

Minutes of a ordinary meeting of the Planning & Strategy Committee held on Tuesday, 17 July 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, Councillor Quentin Smith, 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), Mr Cameron Wood (Senior Strategic Planner), Ms Michelle Morss (Strategy and Policy General Manager), Mrs Mary Davenport (Associate Council), 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

There were no matters lying on the table.

Public Forum

There were no speakers at public forum.

Confirmation of Agenda

With respect to the draft minutes on the agenda summary it was noted that extraordinary meeting took place on 23 June and not on 26 June (as indicated on the agenda summary).

It was moved (Councillor Bartlett/ Councillor Wong):

That the Planning & Strategy Committee resolve that the agenda be confirmed with the correction of the date for the draft minutes of 23 June extraordinary meeting.

Motion was carried unanimously.

Confirmation of Minutes

It was moved (Chair Cocks/ Councillor Bartlett):

That the Planning & Strategy Committee resolve that the minutes of the public part of the meeting on 10 June 2025 be confirmed as a true and correct record.

Motion was carried unanimously.

Confirmation of Minutes

It was moved (Chair Cocks/ Councillor Bartlett):

That the Planning & Strategy Committee resolve that the minutes of the public part of the extraordinary meeting on 23 June 2025 be confirmed as a true and correct record.

Motion was carried unanimously.

1. Te Tapuae Southern Corridor Structure Plan

The purpose of this report was to recommend the adoption of the draft Te Tapuae Southern Corridor Structure Plan, for a 20-working day non-statutory feedback period.

Cameron Wood (Senior Strategic Planner) presented the item and spoke alongside Anita Vanstone (Strategic Growth Manager) and Michelle Morss (Strategy and Policy General Manager).

Councillor Cocks asked how reporting on this matter would proceed now that there is a joint committee formed to consider a joint approach to the regional deal negotiations that will report back to Council regularly.

Officers responded to questions on how values of Ngāi Tahu will be taken into account, whether there were more submissions related to Homestead Bay than other locations, whether it is a government policy not to include car parking, transport modelling and active transport, how Council is assessing the transport benefits of the plan, whether the transport model will be sophisticated enough to assess nodes related to a potential gondola, and whether there was feedback on active travel.

Officers noted that there has been no change to the actions noted on the last monitoring report, and also indicated that there will be increased reporting in the next report as requested by Councillor Smith.

Officers responded to further questions on whether the arterial project deadlines have been completed and if so whether they can be removed, what the Arthur's point crossing referred to, whether the communication strategy has been implemented, the likelihood that the National Policy Statement will stay in place, and whether updates will be necessary now that the Regional Deal negotiation process have commenced.

It was moved (Councillor White/Councillor Bartlett):

That the Planning & Strategy Committee resolve to:

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

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.

Officers responded to a question on the potential impact of recent statements by Minister Bishop, and whether the report due in September could come earlier. Councillor Smith noted that the Section 293 application was hard to find on the website.

It was moved (Councillor Wong/ 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 Bruce)

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 10 June 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 Stage 2 PDP appeal by Skipp Williamson (Whakatipu Basin rezoning)	<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: 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>
<p>Item 5: 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>

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 11.27am

Confirmed as a true and correct record:

CHAIR

DATE