

3 April 2024

[REDACTED]
Sent via email to [REDACTED]

Dear [REDACTED],

REQUEST FOR OFFICIAL INFORMATION – PARTIAL RELEASE OF INFORMATION

Thank you for your request for information held by the Queenstown Lakes District Council (QLDC). On 7 February 2024 you requested the following information under the Local Government Official Information and Meetings Act 1987 (LGOIMA):

- a) Copies of all feedback/responses received on the "call for sites" process in July 2023; and
- b) Copies of any documents, reports, correspondences, or explanatory material relating to the "public engagement" undertaken in October.

QLDC response

- a) *Copies of all feedback/responses received on the "call for sites" process in July 2023.*
 - Please see the below link for a redacted copy for the "call for sites". Our rationale for redactions has been provided later in our response.

[Redacted copy-FDS- Call for Sites .xlsx](#)

- b) *Copies of any documents, reports, correspondences, or explanatory material relating to the "public engagement" undertaken in October.*

Please see the below link for the documents, correspondence relevant to this part of your request.

Please note we have applied minor redactions to the submissions and emails that we have shared in the below link and our rationale for the same has been explained later in our response.

[SPATIAL PLAN- SUBMISSIONS](#)

Decision to withhold remaining information requested

We have good grounds under the LGOIMA for withholding some of the information requested. We consider it is necessary to withhold the information on the basis of the following grounds:

- s 7(2)(a) – to protect the privacy of natural persons
- s 7(2)(c)(i) – to protect information where the making available of the information would be likely to prejudice the supply of similar information, or information from the same source, and it is in the public interest that such information continue to be supplied.

Section 7(2)(a) of the LGOIMA provides that there is a good reason for withholding official information when the withholding of information is necessary to protect the privacy of natural persons. In this case, the submissions and correspondence contain some personal details of the members of the public which we have considered to be private. Therefore, decided that this information should be withheld.

Section 7(2)(c)(i) of the LGOIMA applies to information where the making available of that information 'would be likely to prejudice the supply of similar information, or information from the same source, and it is in the public interest that such information continue to be supplied'. In this case, all submissions made by contractors and member of the public in relation to the spatial plan is considered to be confidential and not to be shared with the public. Releasing this kind of information would prejudice the supply of similar information in the future, which would not be in the public interest.

Council trusts this response satisfactorily answers your request.

Public interest considerations

We consider the interests of the public when making decisions to withhold requested information, including considerations in favour of release, whether the disclosure of the information would promote those considerations, and whether those considerations outweighed the need to withhold the information.

Promoting the accountability and transparency of local authority members and officials is in the public interest, as is the general public interest in "good government". Where possible, we have favoured the release of information. However, Council does not believe there to be any public interest in releasing any personal details of the members of the public and any details of contractors/operators engaging with the council.

We conclude that the important section 7 withholding interests identified [e.g. privacy, confidentiality] , which relate to a subset of the information within the scope of your request, are not outweighed by a countervailing public interest requiring release.

Right to review the above decision

Note that you have the right to seek an investigation and review by the Ombudsman of this decision. Information about this process is available at www.ombudsman.parliament.nz or freephone 0800 802 602.

If you wish to discuss this decision with us, please contact Naell.Crosby-Roe@qldc.govt.nz (Governance & Stakeholder Services Manager).

