

## Minutes of a Council Workshop

Tuesday, 25 March 2025  
Council Chambers, 10 Gorge Road, Queenstown

<b>Present:</b>	Mayor Glyn Lewers	Niki Gladding (online)
	Gavin Bartlett	Lisa Guy
	Barry Bruce (online)	Quentin Smith (online)
	Lyal Cocks	Melissa White
	Craig Ferguson	Matt Wong
<b>Apologies:</b>	Cody Tucker (approved leave)	
	Esther Whitehead	
<b>In attendance:</b>	Anita Vanstone (item 1)	Giovanni Stephens (item 2)
	Liz Simpson (item 1)	Ken Bailey (item 3)
	Jesse Taylor (item 1)	Briana Pringle (item 3)
	Marie Day (item 2)	Dave Winterburn (item 3)

No.	Agenda Item	Actions
1.	<p><b><u>Going for Housing Growth Context:</u></b></p> <p>The Government has announced its latest raft of changes as part of its Going for Housing Growth reforms. There are three pillars to the reforms, together designed to increase affordable housing by incentivising development and removing barriers to urban growth.</p> <p>The recent changes relate to the second pillar: rebuilding the funding and financing toolkit.</p> <p>Anita Vanstone, Liz Simpson and Jesse Taylor presented the workshop and spoke to a PowerPoint presentation.</p> <p>Key changes are:</p> <ul style="list-style-type: none"> <li>• Changes to targeted rates;</li> <li>• Improvements to the Infrastructure Funding and Financing Act;</li> <li>• Replacing development contributions (DC) with levies (which is the focus of this workshop).</li> </ul> <p>Discussion about challenges and problems with the present DC system.</p> <p>Key features of new development levies are:</p> <ul style="list-style-type: none"> <li>• Levy zones only apply to already zoned land;</li> <li>• All will pay the same base levy unless extra has been identified;</li> </ul>	<p><i>No actions noted.</i></p>

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	<ul style="list-style-type: none"> <li>• There will be a separate process for out of zone areas;</li> <li>• Particularly isolated communities could be established as their own levy zones;</li> <li>• Development levies are likely to be higher than under current DC process.</li> </ul> <p>Government wants to enact the new system before the 2026 election and have in place for councils to include in their next LTP (2028-31 Long Term Plan). Higher levies may flow onto house costs but there may be lower costs for others. This process will average out costs.</p> <p>A levy will be payable per activity type (e.g. connecting to a water scheme) and certainty of costs over time is expected to have a positive impact.</p> <p>Councillor Smith: How does this encourage the right sort of development? Isn't flattening it out defeating the purpose? Officers agree and this is one piece of feedback that will be provided.</p> <p>Uncertain at this time if development levies system will apply to NZTA.</p> <p>Infrastructure Funding and Financing Act changes: Broadening the scope of what can be funded until this Act.</p> <p>Government is looking at removing link between establishing a levy and the infrastructure to be delivered and also making it more difficult for a council to decline proposals.</p> <p>There will also be changes to targeted rates. Intended more for small councils where development levies don't make sense.</p> <p><b>Attachments:</b> <i>Attachment A: Going to Housing Growth: Proposed Changes to Infrastructure Funding and Financing Settings (see workshop agenda)</i></p>	
2.	<p><b><u>QLDC Community Funding Policy</u></b></p> <p>Giovanni Stephens and Marie Day presented the <i>Community Funding Policy</i> to elected members for discussion and feedback. Key questions were: How could QLDC fund the community better? What does a good grant programme look like?</p> <p>Funding rounds are due to open in April 2025. Funding eligibility and exclusions are in accordance with Auditor General principles to ensure transparency and value for money and aligns with QLDC strategic</p>	Officers to gather feedback from Councillors and prepare updated Community Funding Policy,

