

Minutes of a ordinary meeting of the Planning & Strategy Committee held on Tuesday, 10 June 2025 beginning at 10.00am held in the Council Chambers, 10 Gorge Road, Queenstown.

Membership

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

Attendees

Dave Wallace (General Manager Planning & Development), Sophie Millar (Democracy Services Advisor), Alyson Hutton (Manager Planning Policy), Catriona Lamont (Spatial Plan Project Manager), Anita Vanstone (Strategic Growth Manager), Cameron Wood (Senior Strategic Planner), Emily Frew (Policy Planner), Charlotte Clark (Intermediate Policy Planner), Corinne Frischknecht (Senior Policy Planner), Liz Simpson (Strategic Planner), Onur Oktem (Principal Planner, Planning Policy), Katie Russell (Intermediate Policy Manager), Brent Pearce (Strategy & Infrastructure Planning Manager), Alice Milne (Senior Legal Counsel), Amy Bowbyes (Principal Planner – Resource Manager Policy) (online).

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.

Public Forum

There were no speakers at public forum.

Confirmation of Agenda

Item 5 to be removed from the agenda to allow officers more time to implement changes. The item is to be moved to the agenda of the next ordinary meeting of the Planning & Strategy Committee.

It was moved (Chair Cocks/ Councillor Bruce):



That the Planning & Strategy Committee resolve that the agenda be confirmed with the removal of item 5 from the agenda and that it be presented at the next ordinary meeting of the Planning & Strategy Committee.

Motion was carried unanimously.

Confirmation of Minutes

It was moved (Councillor Bartlett/ Councillor White):

That the Planning & Strategy Committee resolve that the minutes of the public part of the meeting on 29 April 2025 be confirmed as a true and correct record.

Motion was carried unanimously.

1. Te Tapuae Southern Corridor Structure Plan

The purpose of this report was to recommend the adoption of the draft Te Tapuae Southern Corridor Structure Plan, for a 20-working day non-statutory feedback period.

Catriona Lamont (Spatial Plan Project Manager) presented the item and spoke alongside Anita Vanstone (Strategic Growth Manager), Brent Pearce (Strategy & Infrastructure Planning Manager), and Katie Russell (Intermediate Policy Manager).

The contributions of Gabrielle Marsh and Cameron Wood (not present) were noted.

Officers responded to questions on the number of existing reservoirs in the Southern Corridor, funding over the next 10 years, how far through the plan current funding will take the project, how the approach taken would impact capacity at the Shotover Wastewater Plant and what the current process capacity allows for, whether the active transport bridge would be in the same place as the current one, the overall transport investment in the Te Tapuae Southern Corridor Structure Plan, whether transport infrastructure developments would be staged, and whether NZTA would complete this within the next three years.

There were also questions on the aspirational scope of the strategic plan, how it aligns with what can be realistically implemented, how this plan varies or aligns with the fast-track application, the process for consultation, the approach being taken to ensure people and communities hear about engagement and the opportunity to provide feedback, and the timeframes for performance reviews of the Te Tapuae Southern Corridor Structure Plan. Officers agreed to come back to the Committee with more information on this last matter.



There was discussion of the timeframe for the Te Tapuae Southern Corridor Structure Plan to inform the Long Term Plan, and to what extent the Te Tapuae Southern Corridor Structure Plan will inform the Long Term Plan. There was also discussion on the consideration of wastewater disposal from the Southern Corridor, the timeline for the Hanley's farm pump station, the new wetlands for the northern and southern catchment, and capacity issues for the Kawarau bridge.

Discussion and clarification on zoning within the plan focused on whether business and mixed-use areas had already been zoned, the timeframes for zoning, and the extent to which this creates any expectation of use. Councillors sought further clarification on primary and secondary school location and spacing. Officers clarified that a 'co-location' for the schools is appropriate due to funding constraints. Officers agreed to add additional labels to the map provided to clarify the Coneburn mixed-use zone.