Kind Regards,




Official Information Advisor

What type of development are you proposing or you think is appropriate for this site?	What type of homes would you propose or consider are suitable for the site?	How many homes do you think the site could accommodate?	What type of housing tenures would you be looking to provide for?	Specify other	What type of business development are you proposing?	How many jobs (FTE) could be provided once development of the site is complete?	What new or upgraded infrastructure do you think will be required to enable development of the site? (e.g. new roads, public transport, pump stations)	Are there any constraints present on the site which would have to be taken into account when development occurs? (e.g. streams, fragmented land ownership, transmission lines)	Do you have any other comments that could help explain the proposal?	Submitter name	Submitter contact details (email address or phone number)	Land Use Category	Landscape Classification	Wetlands present?	Do you believe this site to be suitable for development?	Why is development inappropriate?	Specify other	Are there features on this site (or in the area) that warrant greater protection from development?	All submissions will be treated as public information. Your comments will be released as public information and may be published on our website.
residential	detached	100-250	freehold				extension of existing infrastructure	no	logical extension of the development already occurring north of Crawford Road	xxxxxx	xxxxxx	None	No	no	unsuitable				understood
residential	detached	20-50	freehold				via can connect through Brudenell	part of the site is ONL	The site is located adjacent to an area identified as future urban in the spatial plan and will use the same access	xxxxxx	xxxxxx	None	Yes	No	unsuitable				understood
mixed	a-c combo	31-100	freehold		commercial	0-25	upgrades that are planned for Lakes Mile Plan Change	ONL on part of the site	This land is contiguous to Clevedon Precinct zoned land under the Lakes Mile SPP	xxxxxx	xxxxxx	None	Yes	no	unsuitable				understood
residential	a-c combo	100-250	freehold/rental				Please refer to civil engineering report attached (Civilised Ltd)	streams, rockfall (two gullies) supports are attached, steep bank, access will require replacement of part of Arawhara back that is located within OAC road reserve.	Please refer to summary report and attachments appended to this request.	xxxxxx	xxxxxx	None	Yes	no	unsuitable				understood
residential	medium-rise	31-100	community.co-op/rental/rental				Pump stations for sewer	new flats but nothing much else	replace the godforsaken buildings that are there currently	xxxxxx	xxxxxx	None	No	no	unsuitable				understood
residential	low-rise	20-50	community.co-op/freehold				upgrade to Main Way, Connection to Council supply	Lack of connection to Council supply		xxxxxx	xxxxxx	None	No	no	unsuitable				understood
residential	a-c combo	35+1	freehold/rental				Roads, services	nothing	Close the airport and move it to Terrace. ZON site is flat land, has bus transport hub, road junction. Close to shopping, recreation hub & hospital, reducing vehicle use. Shopping, airport allows larger aircraft, larger terminal, removes aircraft noise.	xxxxxx	xxxxxx	None	No	no	unsuitable				understood
residential	low-rise	100-250	community/freehold/rental				No infrastructure required. The site is adjacent to newly constructed infrastructure upgrades including wastewater, water, telecomm services, electrical and road.	No	The land has existing land use of residential development. Adjacent to M100, 1 km to school, supermarket, shopping, pool, recreation, 1 km to Wairakei station.	xxxxxx	xxxxxx	None	No	no	unsuitable				understood
residential	detached	20-50	freehold				New roofing and services.	Roading access will need upgrading.	Is next door to proposed residential suitable for low density on the terraces were there is no visual impact.	xxxxxx	xxxxxx	None	Yes	No	unsuitable				understood
										xxxxxx	xxxxxx	None	No	no	unsuitable	other	The APBA supports the position stated in the 2022 Spatial Plan regarding Arrowtown. The existing towns and settlements will accommodate a limited amount of the Queenstown Lake's future growth through affil development.	Heritage, landscape and	understood
mixed	medium-rise	100-250	other	Worker accommodation associated with film studios	a-b combo	100+	New roads and service reticulation (including pump stations) within the site.	no	The site has consent for the construction and operation of film studios and associated support facilities. In addition consent has been granted for worker accommodation.	xxxxxx	xxxxxx	SI 6	No	no	unsuitable				understood
residential	detached	20-50	freehold				don't think anything would be required	not that I am aware of. There is an issue historical covenant due to the old sewage overflow ponds closer to the Cardrona River. This has been decommissioned since the new sewage plant went in and is no longer able to be used.	large plot residential would be an issue for this development. There is an issue on the recent flood water tagging but I have been assured by a member of the council this has been resolved with a recently upgraded storm-water drain.	xxxxxx	xxxxxx	None	No	no	unsuitable				understood
mixed	low-rise	20-50	freehold/rental		commercial	20-50	M1 Transport A bus stop is located immediately adjacent to the site. There is sewer, potable and stormwater access. There is reticulated 11kV electrical supply in the street adjacent. The site is 15 minutes walk or 5 minutes cycle to Frankton Flats.	located shallow debris flow risk on upper slopes - geotechnical review required as part of civil works design consistent with adjacent sites in Quail Rise.	This lot is part of a larger 27 hectare site which has a number of features suitable for development.	xxxxxx	xxxxxx	None	No	no	unsuitable				understood
mixed	low-rise	31-100	community/rental/other	Seasonal worker rental accommodation and serviced sites.	commercial	20-50	Cable-car access to upper slopes via Ferry Hill Drive, no access on upper slopes, water sensitive urban design features, active travel modes and good access to Public Transport.	The site has pockets of flat to gently sloping terrain suitable for development along with areas of steeper land which has been planned in native and exotic trees to mitigate geotechnical risk and to sequester carbon. Fully within urban growth boundary.	well serviced by social and hard infrastructure, close to labour markets and education. Masterplanning with community input would identify best uses for the site with a preference for mixed use zoning with focus on built to rent and extensive landscaping.	xxxxxx	xxxxxx	None	Yes	no	unsuitable				understood
mixed	low-rise	100-250	community/freehold/rental		a-b combo	20-50	Minimal, proposed development within the adjacent parcel already provides services to the boundary.	Stormwater, wastewater capacity		xxxxxx	xxxxxx	None	Yes	no	unsuitable				understood
										xxxxxx	xxxxxx	SI 6	Yes	no	unsuitable	other	Landscape & Visual Value: The feature embraces Luggate, and provides a very highly natural boundary & backdrop to future urban development. It's an offer in links two existing ONL currently unrecognised but characteristic of the natural landscape.	Extend the existing ONL.	understood
business					a-b combo	31-100	Degree of infrastructure dependent on Wanaka Airport Future Plan. Could operate privately, needing little public infrastructure.	Development to be aviation related, when air movements can be incorporated in Wanaka Airport operations. Would need to be subsidised and for Airport zoning to apply. Buildings should be set back from the terrace edge (visual impact to Luggate)	hangar age and related aviation activities that may be treated at lease under an owner that is not a DDC. Staff numbers would likely to be subsidised and for Airport zoning to apply. Buildings would likely support aviation flight services, and don't require a public frontage.	xxxxxx	xxxxxx	SI 6	Yes	no	unsuitable				understood
business					commercial	100+	New internal road provided by developer	no	This land should be zoned as an extension of Three Parks Business Zone. There has been a high uptake of land in the existing zone. Additional business land is required. The logical way to provide this is to extend the existing zone.	xxxxxx	xxxxxx	None	No	no	unsuitable				understood
residential	a-c combo	100-250	other	Retirement			None	NA		xxxxxx	xxxxxx	SI 1	No	no	unsuitable				understood
mixed	a-c combo	20-50	freehold/rental		commercial	0-25	private pump station would be required, all other services are to the boundary	NA	Rural General Land zoning is inappropriate for this land.	xxxxxx	xxxxxx	None	No	no	unsuitable				understood
business					light industrial	0-25	NA	no	Solar electricity farm. Hidden from view close to existing infrastructure, good for carbon 0 targets	xxxxxx	xxxxxx	None	Yes	no	unsuitable				understood

