



**Planning & Strategy Committee**

**26 November 2020**

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**Minutes of a meeting of the Planning & Strategy Committee held in the Council Chambers, 10 Gorge Road, Queenstown on Thursday 26 November 2020 commencing at 10.01am**

**Present**

Councillors Clark (Chair), MacDonald, Macleod, Miller, Shaw and Smith

**In Attendance**

Mr Tony Avery (General Manager, Planning and Development), Mr Ian Bayliss (Planning Policy Manager), Ms Fiona Blight (Resource Consent Manager), Mr Craig Barr (Principal Planner – Resource Management Policy), Mr Luke Place (Senior Policy Planner), Ms Katrina Ellis (Team Leader - Resource Consents), Ms Sarah Gathercole (Senior Resource Consents Planner), Mr Richard Campion (Team Leader - Resource Consents), Mr Elias Matthee (Intermediate Policy Planner), Ms Katharine Hockly (Associate Counsel), Ms Heidi Baillie (Senior Legal Counsel), Ms Stacey Harris (Governance Advisor); one member of the media and four members of the public

**Apologies**

There were no apologies received.

**Declarations of Conflicts of Interest**

Councillor Macleod declared a conflict of interest in relation to item 3 “Request to mediate in relation to the appeal by Coherent Hotel Limited against the decline of resource consent RM191067”. Councillor Macleod noted his intention to remove himself from the table when the item was presented and discussed.

**Public Forum**

Bruce Farmer

Mr Farmer addressed the Committee in relation to item 1 “Requirement to remove minimum parking requirements from the District Plan”. Mr Farmer noted that the National Policy Statement on Urban Development 2020 requirements were to be implemented by February 2022 and asked that the Council take more time to considers the effects that changes will have on ratepayers and parking supply and demand.

**Matters Lying on the Table**

There were no matters lying on the table.

**Confirmation of Agenda**

The agenda was confirmed without addition or alteration.

**Confirmation of Minutes (Public)**

**On the motion of Councillors MacDonald and Shaw the Planning & Strategy Committee resolved that the public part of the minutes of the meeting held on 22 October 2020 be confirmed as a true and correct record.**

**1. Requirement to remove minimum parking requirements from the District Plan**

A report presented by Mr Luke Place (Senior Policy Planner) and Mr Ian Bayliss (Planning Policy Manager) advised the Planning & Strategy Committee of the requirement in the National Policy Statement on Urban Development 2020 (NPSUD) to remove minimum parking requirements from the Operative and Proposed District Plan, explained the consequences of those changes for Council and the community, and confirmed the intended approach to timing.

The Committee discussed the details of the report. Concerns were raised in relation to implementing the changes without a comprehensive management plan in place. It was clarified that a comprehensive management plan would not have the same level of control over development as the District Plan. Council Officers had been liaising with other Council's around the country and could confirm that there was no unified approach being followed. Some Council's had already removed the minimum requirements, while others were establishing plans to address the effectiveness of their District Plans. It was noted that the transport strategy team supported the removal of the rules as soon as possible to streamline the consenting process.

The Committee queried the incomplete mobility and accessibility requirements that were referenced in the attachments. It was noted that the changes had been complex and were not finalised before the report due date.

Further concerns were raised in relation to the NPSUD requirements not being fit for purpose for the entire district, specifically the regional areas. It was clarified that the market would determine whether car parking would still be required, and that it would be up to the developers to meet regional demands.

After extensive discussion the Committee agreed that more time was needed to understand any potential consequences and develop a more comprehensive plan of action. Mr Bayliss offered an alternative recommendation to the Committee for their consideration.

*The Chair adjourned the meeting at 10.36am. The meeting re-adjourned at 10.40am.*

It was noted that delaying the item until the Planning & Strategy Committee meeting on 25 March 2021 would not allow enough time for a comprehensive management plan to be developed.