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	<p>priorities. Community Funding has six key principles: accountability, openness, value for money, lawfulness, fairness, integrity.</p> <p>All the funding guidelines have been refreshed.</p> <p>Discussion about implications of not funding out of district activities: noted that there could be eligible events that might be impacted by this.</p> <p>Officers intend to review the policy every three years. Strategy &amp; Policy are preparing an Evaluation and Monitoring Policy and the Funding Policy will be a trial policy.</p> <p>Operational funding is hard to secure and working to find a way to assist applicants who need this type of funding.</p> <p><b>Attachments</b> <i>Attachment A: QLDC Community Funding Policy (see workshop agenda)</i></p>	
	<p><b>Draft Te Tapunui Queenstown Hill Forestry Management Plan (RMP)</b></p> <p>Briana Pringle, Dave Winterburn and Ken Bailey presented an overview of the Draft Te Tapunui Queenstown Hill Forestry Plan and sought input on the plan.</p> <ul style="list-style-type: none"> <li>• The reserve is zoned open plan recreation and has a forestry designation. WCG would like to support removal of the trees but won't contribute to revegetation of the site because it is not within its remit.</li> <li>• Consultation on the draft RMP will be undertaken via the Special Consultative Procedure (SCP) and will include consultation on what future vegetation is desired. The draft plan has been shared with iwi.</li> <li>• There was discussion about the proposed new easements that will be created when the Commonage land is developed. Most of the site is landlocked and there is limited access for forestry infrastructure. There is an opportunity for new walking trails on the site after the harvest but the site is limited due to the difficult topography.</li> <li>• Tree removal is likely to disturb unauthorised mountain bike tracks on Queenstown Hill. There are no plans to bring these informal mountain bike tracks into the network.</li> <li>• Middletons (owners of the station on Queenstown Hill) have indicated that they support QLDC in its forestry objectives.</li> </ul>	<p>Officers will bring the item to Council in May 2025 to start SCP with the aim of adopting the RMP in September 2025.</p>

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	<ul style="list-style-type: none"> <li>• 39ha of the reserve has the highest volume of trees although the area was not planted as a commercial forest. There are no roads into the site so they will have to be established before any logging is undertaken. There will be a need to clear slash following harvesting as the site is close to an urban area and used recreationally. Clearance of slash is an additional cost to the operation.</li> <li>• Six different management zones are proposed based on the varying vegetation types and topography across the site.</li> <li>• Timeframe for tree removal and replanting is about 10 years although removal could be undertaken more quickly but replanting will take longer. Several years ago, QLDC received a cost estimate of \$7 million to harvest the trees and replant the area. The harvesting operation will probably result in a negative return because of the distance to ports and the limited yield although removing the wilding trees will rid the area of a huge seed source.</li> <li>• Removal of the trees will impact stormwater flows into the catchment. At present there are three water catchment areas that will be affected and funding will have to be allocated to mitigate any additional attenuation from the site.</li> <li>• Pests (goats) may be able to be managed with fencing and also culling. Pest control needs to be a combined programme with neighbouring properties to be effective.</li> <li>• Officers will aim to include budget for harvesting the trees in the next LTP. There may be opportunities for funding this operation within the wildfire management programme. Councillors suggested that the LTP outline different funding scenarios.</li> </ul> <p><b>Attachments</b> <i>Attachment A: Draft Te Tapunui Queenstown Hill Forestry Management Plan (Attached)</i></p>	

The workshop concluded at 11.22am.

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DRAFT  
TE TAPUNUI QUEENSTOWN HILL FORESTRY  
MANAGEMENT PLAN

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MARCH 25 PRESENTATION

# KEY OBJECTIVE:



- QLDC will fell and eradicate all wilding tree species on Te Tapunui Queenstown Hill Reserve
- Replant the site with a mixed native/exotic forest and scrub/tussock grassland.
- The Reserve will be retired from production forestry
- New cover forming a permanent mixed species forest.

## **Draft Forestry Plan:**

Describes the harvest, wilding clearance and restoration for the Reserve. The methods and approaches are based on vegetation surveys and forest measurement information.