residential	a-c combo	101-250	community_c2 ag,warehouse,rental				servicing would be required at the developer's cost	N/A	Although the area is in the OML zone the area is hidden from view. The area is close to amenities and transit routes	xxxxxx	xxxxxx	None	Yes	No	xxxxxx				underbood
business					a-b combo	0-25	No build development proposed	Existing land use associated with airport.	acknowledge in planning and zoning the existing use of this piece of land as Airport, which will give opportunity to plan for air activities in a master plan. Additional rules may be necessary (ie to retain rural production)	xxxxxx	xxxxxx	SI 6	No	No	xxxxxx				underbood
										xxxxxx	xxxxxx	None	Yes	No	unsuitable	other	The strategic importance of access to air facilities including helicopter, ferries, hangars and support facilities. Specifically for emergencies, conservation work & local economy.	Developable land (for settlement, presently unreserved) that could replace important emergency infrastructure for an isolated community. Some settlement areas not suitable for building (ie flooding), which may put pressure on this land. Aviation Character	underbood
residential	detached	20-50	freehold				Nil	No	No	xxxxxx	xxxxxx	None	No	No	xxxxxx				underbood
										xxxxxx	xxxxxx	None	No	No	unsuitable	other	Branch of Airtown Urban Boundary		underbood
										xxxxxx	xxxxxx	SI 1	No	No	unsuitable	other	No landscape capacity for urban development, no services available, no public transport, adjacent OML, Crowned, highly productive land, numerous windbreak features including Mill Stream, within Lake Meads catchment.	OML of Coronet Peak and land adjoining it at foot of its subsidiary watercourses that feed into Mill Stream. Open space and landscape character of this location should be protected as it is one of the last rural locations between urban areas.	underbood
mixed	a-c combo	101-250	freehold,rental		commercial	15-100	new site, as infrastructure will be adjoining and in place	fully	Adjoining public residential zone and glenpark precinct	xxxxxx	xxxxxx	None	Yes	No	xxxxxx				underbood
mixed	a-c combo	25+	community,freehold,rental		commercial	102+	3 waters, upgraded	24 large incised gullies	Comprehensive range of technical reports have been sent to Spatial Plan Team and Policy Team	xxxxxx	xxxxxx	SI 6-4.9	No	No	xxxxxx				underbood
residential	detached	15-100	community,freehold,rental				3 waters, roading	Flood management, visibility from highway	While there is some existing zoning on this site, it is inefficient zoning and comparatively low yield.	xxxxxx	xxxxxx	None	No	No	xxxxxx				underbood
mixed	a-c combo	20-50	freehold,rental		commercial	0-25	Upgraded roading depends on access	Mill creek runs through the property at the very far end.	This location, which borders the Lake Meads Reserve, would be ideal for residential, live/work, small offices, light retail and a cafe, all of which could offer services to users of both the reserve and the public rail system.	xxxxxx	xxxxxx	SI 1	Yes	No	xxxxxx				underbood
residential	detached	20-50	freehold,rental				new minor local roads (or road extensions), water, wastewater, electricity and telecommunications (fibre optic, telephony), and stormwater retention, all within the site, as typical for greenfield subdivisions adjacent to existing residential areas.	There is an existing stream through the site, and there is a 'hard triangle' on the southern corner of the site, but these features can be easily managed/provided through careful design (including stormwater retention and existing/potential planting).	The site is in OML and OML 101/102/103, held in OML 91165. It is zoned 'Airtown South Special Zone', comprising Private Open Space Activity Area. Residential development is legal and can easily be accessed and serviced. See attached Concept Plan.	xxxxxx	xxxxxx	None	No	No	xxxxxx				underbood
mixed	a-c combo	25+	freehold,rental		commercial	102+	no new roading - already completed, sub-structure completed and designed.	No. See letter provided.	See letter provided.	xxxxxx	xxxxxx	SI1146.9	No	No	xxxxxx				underbood
residential	detached	15-100	freehold,rental				Individual land ownership	Small Rise is suitable for mixed development because of the large lot sizes. Land should be rezoned to allow for mixed housing.		xxxxxx	xxxxxx	None	No	No	xxxxxx				underbood
mixed	medium-rise	25+	community,rental,other	Worker / Staff Accommodation	commercial	15-100	On site stormwater retention/wastewater pump station	LDC Order Control Boundary, and a 'hard triangle' on the land at the base of the hill slope which is an OML outside the UGB, zoned rural, but the land is a continuation of the urbanised/zoned part of the land. The NPS/NPS does not apply.	Worker accommodation, or high density residential building across the entire site, at first floor and above, with commercial use (retail, offices) at ground floor.	xxxxxx	xxxxxx	SI 1	Yes	No	xxxxxx				underbood
residential	detached	25+	freehold				Please refer to submission document uploaded.	Please refer to submission document uploaded.	Please refer to submission document uploaded.	xxxxxx	xxxxxx	SI 6-4-10	Yes	No	unsuitable	other	This land has confirmed OML status	Shelton River	underbood
residential	detached	101-250	freehold				Extension of roads and existing water, wastewater and stormwater infrastructure	Fragmented ownership	See attached	xxxxxx	xxxxxx	None	No	No	xxxxxx				underbood
residential	detached	20-50	freehold				Connections to existing roading, wastewater and water network	No	Re zoning this land to low density suburban residential will tie into the existing zoning of the land to the north east.	xxxxxx	xxxxxx	None	No	No	xxxxxx				underbood
business					light industrial	20-50	The development would likely in the future be able to draw upon upgraded infrastructure for development access, on the northern side of Bunker Lake Road.	There is vegetated escarpment situated to the south of the site which would limit full buildability of the site. The site is considered a HML site however investigation has been undertaken by an expert and no risk to human health has been identified.	The subject site has been historically zoned for industrial purposes and this continues to be the case. The site is situated in a transition zone which possesses little Rural character and set the zoning continues dictate full development of the site.	xxxxxx	xxxxxx	None	No	No	xxxxxx				underbood
mixed	a-c combo	15-100	depaqanga,community_co-op,freehold,rental,other	Any future option would be considered	a-b combo	15-100	All types of infrastructure to some extent, subject to scale of development and flexibility of public transport routes.	Yes, various constraints that would influence the extent of developable land and development design.	There is no 'proposed' per se. Parts of the site are likely to be suitable for other development, including a transport hub to connect people to Coronet Peak above.	xxxxxx	xxxxxx	SI 1	Yes	No	xxxxxx				underbood
residential	a-c combo	20-50	freehold				The site already has suitable access and services	No	Please see attached landscape assessment confirming the suitability of the site	xxxxxx	xxxxxx	None	No	No	xxxxxx				underbood
residential	new-rise	15-100	freehold,rental				Existing roading and services can connect to site	No - Summary report attached	See attached summary	xxxxxx	xxxxxx	None	No	No	xxxxxx				underbood
residential	a-c combo	25+	community,freehold,rental				Some upgrades as those required for Ladies Mile	N/A	Please see attached	xxxxxx	xxxxxx	SI 13-4-10	No	No	xxxxxx				underbood
residential	a-c combo	25+	community				Please refer to The Property Group's Spence Park submission	Please refer to The Property Group's Spence Park submission	See attached submission	xxxxxx	xxxxxx	None	No	No	xxxxxx				underbood
residential	a-c combo	25+	community,freehold,rental				See attached	N/A	See attached	xxxxxx	xxxxxx	SI 13-4-10	No	No	xxxxxx				underbood
residential	a-c combo	25+	community,freehold,rental				See attached	N/A	See attached	xxxxxx	xxxxxx	SI 13-4-10	No	No	xxxxxx				underbood
mixed	a-c combo	25+	depaqanga,community_co-op,freehold,rental	Seasonal, Visitors, Students	a-b combo	102+	Here & there upgrades	State Highway, OML, OML, Rivers, multi carter, airport	See attached submission	xxxxxx	xxxxxx	SI 6	No	No	xxxxxx				underbood
residential	a-c combo	15-100	community_co-op,freehold,rental				See attached submission	See attached submission	See attached submission	xxxxxx	xxxxxx	None	Yes	No	xxxxxx				underbood
business					heavy industrial	102+	Existing and proposed road network in place. Private infrastructure designed and partially completed - could be worked. Close proximity to OML	Confined ownership, some minor water courses that could be avoided. Odour from landfill makes heavy industrial attractive. Close proximity to OML	This is an excellent site for industrial activity - well hidden from view and located next to landfill which could facilitate a range of supporting recycling activity.	xxxxxx	xxxxxx	SI 6	Yes	No	xxxxxx				underbood

business					commercial	15-50	Leading commercial access on key arterial route between Araratown and Arthur's Point/CC. Already serviced. Upgrades feasible.	Single ownership. Stream through property already managed with setbacks and ecological restoration. Landscape sensitivity in wider area to be avoided by development within existing cluster and small scale.	This site is suitable for low scale commercial and/or community activity. It is already consented for such activity. The church ideal community space for events. Ample water supply. Wastewater upgrades feasible. Public access to Mill Stream and amenities.	xxxxxx	xxxxxx	Zo 1	No	No	No	suitable				underbodd
residential	detached	25+	community freehold				Minor upgrades required- see infrastructure report	water course and steep area which are excluded from the development area when determining yield	please see attached	xxxxxx	xxxxxx	None	No	No	No	suitable				underbodd
mixed	a-c combo	25+	community freehold		commercial	0-25	Please refer Attachment A, B and C.	Please refer Attachment A, B and C.	Please refer Attachment A, B and C.	xxxxxx	xxxxxx	None	Yes	No	No	suitable				underbodd
residential	detached	20-50	freehold				All in place	Council consent	All of this side of the highway could be developed more with little need to up grade council services.	xxxxxx	xxxxxx	None	No	No	No	suitable				underbodd
residential	detached	20-50	freehold				All infrastructure is in place/existing	no	there are a number of existing properties on the Carlisle Square side of the wairaka/albert town /way that are on town services that could hold extra residential housing	xxxxxx	xxxxxx	None	No	No	No	suitable				underbodd
residential	detached	25+	community freehold				As a bare site it would require installation of all services plus landscaping	Water scheme infrastructure		xxxxxx	xxxxxx	SI 6	No	No	No	suitable				underbodd
business					a-b combo	0-25	none	no	We have no particular plans for the site but think as Leggett expands there will need to be additional light industrial & commercial areas zoned up to support the residential developments	xxxxxx	xxxxxx	None	No	No	No	suitable				underbodd

