeting, and on the key used on the maps within the report.

Officers confirmed that there were no grounds within the report to reject the private plan change.

Councillors also sought confirmation on the fast-track application. Mr Wallace (General Manager Planning & Development) confirmed they had met with the involved parties, and noted they had not progressed to consultation of a fast-track application with Queenstown Lakes District Council (QLDC).

It was moved (Councillor Bartlett, Councillor Wong):

That the Planning & Strategy Committee resolve to:

- 1. Note** the contents of the report; and
- 2. Accept** the Private Plan Change Request under Clause 25(2)(b) of the First Schedule of the RMA 1991.

Motion was carried by majority (Councillor Quentin Smith voted against the motion).

The meeting concluded at 12.12pm



Confirmed as a true and correct record:



CHAIR

17 July 2025

DATE