

Minutes of a ordinary meeting of the Planning & Strategy Committee held on Tuesday 30 September 2025 beginning at 10.00am held in the Council Chambers, 10 Gorge Road, Queenstown.

Membership

Councillor Gavin Bartlett (Acting Chair), Councillor Barry Bruce (online), and Councillor Matt Wong.

Attendees

Dave Wallace (General Manager Planning & Development), Jon Winterbottom (Democracy Services Team Leader), Alyson Hutton (Manager Planning Policy), Anita Vanstone (Strategic Growth Manager), Catriona Lamont (Spatial Plan Project Manager), Ruby Mills (Democracy Services Advisor), Alice Milne (Senior Legal Counsel) and Hamish Harwood (Senior Associate, Simpson Grierson); no members of the media and no members of the public.

Election of Acting Chair

The Democracy Services Advisor called the meeting to order inviting the elected members to elect a chair.

It was moved (Councillor Wong/ Councillor Bruce):

That the Planning & Strategy Committee resolve that Councillor Bartlett be appointed as Acting Chair for the 30 September 2025 Planning & Strategy Committee meeting.

Motion carried unanimously.

Councillor Bartlett assumed the Chair.

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.

CLB

Public Forum

There were no speakers at public forum.

Confirmation of Agenda

It was moved (Councillor Bartlett/ Councillor Wong):

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

Motion was carried unanimously.

Confirmation of Minutes

It was moved (Councillor Wong/ Councillor Bartlett):

That the Planning & Strategy Committee resolve that the minutes of the public part of the meeting on 28 August 2025 be confirmed as a true and correct record.

Motion was carried unanimously.

1. Update on Queenstown Lakes Spatial Plan Monitoring Report

The purpose of this report was to provide an update on the August 2025 Grow Well Whaiora Spatial Plan Monitoring Report.

Catriona Lamont (Spatial Plan Project Manager) and Anita Vanstone (Strategic Growth Manager) presented the report.

Ms Lamont and Ms Vanstone responded to questions about the 'Red' status of Mode Shift and Travel Demand Management initiatives, the challenges with progressing this initiative, and how critical mode shift is to achieving other aspects of the plan. They agreed it was a critical component and that current challenges were mostly due to limited resourcing. Further, that working with partnership agencies would remain important to make progress. It was discussed whether potential funding for crucial infrastructure could come from a regional deal negotiation.

Members commented on the importance of the Mode Shift and Travel Demand Management initiatives. Ms Lamont and Ms Vanstone noted that feedback from members would be taken to future discussions with the partnership agencies involved in the plan.

Ms Vanstone also provided an update regarding the short-term vs long-term letting analysis, noting that research results would be reported back to Council once finalised.

It was moved (Councillor Bartlett/Councillor Wong):

That the Planning & Strategy Committee resolve to:

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

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.

Alyson Hutton (Manager Planning Policy) presented the item and highlighted key updates from the tables in the report attachments.

Ms Hutton responded to various questions about the dates and timeframes regarding some of the hearings.

Members sought clarification on whether the Te Tapuae Structure Plan (TTSP) workload could qualify for a Plan Stop exemption, and whether additional Environment Court appeals could be lodged at later stages of the planning process. Ms Hutton confirmed that the team is applying for an exemption for TTSP projects based on the need to respond to population growth. She also advised that while appeals must be lodged within a prescribed timeframe, further appeals may be possible at subsequent stages.

In discussion, Ms Hutton acknowledged the Urban Intensification Variation as a significant and necessary project, driven by the Spatial Plan and in response to Central Government directives. She noted the substantial volume of submissions for this variation.

It was also noted that the Planning Policy Team are continuing to seek clarification on Plan Stop legislation and implications on current and future projects.

It was moved (Councillor Wong/ Councillor Bruce):

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.

CBM

Resolution to Exclude the Public

It was moved (Councillor Barlett/ Councillor Wong)

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 from the public excluded part of the meeting on 28 August 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 3: The Station at Waitiri Stage 3 PDP appeal	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)
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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.

The meeting went into public excluded at 10.28am.

gsm

The meeting came out of public excluded and concluded at 10.54am

Confirmed as a true and correct record:



CHAIR



CHIEF EXECUTIVE

9.10.25

DATE

3/11/25

DATE