Report Title:	Queenstown Lakes District Spatial Plan Gen 2.0
Agenda Item No:	1
Author:	Liz Simpson (QLDC) & Patricia Mclean (ORC)
Meeting Date:	6 November 2023
QLSP Priority Initiative:	n/a
QLSP Outcome:	Spatial Plan Gen 1.0 to become Spatial Plan Gen 2.0

PURPOSE OF THE REPORT | TE TAKE MŌ TE PŪRONGO

- 1) This report provides the Partnership Steering Group with an update on:
 - a. The call for sites process;
 - b. Relationship to the Housing and Business Capacity Assessment; and
 - c. Delay to the spatial plan programme.

BACKGROUND | TĀHUHU KORERŌ

- 2) The Future Development Strategy (**FDS**) will be completed as part of Spatial Plan Gen 2.0¹ and is being jointly prepared by QLDC and ORC. It will become the statutory document that provides a community strategy for how and where we will grow as a district. This document will build upon the 2021 Queenstown Lakes District Spatial Plan which identified a number of Priority Development Areas and Priority Initiatives that are being implemented by QLDC and partners.
- 3) One of the overarching benefits of a FDS is that it becomes a strategic document that Resource Management Act (RMA) documents (i.e., the District Plan) must have regard to when they are being prepared or changed. The FDS is also strongly encouraged to inform other long-term plans and infrastructure strategies in order to promote long term strategic planning and integration of planning, infrastructure and funding decisions.
- 4) With the FDS completed as part of a spatial plan, the spatial plan enables a collaborative central-local urban growth partnership approach that aims to align decisions and investments on land-use, urban development, and transport as part of the Whaiora Grow Well Partnership. The partnership intends on implementing a long-term strategy and investment plan to manage tourism and housing pressures within the Queenstown Lake District that improves community wellbeing, whilst maintaining a world-class experience and protection of the environment.
- 5) The below advice provides an update on the programme and work in progress.

¹ As per Section 3.12 (5) of the NPS UD, an FDS may be prepared and published as a stand-alone document or be treated as part of any other document such as a spatial plan. Spatial plans are prepared by 'urban growth partnerships' between central government, local government, and hapu and iwi.

Call for Sites Process

- 6) A requirement of the National Policy Statement on Urban Development (**NPS-UD**) is to engage with the development sector² to identify significant future opportunities and infrastructure requirements for the Spatial Plan³. Subsequently, during July 2023, Council ran a public ‘Call for Sites’ to ask interested parties i.e., landowners and developers, to propose sites with realistic potential for future development to support housing or employment in the area.
- 7) The call for sites process was run via a GIS survey tool that allowed users to spatially select the site(s) that they wanted to submit on, with a series of questions relating to the development potential of the site, including an option for selecting sites that should be protected from future development.
- 8) In total, 101 submissions were received; of those, 34 submissions were not mapped as they were either general requests for no further development within the district, or requests for intensification. As these submissions were not mapped, they will be considered more generally as part of the overall scenario/site assessment analysis.
- 9) The remaining 67 mapped submissions comprised of 37 residential sites, eight business sites, 16 mixed-use sites and six no development sites. These sites are shown in the three maps below. The maps also include the priority development areas from Spatial Plan Gen 1.0⁴. The intention is to reevaluate these priority development sites in the context of changes to national policies such as the NPS for Highly Productive Land, NPS for biodiversity and the NPS for Freshwater Management. It also provides an opportunity to add in additional scrutiny around carbon emissions.
- 10) Overall, it was noted that the sites submitted mostly corresponded with known existing development aspirations as well as aligning relatively well with Spatial Plan Gen 1.0. With the Call for Sites engagement closed, the intention was to assess the sites against the relevant strategies, standards and legislation, followed by drafting of a number of scenarios to be shared with the public for feedback during November 2023. Notification of a single draft scenario was to occur in February 2024.

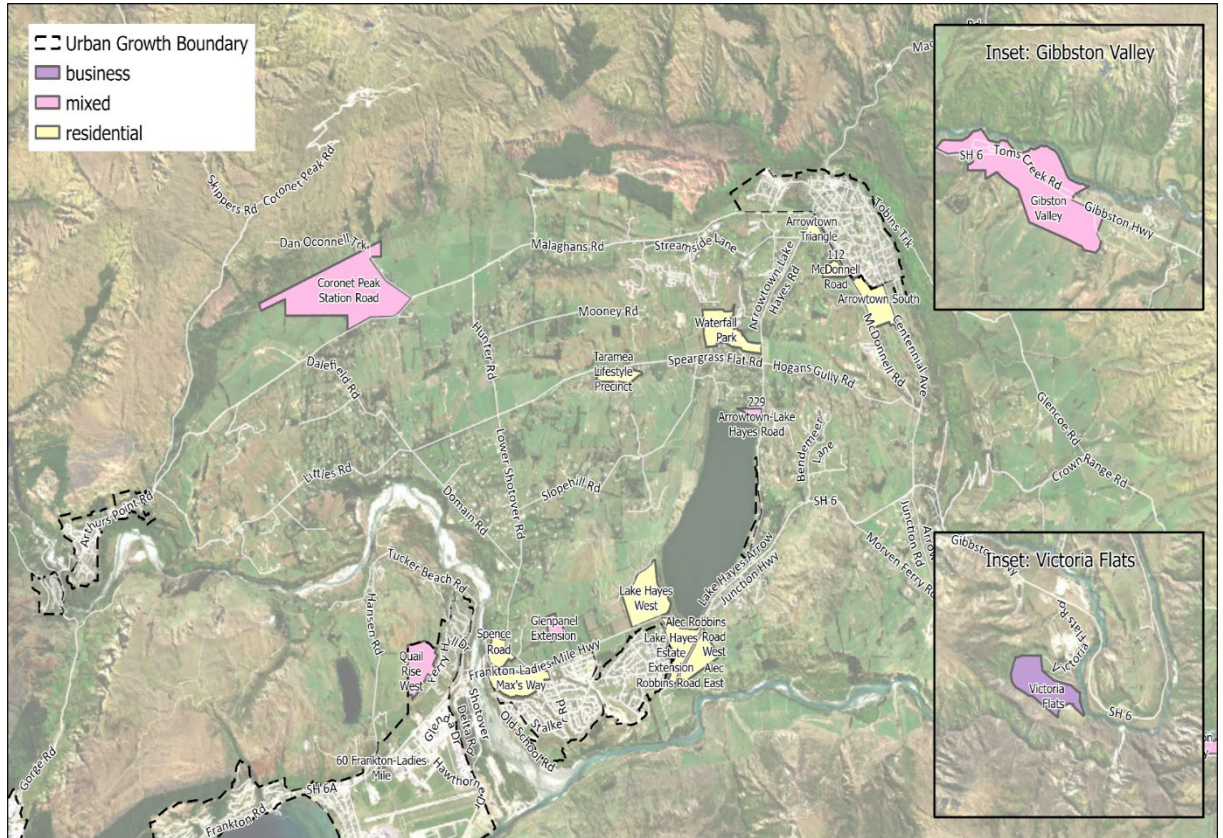
² And others – refer to Section 3.15 of the National Policy Statement on Urban Development

