

**Minutes of a meeting of the Planning & Strategy Committee held on Thursday 5 September 2024 beginning at 10.00am in the Council Chambers, 10 Gorge Road, Queenstown, Queenstown.**

### **Present**

Councillor Cocks (Chair), Councillor Bartlett, Councillor Bruce, Councillor Smith, Councillor Wong and Councillor White

### **In Attendance**

Councillor Nikki Gladding, Mr David Wallace (General Manager Planning & Development), Ms Emily Irwin (Strategic Planner), Ms Alyson Hutton (Planning Policy Manger), Ms Fiona Blight (Manger Resource Consents), Ms Alice Milne (Senior Legal Counsel), Mr Brendan Peet (General Counsel), Mrs Mary Davenport (Associate Counsel, Resource Management Act and Regulatory), Ms Gabrielle Marsh (Spatial Plan Project Manager), Ms Michelle Morss (General Manager, Strategy and Policy), Mr Tony Pickard (Strategy Planning Manager, Transport), Mr Jon Winterbottom (Democracy Services Team Leader) and Miss Sarah Bradey (Democracy Services Advisor); no members of the public and no media.

### **Apologies**

There were no apologies

### **Declarations of Conflicts of Interest**

There were no conflicts of interest.

### **Public Forum**

There were no public forum presentations.

### **Matters Lying on the Table**

There were no matters lying on the table.

### **Confirmation of Agenda**

Request to amend the agenda as follows:

- Added the item 2 page number on the Agenda Summary
- Added the item 3 page number on the Agenda Summary

**On the motion of Chair Cocks and Councillor Bartlett it was agreed that the agenda be confirmed with alteration.**

## Confirmation of Public Minutes

**On the motion of Councillor Bartlett and Councillor White it was agreed that the public minutes of the meeting on 30 July 2024 be confirmed without alteration.**

**On the motion of Councillor Wong and Councillor Bartlett it was agreed that the public minutes of the extraordinary meeting on 15 August 2024 be confirmed without alteration.**

### **1. Update on the Te Tapuae Corridor Plan Process**

The report author was Ms Anita Vanstone (Strategic Growth Manager). Ms Vanstone, Ms Alyson Hutton, Ms Gabrielle Marsh and Mr Tony Pickard presented the report and took the report as read. Ms Vanstone flagged that there has been amendments to the Fast-track Approvals Bill.

Majority of the discussion was based on the transport section of the report.

Ms Vanstone responded to questions on whether staff have a high-level updated timeline, where the peak figures for capacity of the new Kawarau bridge come from, what the residential capacity is in Te Tapuae Southern Corridor, whether the capacity will increase in the future for Te Tapuae Southern Corridor, whether carpooling can be used in this programme, what the pricing of the A8 and A7 routes would be, whether staff have data on car movement and final destination of road users, what the timeframe is to build the transport model, what is the existing capacity of Te Tapuae Southern Corridor, when Te Tapuae Southern Corridor is expected to reach a 1500 capacity, whether there have been predictions on the level of service with 1500 capacity, whether staff have comments on the Transport section of the Long Term Plan, whether there has been a prediction on the total transport investment for Te Tapuae Southern Corridor Structure Plan, whether the second bridge crossing could result in any issues, whether congestion charges and tolls strategic are in the travel demand management programme, whether staff could provide an update on how the policy on natural hazards has changed and will impact the Te Tapuae Southern Corridor Structure Plan, and what is the relationship with the developers involved in the Te Tapuae Southern Corridor work.

Mr David Wallace highlighted the Te Tapuae Southern Corridor work, the resources going towards the Te Tapuae Southern Corridor work and indicated that staff are currently working with developers.

There was discussion on the investment of Te Tapuae Southern Corridor Structure Plan and the capacity of the Southern Corridor.

There was a comment on the urgency to complete the active travel route and the need for funding.

Staff committed to providing a high-level updated timeline of the Te Tapuae Southern Corridor Structure Plan at the next Planning & Strategy Meeting.

There was discussion and consensus on acknowledging the significance of the Te Tapuae Southern Corridor Structure Plan work in the resolution. The committee agreed to amend clause four of the original resolution to include “urgent” and clause 5 to include “an express concern regarding” as per the below text.