It was moved (Chair Cocks/ Councillor Bartlett):

That the Planning & Strategy Committee resolve to:

- 1. Note** the contents of the report; and
- 2. Agree** that the draft Te Tapuae Southern Corridor Structure Plan be released for a non-statutory public feedback process for a period of 20 working days.

Motion was carried unanimously.

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

The purpose of this report was to update the Planning & Strategy Committee on key projects being progressed by the Planning Policy Team (the Team).

Alyson Hutton (Manager Planning Policy) presented the item and took the report as read.

Officers responded to question on the timeframe for the Gertrude Saddlery hearing.

It was moved (Councillor Wong/ Councillor White):

That the Planning & Strategy Committee:

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

Motion was carried unanimously.



3. Changes to the Operative and Proposed District Plans required to implement the National Environmental Standards for Commercial Forestry 2023

The purpose of this report was to respond to Resolution 4 of Agenda Item 1 presented at the Planning & Strategy Committee meeting held on 13 February 2024.

Emily Frew (Policy Planner) presented the item alongside Alyson Hutton (Manager Planning Policy) and took the report as read.

Officers responded to a question on the extent of commercial forestry on the district. Officers also provided clarification on the 'except' clause, the strikethrough sections of tables on pages 124-128, whether a separate resource consent would be needed for both planting and felling forestry, and whether there would be any implications for Sticky Forest.

It was moved (Councillor Wong/ Councillor Bartlett):

That the Planning & Strategy Committee:

- 1. Note** the contents of this report;
- 2. Note** the revised amendments to the Proposed District Plan and the Operative District Plan text (Attachment A) so that the district plans are consistent with the NES-CF;
- 3. Note** the implications of these amendments for the district plans; and
- 4. Approve** the changes required to the district plans, pursuant to Section 44A of the Resource Management Act of 1991 (RMA), without using the process in RMA Schedule 1.

Motion was carried unanimously.

4. Hāwea Mapping Variation to the Proposed District Plan

The purpose of this report was to seek a resolution from the Planning & Strategy Committee to approve the recommendations to undertake a variation to Proposed District Plan (PDP) using a limited notification process to resolve mapping inconsistencies identified in Hāwea. This is in accordance with Clause 5(A) of the First Schedule of the Resource Management Act 1991 (RMA).

Charlotte Clark (Intermediate Policy Planner) presented the item alongside Alyson Hutton (Manager Planning Policy) and took the report as read.



Officers responded to questions on the timeframe for the formal proceedings of the plan, and the justification for the decided timeframes. Officers also provided clarification on clause 5(a), the timeframe for notification of those who would be directly affected (by virtue of property sharing a boundary with the reserve), and on timing and rezoning following subdivision.

It was moved (Councillor Bruce/ Councillor White):

That the Planning & Strategy Committee:

- 1. Note** the contents of this report;
- 2. Approve** initial consultation to be served on all persons directly affected by the proposed variation; and
- 3. Authorise** the Manager of Planning Policy to use the delegation to prepare a Section 32 Report and undertake limited notification to amend the Proposed District Plan maps to correct minor errors and recognise vested open space, which will be served on all persons directly affected by the proposed variation, in accordance with Clause 5(A) of the First Schedule of the Resource Management Act 1991.

Motion was carried unanimously.

Resolution to Exclude the Public

It was moved (Chair Cocks/ Councillor Bruce)

That the Planning & Strategy resolve that the public be excluded from the following parts of the proceedings 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 29 April 2025	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: • To maintain legal professional privilege • To enable any local authority holding the information to carry out, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	Section 7(2)(g) Section 7(2)(i)
Item 6: Delegations for Mediation Malaghans Investments Limited (MIL)	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: • To maintain legal professional privilege Reason for recommendation 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.	Section 7(2)(g)

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 was carried unanimously.



Confirmed as a true and correct record:



CHAIR

17 July 2025

DATE