³ As noted in paragraph 5 above, the FDS is being prepared as part of the spatial plan

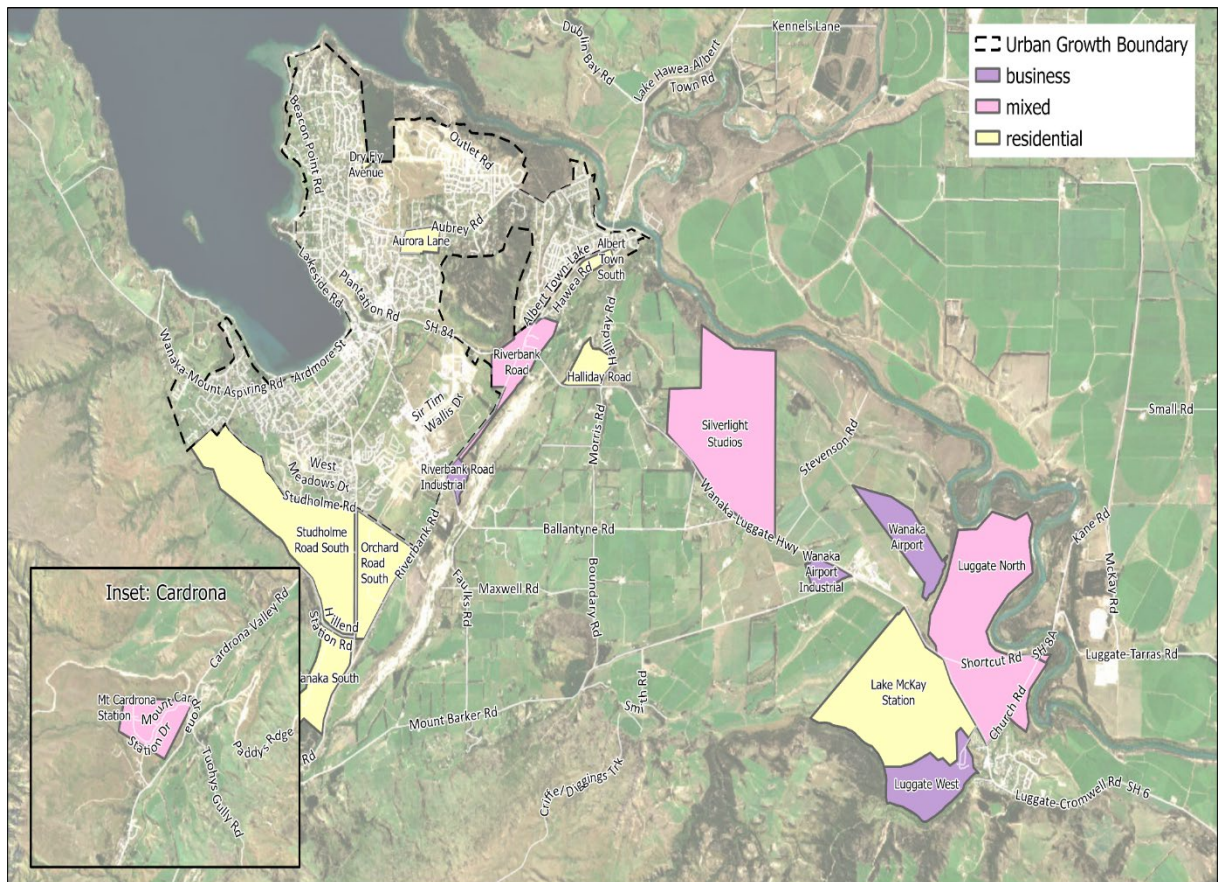
⁴ Refer to <https://letstalk.qldc.govt.nz/spatial-plan>



Map One: Call for Sites – Queenstown locations



Map Two: Call for Sites – Whakatipu Basin



Map Three: Call for Sites – Wānaka/Luggate

Relationship to the Housing and Business Assessment

- 11) A full assessment of the sites submitted through the Call for Sites process has not yet been completed due to a delay to the Housing Business Capacity Assessment (HBA). The HBA⁵ provides a highly detailed understanding of supply and demand for both residential and business capacity and whether there are any shortfalls in supply over the short-medium-long term.
- 12) This assessment enables Councils to understand whether there are any insufficiencies as a result of not enough plan enabled capacity, insufficient infrastructure supply or other market conditions that may affect the commercial feasibility of developing a site. This evidence base then allows the spatial plan to respond with the appropriate solutions for the identified shortfalls.
- 13) Part of the delay to the HBA relates to two key issues: one is Councils lack of access to the previous housing and business feasibility model that informed the HCA 2021, as this model is held by the previous consultant⁶. The second is that a number of changes to the background data and

⁵ The HBA is being jointly prepared by both QLDC & Otago Regional Council

⁶ The previous HBA provider owns the model and all its data which won't be shared for commercial reasons. This is a known issue but from the three tender processes to date, it is clear from all providers that unless QLDC has an inhouse model, then these models remain the property of the consultant.

assumptions in the 2021 HBA has led to the 2021 HBA being out of date, and this has impacted Council's ability to produce a simple update, these changes include:

- a. Infrastructure funding limitations as a result of a significantly changing financial environment created by factors including Leaky Homes Claims, increased interest rates and uncertainties created by the three waters reforms, have impacted what projects can be included in the capital works programme.
 - b. Higher than anticipated population projections at the same time reduced financial capacity to provide infrastructure servicing.
- 14) Given these changes, and the complexities of producing an HBA without access to the original model, the risk of the HBA (and therefore the spatial plan) being challenged increases, as neither the Council or its consultants have full access to the underlying methodologies and assumptions. As the HBA is a foundational document, it is critical that it is defensible.
- 15) As a matter of high priority, QLDC is preparing a procurement plan and request for proposal for the delivery of an online Housing / Business Capacity and Feasibility Model⁷. It is clear that the Council needs to be able to access the base models that form the basis of its capacity assessments.
- 16) It is likely that the building of the model will take approximately 4-6 months (work should start November/December 2023). Once the model is prepared and accepted (April 2024 onwards), then the HBA assessment can be finalised (approx. 2 months – June 2024 onwards) which will then enable the Spatial Plan Gen 2.0 programme to be finalised (approx. 4-6 months, August 2024 – December 2024).

