QUEENSTOWN LAKES DISTRICT COUNCIL

Minutes

Confirmation of minutes:

22 September 2026
(Public part of the meeting)

Minutes of an ordinary meeting of the Smart Growth Committee held on Tuesday 22 September 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, and Councillor Quentin Smith

Attendees

Councillor Samuel Q Belk, Dave Wallace (General Manager, Planning & Development), Pennie Pearce (Acting General Manager, Strategy & Policy), Charlotte Clarke (Policy Planner), Alyson Hutton (Manager Planning Policy), Anita Vanstone (Strategic Growth Manager), Jon Winterbottom (Democracy Services Manager) and Ruby Mills (Democracy Services Advisor); no members of the media and three members of the public.

Karakia Timatanga

Chair Tucker opened the meeting with a karakia.

Apologies

An apology was received from Councillor Melissa White.

It was moved (Councillor Copland, Councillor Mitchell):

That the Smart Growth Committee resolve that the apology be accepted.

Motion was carried unanimously.

Declarations of Conflicts of Interest

There were no declarations of conflicts of interest.

Public Forum

1. Debbie MacColl

Ms MacColl was joined at the table by Jenny Carter (Planner) and Roger Monk (Mt Soho Trust). Ms MacColl spoke in support of the Private Plan Change request from Arrowsouth Properties Limited (Item 1) and provided background on planning processes affecting the area. Strong support was expressed for the proposed private plan change and for Council taking a proactive role in enabling future residential growth in the area.

Matters Lying on the Table

There were no matters lying on the table.

Confirmation of Agenda

It was moved (Chair Tucker, Councillor Mitchell):

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

Motion was carried unanimously.

Confirmation of Minutes

It was moved (Councillor Smith, Chair Tucker):

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 11 August 2026 be confirmed without alteration.

Motion was carried, with Councillor Mitchell abstaining from voting.

1. **Private Plan Change 2: Arrowtown South Special Zone Rezoning**

The purpose of this report was to seek a decision from the Smart Growth Committee on how to proceed with a Private Plan Change request from Arrowsouth Properties Limited.

Charlotte Clark (Policy Planner) and Alyson Hutton (Manager Planning Policy) presented the report.

Discussion focused on the extent of the proposed rezoning, development capacity, planning history of the site, and how the proposal relates to previous spatial planning work and urban growth boundary considerations. Clarification was provided on the opportunities available through the submissions and hearings process to consider broader planning matters and community feedback.

Support was expressed for progressing the private plan change to public notification, noting the value of community engagement through the statutory plan change process.

It was moved (Councillor Mitchell, Chair Tucker):

That the Smart Growth Committee resolve to:

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

2. **Accept** the Private Plan Change 2 - Arrowtown South request in whole under clause 25(2)(b) of the First Schedule of the RMA 1991 and notify the request under clause 26 of the First Schedule of the RMA 1991; and

3. **Note** that the outcome of the Smart Growth Committee's decision will be reported to Council at the next Council meeting.

Motion was carried unanimously.

2. **Update on Progress on the Proposed District Plan and Other Key Projects**

The purpose of this report was to update the Smart Growth Committee on key projects being progressed by the Planning Policy Team.

Alyson Hutton (Manager Policy Planning) presented the report and spoke to the table in Attachment A.

Discussion covered the status of Urban Intensification Variation appeals, landscape schedules hearings, ongoing Environment Court processes, and upcoming mediation. Members also discussed future planning reform, strategic planning priorities, and the resourcing implications of progressing major planning projects alongside legislative change.

It was moved (Councillor Copland, Councillor Mitchell):

That the Smart Growth Committee:

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

2. **Note** the updates on timing and progress on projects undertaken by the Planning Policy team.

Motion was carried unanimously.

Resolution to Exclude the Public

It was moved (Councillor Smith, Councillor Copland):

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 Queenstown Lakes District Council Smart Growth Committee held on 11 August 2026.	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 *Reason for recommendation* To enable Council to discuss in private its strategy (legal and planning) for resolving resource consent appeals to various Courts, and for receiving updates on appeal resolution throughout the process. 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)

General subject to be considered:	Reason for passing this resolution:	Grounds under Section 7:
Item 3: Update of Proposed District Plan Appeals.	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 *Reason for recommendation* To enable Council to discuss in private its strategy (legal and planning) for resolving resource consent appeals to various Courts, and for receiving updates on appeal resolution throughout the process. 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)(i)

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 10.46am

Karakia Whakamutunga

Chair Tucker closed the meeting with a karakia.

The meeting came out of public excluded and concluded at 10.53am

Confirmed as a true and correct record:

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C H A I R

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D A T E