# The site- Te Tapunui Queenstown Hill Reserve



108 ha

Mixed age & mixed species  
wilding conifer forest

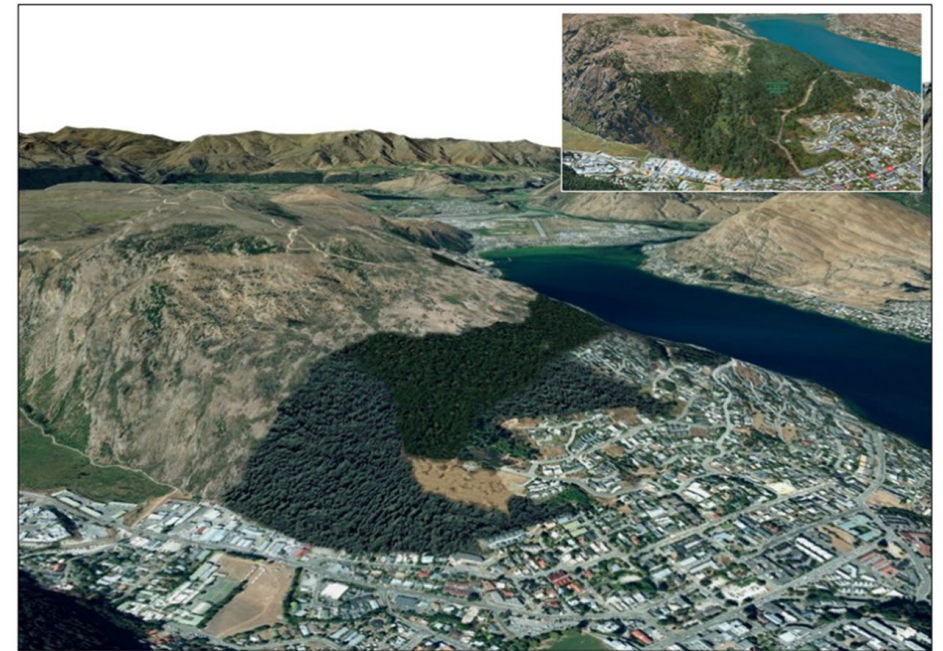
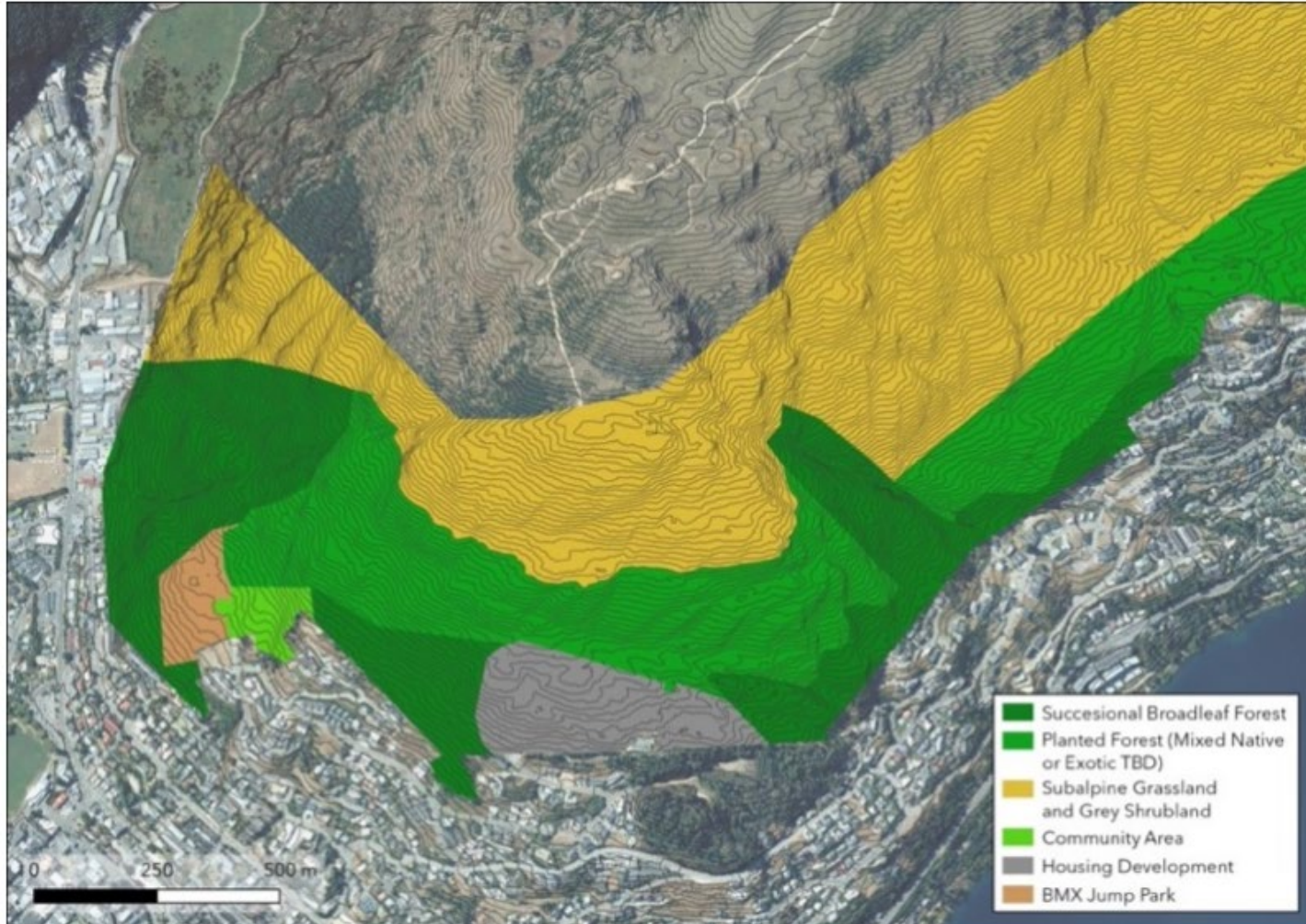
Seed source

