

Minutes of a ordinary meeting of the Planning & Strategy Committee held on Thursday, 28 August 2025 beginning at 10.00am held in the Council Chambers, 10 Gorge Road, Queenstown.

Membership

Councillor Lyal Cocks (Chair), Councillor Gavin Bartlett, Councillor Barry Bruce (online), Councillor Quentin Smith (online), Councillor Melissa White, and Councillor Matt Wong.

Attendees

Mr Dave Wallace (General Manager Planning & Development), Mr Jon Winterbottom (Democracy Services Team Leader), Ms Alyson Hutton (Manager Planning Policy), Ms Anita Vanstone (Strategic Growth Manager), Ms Catriona Lamont (Spatial Plan Project Manager), Ms Katie Russell (Intermediate Policy Planner), Ms Alice Milne (Senior Legal Counsel), and Ms Rae-Anne Kurucz (Principal Planner – Resource Consents). There was one member of the media and no members of the public.

Apologies

There were no apologies.

Declarations of Conflicts of Interest

There were no declarations of conflicts of interest.

Matters Lying on the Table

Councillor Cocks noted that the item, “Request for delegation to resolve a Stage 2 PDP appeal by Boyd (Ladies Mile)”, had been placed on the table at the 17 July 2025 meeting and sought a resolution to uplift the matter from the table so it could be discussed as agenda item 5 later in the meeting.

It was moved (Councillor Bartlett/ Councillor Wong):

That the Planning & Strategy Committee resolve that the item, ‘Request for delegation to resolve a Stage 2 PDP appeal by Boyd (Ladies Mile)’ be uplifted from the table.

Motion was carried unanimously.

Public Forum

There were no speakers at public forum.

Confirmation of Agenda

It was moved (Councillor Wong/ Councillor White):

That the Planning & Strategy Committee resolve that the agenda be confirmed without alteration.

Motion was carried unanimously.

Confirmation of Minutes

It was noted that amendment of the minutes was necessary to correct the title of item 1 so that it matched the title of item 1 in the 17 July 2025 agenda.

It was moved (Councillor Bartlett/ Councillor White):

That the Planning & Strategy Committee resolve that the minutes of the public part of the meeting on 17 July 2025 be confirmed as amended as a true and correct record.

Motion was carried unanimously.

1. Te Tapuae Southern Corridor Structure Plan

The purpose of this report was to provide an update on the Tapuae Southern Corridor Structure Plan (the Plan).

Catriona Lamont (Spatial Plan Project Manager) and Anita Vanstone (Strategic Growth Manager) presented the report and noted that the item would be taken to Full Council for adoption on 4 September 2025.

In response to a query, Alyson Hutton (Manager Planning Policy) provided an update on what would happen after the Plan had been adopted by Council and answered some questions about the Plan Stop policy.

Ms Lamont, Ms Vanstone and Mr Dave Wallace (General Manager Planning & Development) responded to questions on how the active travel plan would be put into practice so that those routes are put in place, how much funding tools played into the Plan, how to respond to those who raise concerns related to ongoing growth in the district, and the relationship between the Plan and Fast-track.

Councillor Cocks highlighted that NZTA Waka Kotahi through the public feedback process had requested that a second bridge crossing over the Kawarau be included in the Plan.

It was moved (Councillor Wong/Councillor White):

That the Planning & Strategy Committee resolve to:

1. **Note** the contents of the report and that the Structure Plan will be taken to Full Council for adoption on 4 September 2025.

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 Planning & Strategy Committee on key projects being progressed by the Planning Policy Team.

Alyson Hutton (Manager Planning Policy) presented the item and went through the tables in the attachments to the report.

Ms Hutton and Dave Wallace (Planning & Development General Manager) responded to questions on how the team manages processes around the Proposed District Plan (PDP), the Upper Clutha Landscape Schedules Variation and related new legislation, how to explain to community members that some matters are being set aside while others are progressing, and how prioritisation works when it comes to applying for exemptions under the new legislation.

Ms Hutton and Councillor Cocks provided an update on the recent Urban Intensification Variation Hearings. Councillor White thanked staff for enabling a week of these hearings in Arrowtown, which had been appreciated by members of that community.

It was moved (Councillor White/ Councillor Bartlett):

That the Planning & Strategy 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 (Chair Cocks/ Councillor White)

That the Planning & Strategy 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 Planning & Strategy Committee minutes from the public excluded part of the meeting on 17 July 2025	<p>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:</p> <ul style="list-style-type: none"> To maintain legal professional privilege To enable any local authority holding the information to carry out, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations) 	<p>Section 7(2)(g) Section 7(2)(i)</p>
Item 3: Update on Proposed District Plan (PDP) Appeals	<p>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:</p> <ul style="list-style-type: none"> To maintain legal professional privilege <p>Reason for recommendation</p> <p>To allow discussion on appeals, process, mediation outcomes and Court outcomes which may prejudice the Council if the information was in the public forum.</p> <p>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.</p>	<p>Section 7(2)(g)</p>


<p>Item 4: Resource Consent Appeals</p>	<p>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:</p> <ul style="list-style-type: none"> To enable any local authority holding the information to carry out, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations) <p>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.</p> <p>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.</p>	<p>Section 7(2)(i)</p>
<p>Item 5: Request for delegation to resolve a Stage 2 PDP appeal by Boyd (Ladies Mile)</p>	<p>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:</p> <ul style="list-style-type: none"> To maintain legal professional privilege <p>Reason for recommendation</p> <p>To allow discussion on appeals, process, mediation outcomes and Court outcomes which may prejudice the Council if the information was in the public forum.</p> <p>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.</p>	<p>Section 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.


Motion was carried unanimously.

The meeting came out of public excluded and concluded at 11.44 am

Confirmed as a true and correct record:



CHAIR



DATE