Delays to the programme

- 17) The implications of pausing the HBA work programme, is twofold:
- a. the impact on the Spatial Plan Gen 2.0, which is reliant on this information, and subsequently is now subject to programme delays; and
 - b. neither the HBA nor the Spatial Gen 2.0 will be published in time to meet the timeframes specified in the NPS-UD Part 4: Timing to 'be made publicly available' and 'in time to inform the 2024 long-term plan'.
- 18) Whilst the spatial scenarios and engagement has been paused, the team will continue working with Kāi Tahu and its partners on the general spatial plan content and the body of the document (such as Principles/Strategies including better alignment of Kāi Tahu Values and Outcomes), plus remaining content such as challenges and opportunities and the long-term framework which will then be further refined following receipt of the HBA results.
- 19) The key thing to note with the programme delay is that QLDC/ORC will not meet the NPS-UD timeframes for ensuring that the HBA and by default the FDS (Spatial Plan Gen 2.0) is adopted in time to inform the 2024 Long-Term Plan before 1 July 2024. The Councils are jointly writing to the Minister to request an extension of time for the FDS, which will then be able to inform the Annual Plan.
- 20) On the assumption that the extension is accepted by the Minister, ORC and QLDC are aiming to have the HBA completed by end of July 2024 and the Spatial Plan within 4-6 months of the HBA.

⁷ A number of other Councils have their own model, such as Dunedin City Council, Auckland Council, Tasman Regional Council, Hamilton City Council and Whangarei City Council.

While the Spatial Plan won't be formally adopted ahead of the LTP 2024 – 34, the underlying work is still able to inform the Long-Term Plan development.

- 21) Whilst not a statutory document, the spatial plan Gen 1.0 does address future priority growth areas which is informing RMA planning documents and long-term planning. An example of this is Te Putahi Ladies Mile (eastern corridor) going through a Streamlined Planning Process and the southern Corridor mid-way through a structure planning exercise which will result in a change to the proposed district plan.
- 22) These priority development areas will be carried into Spatial Plan Gen 2.0 to be reassessed, and once the outcomes of the HBA and how this impacts Spatial Plan Gen 2.0 are understood, any changes or additional requirements will be addressed through either the Annual Plan or the 2027 Long-Term Plan.

RISK AND MITIGATIONS | NGĀ RARU TŪPONO ME NGĀ WHAKAMAURUTANGA

- 1) There are a number of risks and mitigations as per the table below:

Risk	Mitigation
Risks of programme delays due to unforeseen outcomes of political, stakeholder or community engagement.	<p>Fortnightly project meetings and monthly reporting on timeframes between QLDC/B&A</p> <p>Early and on-going engagement using a stepped model, so there is a 'no surprises' approach.</p> <p>Regular communications with all stakeholders using a variety of methods to draw out feedback early.</p>
Ineffective risk management	<p>Risk register being developed as part of the monthly reporting provided by B&A</p> <p>Governance Structure developed to establish the QLDC/ORC Project Working Group (PWG – the experts involved day to day as required) and the Project Control Group (PCG – established to ensure delivery of the project and assisting the project sponsors (Michelle Morss and Anita Dawe) with managing any project risks that may need to be elevated.</p>
ORC/QLDC Elected members making different decisions that could affect the	Equal involvement of both ORC & QLDC elected members via workshops and full Council reports.

direction of the Spatial Plan Gen 2.0	
Iwi and hapū may be under-resourced impacting the ability for meaningful engagement.	Work with Kāi Tahu iwi advisors alongside Council Māori advisors in the project initiation phase to develop a realistic programme to engage with iwi and hapū, early and at key stages drawing on existing forums and Whaiora partnership arrangements and using the results of engagement on the previous spatial plan as a basis for the engagement.
Some sectors of the community do not feel engaged in the process.	<p>Ensure the Spatial Plan Gen 2.0 Communications and Engagement Plan provides for a wide variety of engagement in a range of forums to ensure ‘hard to reach’ groups are engaged e.g., teenagers or young adults.</p> <p>The ‘Call for Sites’ process allows for full public engagement and there is a specific Communication and Engagement Plan developed to ensure this occurs</p>

FINANCIAL IMPLICATIONS | NGĀ RITENGA Ā-PŪTEA

2) None at this stage – all aligned with current budgets

RECOMMENDATION | NGĀ TŪTOHUNGA

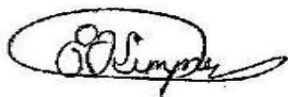
3) It is recommended that the Grow Well Whaiora Partnership Steering Group:

- a. **Note** the delays to the Spatial Plan Gen 2.0 programme; and
- b. **Note** that the Spatial Gen 2.0 will not be published in time to meet the timeframes specified in the NPS-UD, and that ORC & QLDC are writing to the Minister of the Environment to advise of the delay.

Prepared by:

Reviewed/ Authorised by:

Reviewed
/Authorised by:



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Senior Strategic Planner
– Future Development
QLDC
20/10/2023

Michelle Morss
GM – Strategy and Policy
QLDC
23/10/2023

Anita Dawe
GM – Strategy
and Policy
ORC
24/10/2023

ATTACHMENTS | NGĀ TĀPIRIHANGA

None

a-b combo	0-25	Unsure	No	We have no particular plans for the site but think as Luggate expands there will need to be additional light industrial & commercial areas opened up to support the residential developments	xxxxxx	xxxxxxx	None	No	No	suitable					understood
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19 December 2023

Hon Penny Simmonds Minister for the Environment

Hon Chris Bishop Minister for Housing

Tēnā kōrua Ministers

**QUEENSTOWN LAKES DISTRICT COUNCIL & OTAGO REGIONAL COUNCIL: IMPLEMENTATION OF
THE NATIONAL POLICY STATEMENT ON URBAN DEVELOPMENT 2020**

We write to provide an update on the progress the Queenstown Lakes District Council (QLDC) and Otago Regional Council (ORC) is making to implement the National Policy Statement on Urban Development 2020 (NPS-UD). Both Councils recognise that the objectives and policies of the NPS-UD are required to be implemented as soon as practicable.

As Tier 2 authorities sharing jurisdiction for urban development, QLDC and ORC are required by the NPS-UD to jointly implement Policy 2 - Part 3 and subpart 4 & 5 by completing a Housing and Business Capacity Assessment and Future Development Strategy (called Spatial Plan Gen 2.0) in time to inform their respective 2024 Long-Term Plans.

Significant work has been undertaken to progress both the new Housing and Business Capacity Assessment (HBA) and the Spatial Plan Gen 2.0. However, a number of factors, including higher than anticipated population projections and challenges that have been experienced in agreeing the forward capital programme under the current fiscal and legislative uncertainties (namely the three waters review) has impacted the underlying assumptions and data required to complete both the HBA and the Spatial Plan Gen 2.0.

The most recent population numbers for the district have also required additional work to remodel different growth scenarios and this again has flow on implications for both the forward capital programme and completion of the HBA. Given these changes, QLDC is also in the process of developing its own online housing and business feasibility model which enables QLDC to retain control over the data going forward and less reliance on external consultants. Given the importance of the HBA to the district's future investments and decision-making, a delay is required to ensure that the HBA is fit for purpose in a complex and uncertain space.

