

**Planning & Strategy Committee
22 November 2018**

Minutes of an extraordinary meeting of the Planning & Strategy Committee held on Thursday 22 November 2018 in Council Chambers, 10 Gorge Road, Queenstown commencing at 1.38pm

Present

Councillor Hill (Chair); Councillors MacLeod, McRobie and Miller and Smith

In Attendance

Mr Tony Avery (General Manager Planning & Strategy), Mr Ian Bayliss (Planning Policy Manager), Ms Shelley Dawson (Senior Governance Advisor) and 1 member of the media, 1 member of the public

Apologies

An apology was received from Councillor MacDonald

On the motion of Councillors MacLeod and Miller it was resolved that the apology be received.

Declaration of Conflicts of Interest

No conflicts were declared.

Matters Lying on the Table

There were no matters on the table.

Public Forum

There were no members of the public

Confirmation of Agenda

The agenda was confirmed without addition or alteration.

1. Proposed District Plan Review Timeline

Consideration was given to a report that provided an update on the review of the Proposed District Plan (PDP), confirmed the extent of further stages of the review and provided an amended outline of indicative timing of the review and decisions. Mr Bayliss joined the table to speak to this item.

Mr Bayliss commented that he wished to alter the previously agreed timeline for the District Plan Review, as set out in the recommendations. He noted that there were a number of factors involved including the extent of the Environment Court appeals and the need to implement National Planning Standards (NPS). Mr Bayliss explained the topics listed from a-i in recommendation 3 noting they were the immediate focus for the team in the next stage of the review. He gave a brief explanation of these topics noting that bringing 3 Parks back into the PDP would be a substantial amount of work for staff but it would be beneficial. After questions Mr Bayliss noted that the work programme had not yet been set.

Mr Bayliss explained that recommendation 4 sought to defer the review of several components of Stage 4 and these were listed in recommendation 4 from a-h. He noted that there were more topics listed in Attachment A (pages 19-21) that would be deferred until Council looked at implementing National Standards and standardising the zones listed. The Committee agreed in principle.

There was discussion on the implication of the stages not being decided within the 2 year statutory timeframe. Mr Bayliss explained that the submissions on Stage 1 that were transferred to the variation hearing on the Wakatipu Basin became submissions on that variation. As the variation decision was notified in December 2017, technically they were not overtime. In light of this Mr Bayliss suggested that recommendations 7 and 8 be removed as they were not necessary.

There was discussion on National Planning Standards and the implication on the District Plan review. It was noted that it would be a complex process to enact the changes so staff were suggesting the NPS be embedded and tested by other councils' before QLDC looked to make any changes. Staff were suggesting that QLDC look to implement the NPS in 2020.

On the motion of Councillors Smith and McRobie it was resolved that the Planning and Strategy Committee:

- 1. Note the contents of this report and in particular;**
- 2. Note the proposed timeline for notification and hearings for future Stages of the Operative District Plan Review confirmed by the 8 June 2017 Planning and Strategy Committee.**
- 3. Confirm an amended timeline for review and notification of the following topics as Stage 3 of the PDP to be endorsed by Council for public notification and submissions 3rd quarter 2019 and hearings in 4th quarter 2019:**
 - a. Affordable housing and inclusionary zoning;**
 - b. Mapping sites of significance to iwi;**

- c. **Township Zones;**
 - d. **Design Guidelines for the Residential and Business Mixed Use Zones (PDP Chapters 7, 8, 9 and 15);**
 - e. **Gorge Road High Density Residential Zone and Business Mixed Use Zones and Natural Hazards;**
 - f. **Industrial A and B Zones;**
 - g. **Rural Visitor Zones;**
 - h. **Ballantyne Road Mixed Use Zone;**
 - i. **Three Parks.**
4. **Defer the review of remaining components of the Operative District Plan (Stage 4) that were not otherwise excluded, until Council makes a decision to implement the proposed National Planning Standards, once gazetted:**
- a. **Penrith Park Zone;**
 - b. **Bendemeer Zone;**
 - c. **Hydro Generation Overlay/Zone and related financial contribution provisions;**
 - d. **Meadow Park Zone;**
 - e. **Frankton Flats Zone;**
 - f. **Kingston Village Zone;**
 - g. **Arrowtown South Zone;**
 - h. **Mt Cardrona Station Special Zone.**
5. **Note the timeline for notification and hearings for Stage 2 (including transport, open space and recreation, earthworks, Wakatipu Basin, visitor accommodation, signs) occurred in 4th quarter 2017 and hearings in 3rd quarter 2018.**
6. **Confirm the following proposed indicative timeline for decisions on the Proposed District Plan (including responses to submissions, consolidated plan provisions, zones and mapping annotations and reasons for decisions):**
- a. **Stage 2 recommendations, 4th quarter 2018. Issue of Council Decisions on Stage 2, 1st quarter 2019.**
 - b. **Stage 3 recommendations, 1st quarter 2020. Issue of Council Decisions on Stage 3 2nd quarter 2020.**

The meeting concluded at 2.13pm.

Confirmed as a true and correct record:

Chairperson

Date