Residential, commercial,  
and farming activities  
nearby

Recreation values

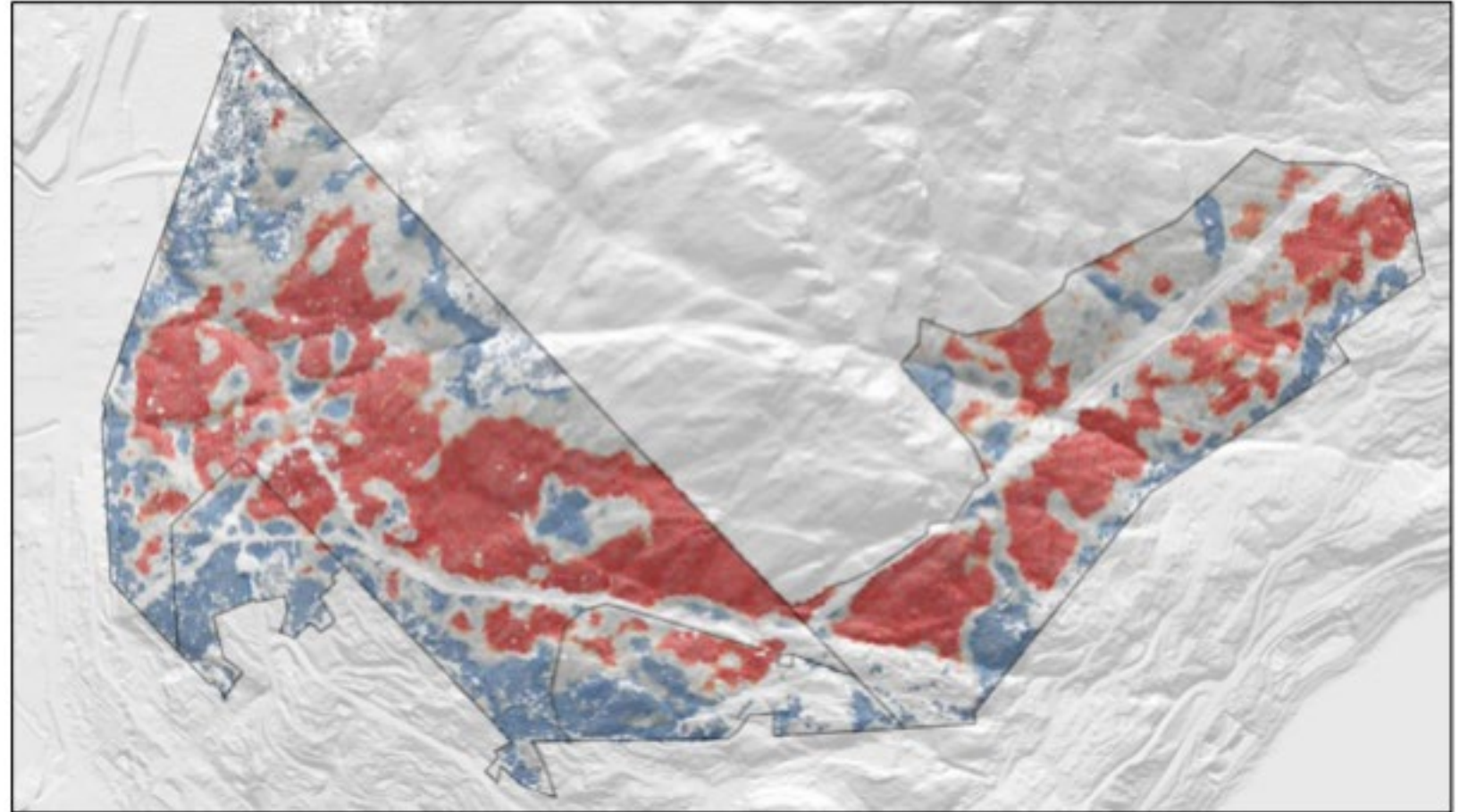
Pest animals

# Proposed Future Vegetation Cover





# Forestry Yield Estimation

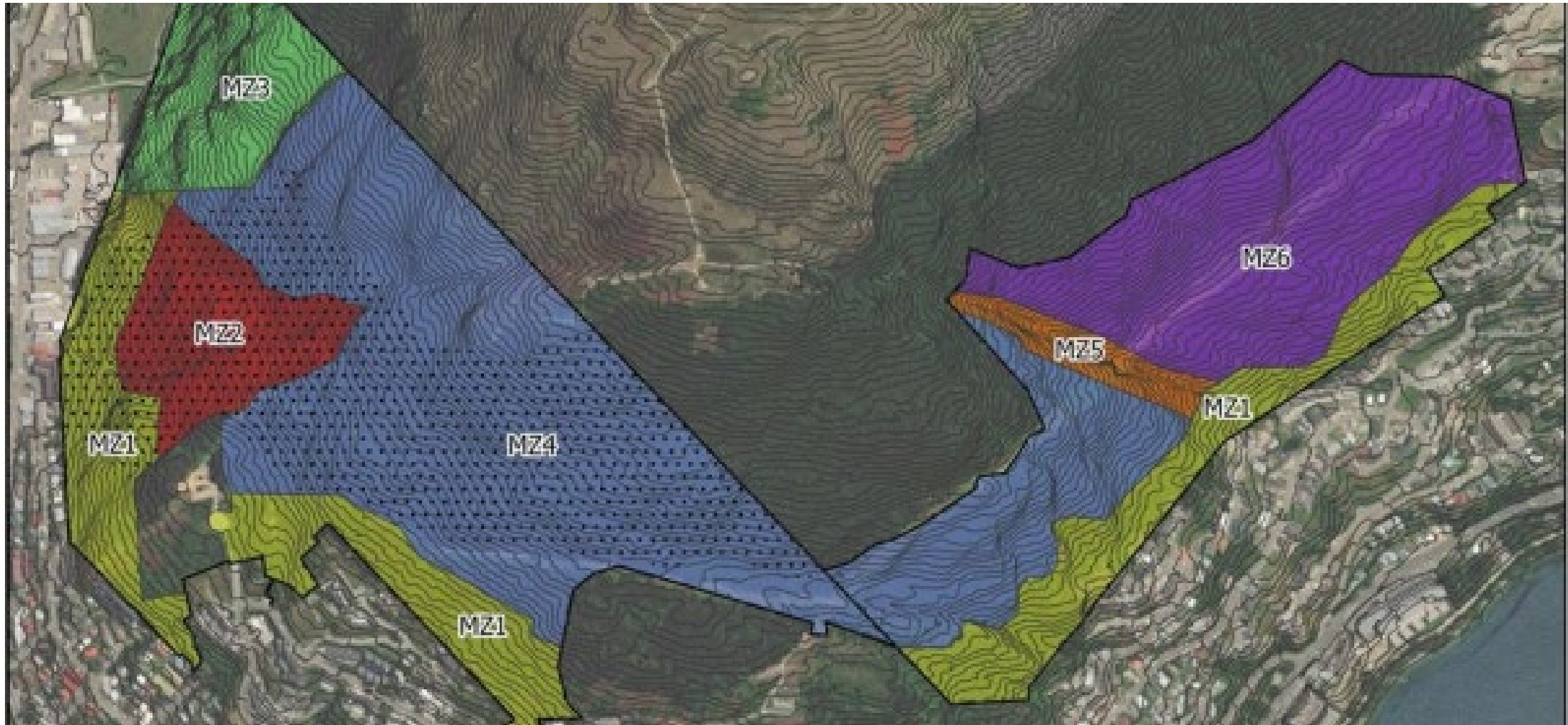


A 2021 data capture:

- LiDAR data
- Ground based inventory survey

39 ha - highest volume

# Management Zones



The Reserve is zoned Open Space and Recreation – Informal Recreation in the QLDC Proposed District Plan

The Reserve has a ‘designation’ for the purpose of ‘Forestry Operations’

All updates of the Forestry Plans shall be subject to consultation with the community using the Special Consultative Procedure adoption by the Council.



- **May 2025** - Statement of proposal and publication notification of the draft forestry plan.
- **June 2025** - Community Workshops.
- **July 2025** - Hearing, and consideration of public feedback and amendment of the plan as appropriate.
- **September 2025** – Report finalised for adoption by QLDC.

# Questions?