**It was moved (Councillor Clark / Councillor MacDonald) that the Planning & Strategy Committee:**

- 1. Request additional advice on the development and implementation of parking management strategy initiatives at the 25 March 2021 Planning & Strategy Committee meeting.**
- 2. Request additional advice on any consequential changes to provisions of the district plan relating to transport effects and travel demand management in response to the requirements of the National Policy Statement Urban Development Requirements at the 25 March 2021 Planning & Strategy Committee meeting.**
- 3. Request that the final wording of proposed changes to the district plan as a result of the National Policy Statement Urban Development 2020 be reported at the 25 March 2021 Planning & Strategy Committee meeting.**

Councillor Shaw proposed an amendment to the motion, being that points 1, 2 and 3 should state “for the 25 March 2021 Planning & Strategy Committee meeting” rather than “at the 25 March 2021 Planning & Strategy Committee meeting” to ensure that all information was received in line with standing orders, before the meeting date on 25 March 2021.

**It was moved as an amendment (Councillor Shaw / Councillor Macleod) that the Planning & Strategy Committee:**

- 1. Request additional advice on the development and implementation of parking management strategy initiatives ~~at~~ for the 25 March 2021 Planning & Strategy Committee meeting.**
- 2. Request additional advice on any consequential changes to provisions of the district plan relating to transport effects and travel demand management in response to the requirements of the National Policy Statement Urban**

**Development 2020 requirements ~~at~~ for the 25 March 2021  
Planning & Strategy Committee meeting.**

- 3. Request that the final wording of proposed changes to the district plan as a result of the National Policy Statement Urban Development 2020 be reported ~~at~~ for the 25 March 2021 Planning & Strategy Committee meeting.**

The amendment was put to the vote and carried unanimously. The amendment became the substantive motion that was then put to the vote and carried unanimously.

**2. District Plan Review Update November 2020**

A report presented by Mr Ian Bayliss (Planning Policy Manager) provided an update on progress in the review of the Operative District Plan and noted the intended approach to the next steps of the plan review and the indicative timeline for completion.

The report was taken as read.

The Committee acknowledged the hard work of the planning and legal staff involved in the appeals process to date.

**On the motion of Councillors MacDonald and Shaw the  
Planning & Strategy Committee resolved to:**

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

**Recommendation to Exclude the Public**

**On the motion of Councillors MacDonald and Shaw 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 the matters to be discussed while the public is excluded, the reason for passing this resolution in relation to the matter, and the specific grounds under Section 48(1)(a) of the Local Government Information and Meetings Act 1987 for the passing of this resolution is as follows:

**Confirmation of Minutes:**

General subject to be considered:	Reason for passing this resolution:	Grounds under Section 7:
Draft Planning & Strategy Committee Minutes 22 October 2020	<p><i>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:</i></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>s 7(2)(g)</p> <p>s 7(2)(i)</p>

**Agenda Items:**

General subject to be considered:	Reason for passing this resolution:	Grounds under Section 7:
3: Request to mediate in relation to the appeal by Coherent Hotel Limited against the decline of resource consent RM191067	<p><i>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:</i></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>s 7(2)(g)</p> <p>s 7(2)(i)</p>

<p>4: Request to mediate in relation to the appeal by Glen Dene Limited against the decline of resource consent RM190953</p>	<p><i>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:</i></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>s 7(2)(g) s 7(2)(i)</p>
<p>5: RM181471 Mt Iron Junction Appeal – Update to Committee</p>	<p><i>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:</i></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>s 7(2)(g) s 7(2)(i)</p>

<p>6: Update on resource consent appeals before the Courts</p>	<p><i>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:</i></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>s 7(2)(g) s 7(2)(i)</p>
<p>7: Update on appeals relating to Council's decisions on the Proposed District Plan</p>	<p><i>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:</i></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>s 7(2)(g) s 7(2)(i)</p>

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 10.54am.*

*The meeting came out of public excluded and concluded at 12.26pm.*

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

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**Chairperson**

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**Date**