**On the motion of Councillor Bartlett and Seconded by Councillor Bruce it was resolved that the Planning & Strategy Committee:**

- 1. Note the contents of this report;**
- 2. Note the process that has been undertaken to develop the Structure Plan with partners from the Grow Well Whaiora Partnership, specifically Kāi Tahu, New Zealand Transport Agency Waka Kotahi (NZTA), Otago Regional Council (ORC), Kāinga Ora and Te Tūāpapa Kura Kāinga Ministry of Housing and Urban Development (HUD), and the Ministry of Education (MoE);**
- 3. Note the findings from the 6 May transport workshop;**
- 4. Note there is an urgent need to identify how transport investment can be appropriately planned, staged and funded through the Te Tapuae Southern Corridor structure (TTSC) plan process. Further investigation with the Grow Well Whaiora Partners and significant landowners is required on the following;**
  - a. The level of commercial activity and community infrastructure needed to promote a more self-sufficient community in TTSC**
  - b. Public transport and active travel mode share**
  - c. Alternate bridge crossing**
  - d. Staging and triggers; and**
- 5. Note an express concern regarding the significant constraints across the Whakatipu roading network that**

**needs to be considered more broadly. Public transport bus interventions will not solve the network issues alone.**

**Motion carried unanimously.**

## **2. Joint Housing Action Plan**

The report author Ms Emily Irwin (Strategic Planner) presented the report. Ms Irwin noted that this report will be taken to Council on the 19 September.

The Chair clarified that Councillors would be providing feedback and input on the report during this discussion.

Ms Irwin responded to questions on whether the housing business assessment work would be added into this report at a later date, what sorts of opportunities have arisen with Kāi Tahu, whether there has been any discussion with developers on housing, whether staff are working closely with Hansen Road Development, whether the land review is progressing, and whether the housing affordability table can include a comparison to New Zealand overall.

There was discussion on the Frankton Flats developments and this area being a priority in the Spatial Plan.

The Chair outlined that feedback had been provided and because of this there was consensus to remove clause 3, which requested the Planning & Strategy Committee to “Provide Feedback and input into the draft Annual Monitoring Report for the Joint Housing Action Plan.”

**On the motion of Chair Cocks and Seconded by Councillor Bartlett it was resolved that the Planning & Strategy Committee:**

- 1. Note the contents of the Joint Housing Action Plan Monitoring Report;**
- 2. Note that the Joint Housing Action Plan has been jointly developed and is being implemented by partners from the Grow Well Whaiora Partnership, specifically Kāinga Ora and Te Tūāpapa Kura Kāinga Ministry of Housing and Urban Development (HUD), and the Queenstown Lakes Community Housing Trust (QLCHT);**
- 3. Note the Annual Monitoring Report will be presented to Full Council on the 19 September, and to the Grow Well Whaiora Governance Group at the next meeting.**

Motion carried unanimously.

### **3. Proposed District Plan Updates and Other Key Projects**

The report author Ms Alyson Hutton (Manager Planning Policy) presented the report. Ms Hutton provided an update on the Attachment A titled Update on Planning Policy Projects. Ms Hutton indicated that the Priority Landscapes Appeal period has finished, and that the Council received 16 appeals for that variation. Ms Hutton clarified that staff will be providing a further update on the sixteen Priority Landscape Appeals and mediation in October and noted that commissioners will have their first hearing in late May 2025. Ms Hutton also indicated that the Upper Clutha Landscapes 34 process work and special zone review work is being undertaken by the team, and noted the significance of Frankton Flats.

Ms Hutton responded to a question on whether Council is awaiting a Government decision on the Ladies Mile provisions particularly around transportation.

There was further discussion on the Ladies Mile provisions.

**On the motion of Councillor Bruce and Seconded by Councillor White it was resolved that the Planning & Strategy Committee:**

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

#### **Resolution to Exclude the Public**

**On the motion of Councillor Cocks and Councillor Bruce the Planning & Strategy 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 30 July 2024 Planning & Strategy Committee minutes	<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"> <li>• maintain legal professional privilege</li> <li>• enable any local authority holding the information to carry out, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</li> </ul>	<p>Section 7(2)(g)                      Section 7(2)(i)</p>
Draft 15 August 2024 extraordinary meeting of Planning & Strategy Committee minutes	<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"> <li>• maintain legal professional privilege</li> <li>• enable any local authority holding the information to carry out, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</li> </ul>	<p>Section 7(2)(g)                      Section 7(2)(i)</p>

**Public Excluded Agenda Items:**

- Item 4: Update on Proposed District Plan Appeals
- Item 5: Authorisation to Mediate Skippers Rural Visitor Zone
- Item 6: Authorisation to Mediate Walter Peak Special Zone

<p>Item 4: Update on 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"> <li>to maintain legal professional privilege</li> </ul> <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 5: Authorisation to Mediate Skippers Rural Visitor Zone</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"> <li>enable any local authority holding the information to carry out, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</li> </ul> <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)(i)</p>

<p>Item 6: Authorisation to Mediate                  Walter Peak Special Zone</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"> <li>enable any local authority holding the information to carry out, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</li> </ul> <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)(i)</p>
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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.

*The meeting went into public excluded at 11.15am*

**Confirmed as a true and correct record:**

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Chair

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Date