We understand that Tier 1 and 2 councils across NZ are facing similar challenges and the HBA work is slowing down across the country; we have been liaising closely with Ministry of Housing and Urban Development officials on this and they are fully aware of the delay and the reasons as to why.

The HBA will be delayed until approximately June 2024 and the FDS (Spatial Plan gen 2.0) will be finalised a few months later and by the end of 2024. Whilst neither document will be published in time to inform the 2024 Long-term plan, it remains the case that the 2024 Long Term Plan has been fully informed by the existing Spatial Plan (Gen 1.0) which was based upon the 2021 HBA. As part of our ongoing planning processes, we will endeavour to anticipate some of the investment needed to respond to what we anticipate will come through in the new model. However, any investment that has not been anticipated will be addressed through the Annual Plan process.

This letter therefore seeks to advise you of the delay but also to acknowledge that both Councils are taking their obligations and requirements seriously and will be continuing to give this work a high priority to complete. We are aiming to ensure that both documents are ready to inform the 2025/26 Annual Plans.

Yours sincerely, Nāku noa nā



Richard Saunders
Chief Executive Officer
Otago Regional Council



Mike Theelen
Chief Executive Officer
Queenstown Lakes District Council

Queenstown Lakes District

Spatial Plan Gen 2.0

Grow Well | Whaiora

Spatial Plan Gen 2.0 – Call for sites update

19 September 2023

QLDC – Liz Simpson, Anita Vanstone

ORC – Patricia Mclean

Spatial Plan Gen 2.0

- Call for sites recap
- General analysis
- Delay to programme

Delays to the Programme

Original Programme included two key community consultation points prior to requesting Council adoption in Mid 2024.

Without the Housing Business Capacity Assessment (HBCA) to inform the growth scenarios, we are unable to prepare the plans needed to engage with the community.

The delay to the HBCA means both ORC & QLDC are unable to adopt the Spatial Plan Gen 2.0 before June 2024

New programme currently being worked through with the HBCA programme. (finalisation of SP Gen2.0 will be 4-6 months post understanding HBCA results).

Will need to advise the Minister of the delay at the same time as advising of the delay to the HBCA

Call For Sites Process Re-cap



Requirement to consult with the development sector



Broaden understanding of the development community.



Allow consideration of areas of interest prior to SCP process

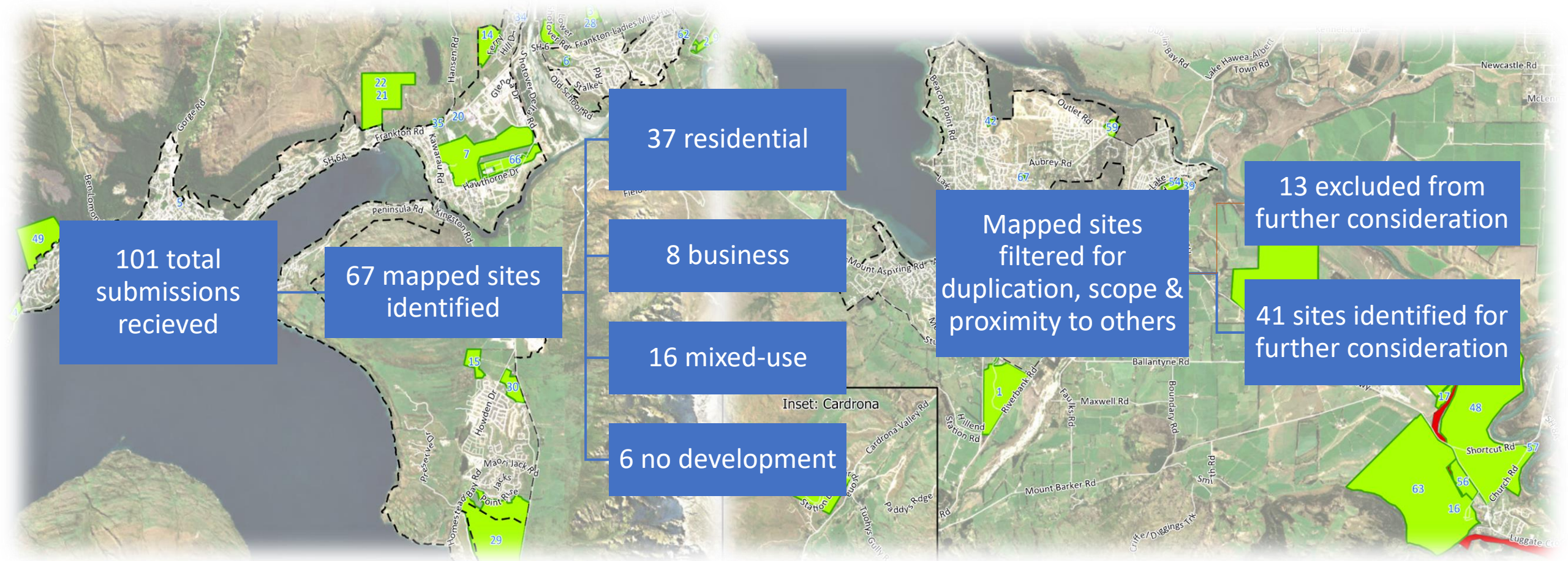


Public 'Call For Sites' process was undertaken in June / July 2023



Asked for proposals with potential for future housing and employment

Call for Sites Summary



Call for Sites - General Analysis

Mostly confirmed existing development aspirations that we are aware of

Aligns well with the Spatial Plan Gen 1.0

Submissions relating to existing PDP Policy Planning work programmes (*excluded*)

