

Minutes of the first ordinary meeting of the Smart Growth Committee held on Tuesday 7 July 2026 beginning at 10.00am held in the Council Chambers, 10 Gorge Road, Queenstown.

Membership

Councillor Cody Tucker (Chair), Councillor Heath Copland, Councillor Jon Mitchell, Councillor Melissa White and Deputy Mayor Quentin Smith (online).

Attendees

Councillor Samuel Q Belk, Dave Wallace (General Manager, Planning & Development) (online), Pennie Pearce (General Manager, Strategy & Policy), Anita Vanstone (Strategic Growth Manager), Gabrielle Marsh (Spatial Plan Project Manager), Emily Irwin (Senior Strategic Planner - Housing), Liz Simpson (Senior Strategic Planner – Future Development), Fiona Blight (Manager Resource Consents), Amy Bowbyes (Principal Planner – Resource Management Policy), Onur Oktem (Principal Planner – Resource Management Policy), Alice Milne (Legal Counsel), Charlotte Robertson (Legal Counsel), Sarah Scott (Simpson Grierson - online), Jane Robertson (Senior Democracy Services Advisor) and Ruby Mills (Democracy Services Advisor). No members of the public or the media.

Karakia Timatanga

Chair Tucker opened the meeting with a karakia.

Apologies

There were no apologies.

Declarations of Conflicts of Interest

There were no declarations of conflicts of interest.

Public Forum

There were no speakers at public forum.

Matters Lying on the Table

There were no matters lying on the table.

Confirmation of Agenda

It was moved (Councillor White, Councillor Mitchell):

C.T

That the Smart Growth Committee resolve that the agenda be confirmed without alteration.

Motion was carried unanimously.

Confirmation of Minutes

It was moved (Councillor Mitchell, Councillor Copland):

That the Smart Growth Committee resolve that the draft minutes of the public part of the ordinary meeting of the Smart Growth Committee held on 21 May 2026 be confirmed without alteration.

Motion was carried unanimously.

1. Grow Well Whaiora Spatial Plan Monitoring Report

The purpose of this report was to provide a summary update on the implementation of the Queenstown Lakes Spatial Plan 2021 since its adoption and the final May 2026 Grow Well Whaiora Spatial Plan Quarterly Monitoring Report. A revised reporting structure will be developed going forward.

Gabrielle Marsh (Spatial Plan Project Manager), Emily Irwin (Senior Strategic Planner - Housing) and Anita Vanstone (Strategic Growth Manager) presented the report.

Discussion included queries regarding development at Ladies Mile and matters relating to traffic congestion, parking pressures, public transport, and alternative transport options in the context of growth across the district. It was noted that the Structure Plans provide guidance for developments within the area.

The distinction between network-wide and localised transport impacts, and the different approaches used to address these, was also noted.

It was moved (Councillor Mitchell, Councillor White):

That the Smart Growth Committee resolve to:

- 1. Note the contents of the report; and**
- 2. Note this will be the last Grow Well Whaiora monitoring report in this format. A revised reporting approach and refreshed priorities will be discussed with the Smart Growth Committee in the proceeding workshop.**

Motion was carried unanimously.

2. Joint Housing Action Plan – Update

The purpose of this report was to provide an update on the Queenstown Lakes Joint Housing Action Plan (JHAP) including presenting the annual monitoring report and the draft Relationship Framework Agreement (RFA) update with the Queenstown Lakes Community Housing Trust (QLCHT).

Emily Irwin (Senior Strategic Planner - Housing), Gabrielle Marsh (Spatial Plan Project Manager) and Anita Vanstone (Strategic Growth Manager) presented the report.

Ms Irwin noted an updated version of Attachment B, including drafted amendments to clauses 3.3 and 3.4 of the RFA. The amendments include provisions requiring Council's written approval regarding the distribution of assets in the event of QLCHT being wound up, and the inclusion of provisions enabling covenants to be applied to land transferred to QLCHT. Clarification was also provided regarding QLCHT's charitable status and the implications of the proposed changes.

Clarification was sought regarding the distinction between encumbrances and covenants, and how these mechanisms may apply to land held by QLCHT.

Discussion included consideration of the annual monitoring indicators, with it noted that most indicators had shown improvement, while housing affordability remained an ongoing challenge. Housing targets contained within the agreement were also discussed, with it noted that these relate specifically to the agreement with QLCHT and do not limit the delivery of additional housing outcomes.

It was noted that the proposed amendments to the relationship agreement should be workshopped to ensure their implications are fully understood before Council consideration.

It was moved (Chair Tucker, Councillor White):

That the Smart Growth Committee:

1. **Note** the contents of the report;

C.T

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** that the Joint Housing Action Plan Monitoring Report will be published on the QLDC website and provided to the Grow Well Whaiora partners;
4. **Note** that the work programme and priorities will be discussed at the Smart Growth workshop on 7 July 2026 immediately following this committee meeting;
5. **Note** the proposed changes to the Relationship Framework Agreement with the Queenstown Lakes Community Housing Trust; and
6. **Note** that the draft Relationship Framework Agreement with the Queenstown Lakes Community Housing Trust will be presented to Full Council for approval on 23 July 2026.

Motion was carried unanimously.

Resolution to Exclude the Public

It was moved (Councillor Copland, Councillor Mitchell):

That the Smart Growth Committee resolve that the public be excluded from the following parts of the proceedings 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 minutes of the public excluded part of the ordinary meeting of the Smart Growth Committee held on 21 May 2026	(g) 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: • to maintain legal professional privilege • to enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations) <i>Reason for recommendation</i> To allow discussion on appeals, process, mediation outcomes and Court outcomes which may prejudice the Council if the information was in the public forum. Whilst it is acknowledged that there is strong public interest in such planning matters and corresponding appeals processes, the importance of withholding information that enables Council to achieve the best possible outcome for Council, it's communities and interested parties, outweighs the release of such information.	Section 7(2)(g)

Item 3: Delegations for Environment Court – Urban Intensification Variation	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: • to maintain legal professional privilege <i>Reason for recommendation</i> To allow discussion on appeals, process, mediation outcomes and Court outcomes which may prejudice the Council if the information was in the public forum. Whilst it is acknowledged that there is strong public interest in such planning matters and corresponding appeals processes, the importance of withholding information that enables Council to achieve the best possible outcome for Council, its communities and interested parties, outweighs the release of such information.	Section 7(2)(i)
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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.

Motion was carried unanimously.

The meeting went into public excluded at 10.40am

Karakia Whakamutunga

Chair Tucker closed the meeting with a karakia.

The meeting came out of public excluded and concluded at 11.02am

Confirmed as a true and correct record:


CHAIR

11.08.26

DATE