No submissions related to Kingston, Glenorchy or Hāwea

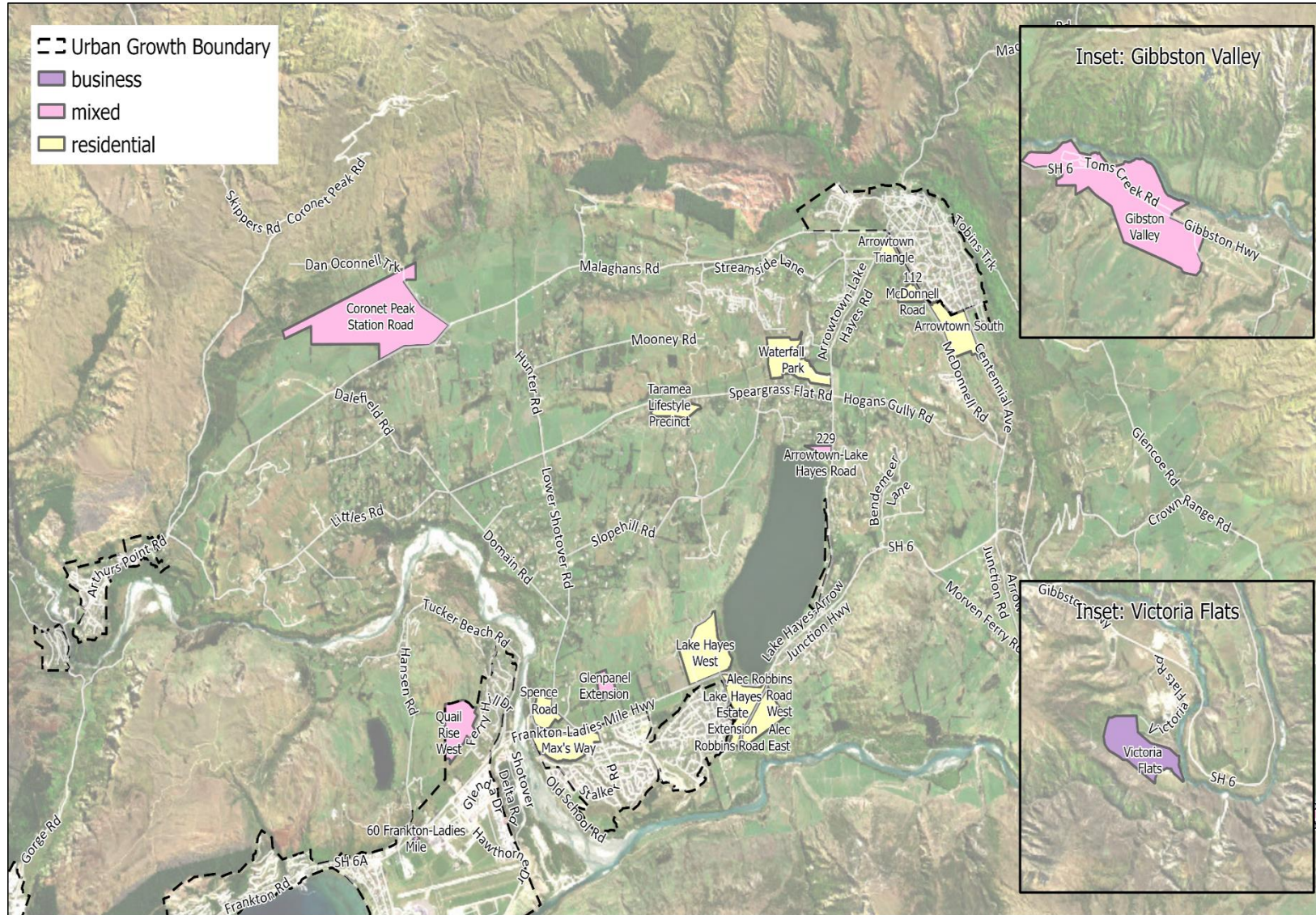
No submissions related to land contained within the Te Pūtahi Ladies Mile Variation

Several submissions related to recent consents (Hansen Road), Fast Track's (Silverlight).

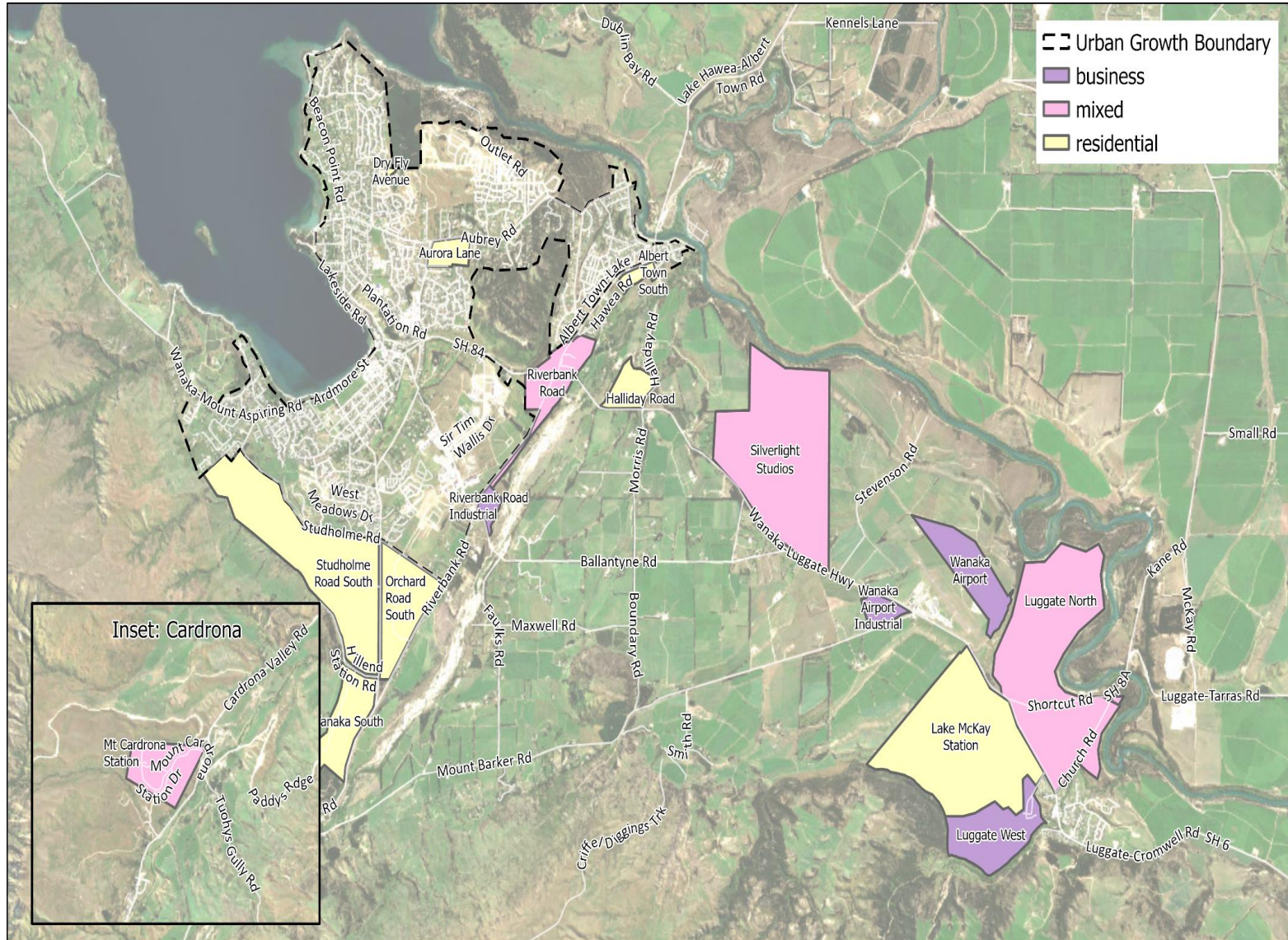
Call for Sites - Queenstown



Call for Sites – Whakatipu Basin



Call for Sites – Wānaka / Luggate



Call for Sites - Next Steps

Consideration and further assessment still required – no guarantees a site will be included in Spatial Plan Gen 2.0

Assessment provides an understanding of potential advantages and disadvantages of development at a finer grain (e.g. Infrastructure servicing to a particular area/ site)

Detailed site assessment will occur once the Housing Business Capacity Assessment is finalised