Item 1: Te Tapuae Plan Variation – Options and reporting

SESSION TYPE: Workshop

PURPOSE/DESIRED OUTCOME:

The purpose of this workshop is to discuss implications for the preferred planning approach for Te Tapuae and seek direction on the plan-making pathway and timing of progressing the response from Council.

DATE/START TIME:

Tuesday, 3 November 2026 at 11:00am *(or at the conclusion of the preceding Smart Growth Committee Meeting)*

TIME BREAKDOWN:

Presentation: 45 minutes
Discussion: 15 minutes

PRESENTERS:

Katie Russell - Intermediate Policy Planner
Amy Bowyes – Principal Planner, Resource Management Policy
Alyson Hutton – Planning Policy Manager
Dave Wallace – General Manager, Planning & Development

Prepared by:

Name: Katie Russell
Title: Intermediate Policy Planner

22 October 2026

Reviewed and Authorised by:

Name: Hayden Bed
Title: Acting General Manager, Planning & Development
23 October 2026

ATTACHMENTS:

A	Presentation Slides

Attachment A: Presentation Slides

TTSC District Plan Variation - Preferred Planning Approach

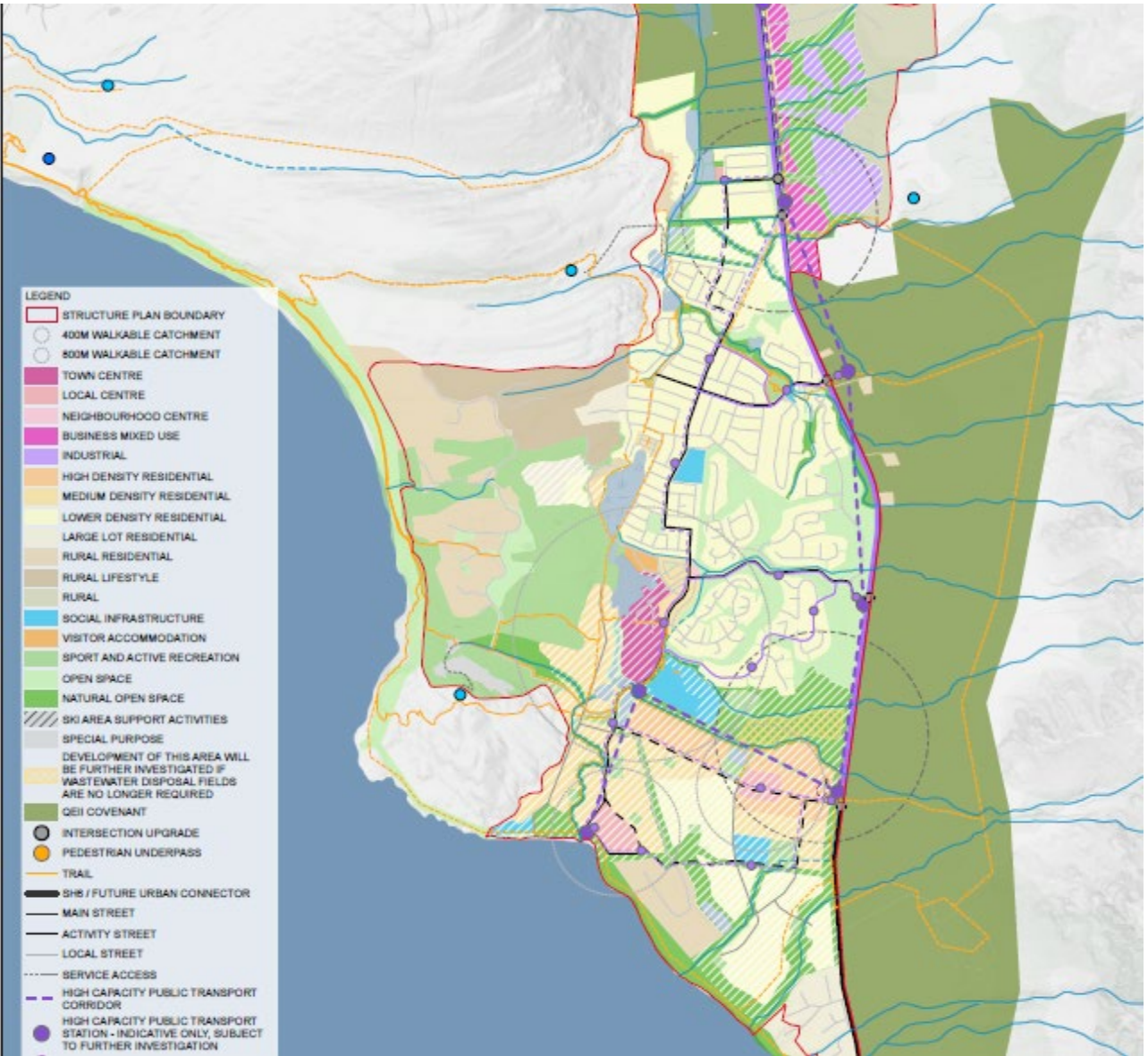
QUEENSTOWN LAKES DISTRICT COUNCIL

PURPOSE OF WORKSHOP

Part 1 - Discuss implications for the preferred planning approach for Te Tapuae

Part 2 - Seek direction on the plan-making pathway and timing of progressing the council response

TTSC STRUCTURE PLAN



TTSC Structure Plan adopted Sept 2025

Developed in response to the Grow Well Whaiora Spatial Plan

Underpinned by substantial reporting

30 year vision for growth

POLICY PLANNING PROGRAMME UPDATE

QUEENSTOWN LAKES DISTRICT COUNCIL

Work in Progress or Completed

s32 evaluation ongoing

Strategic planning review

PDP implementation framework review

Infrastructure review underway

Transport assessment underway

Initial zoning assessment completed

Plan Stop exemption obtained from the government

Remaining work

Legal review/gap analysis

Further technical evidence if required

Final zoning recommendations, draft provisions

Formal iwi consultation (clause 4a)

Internal sign offs

Plan variation package agenda item

WHAT WE KNOW

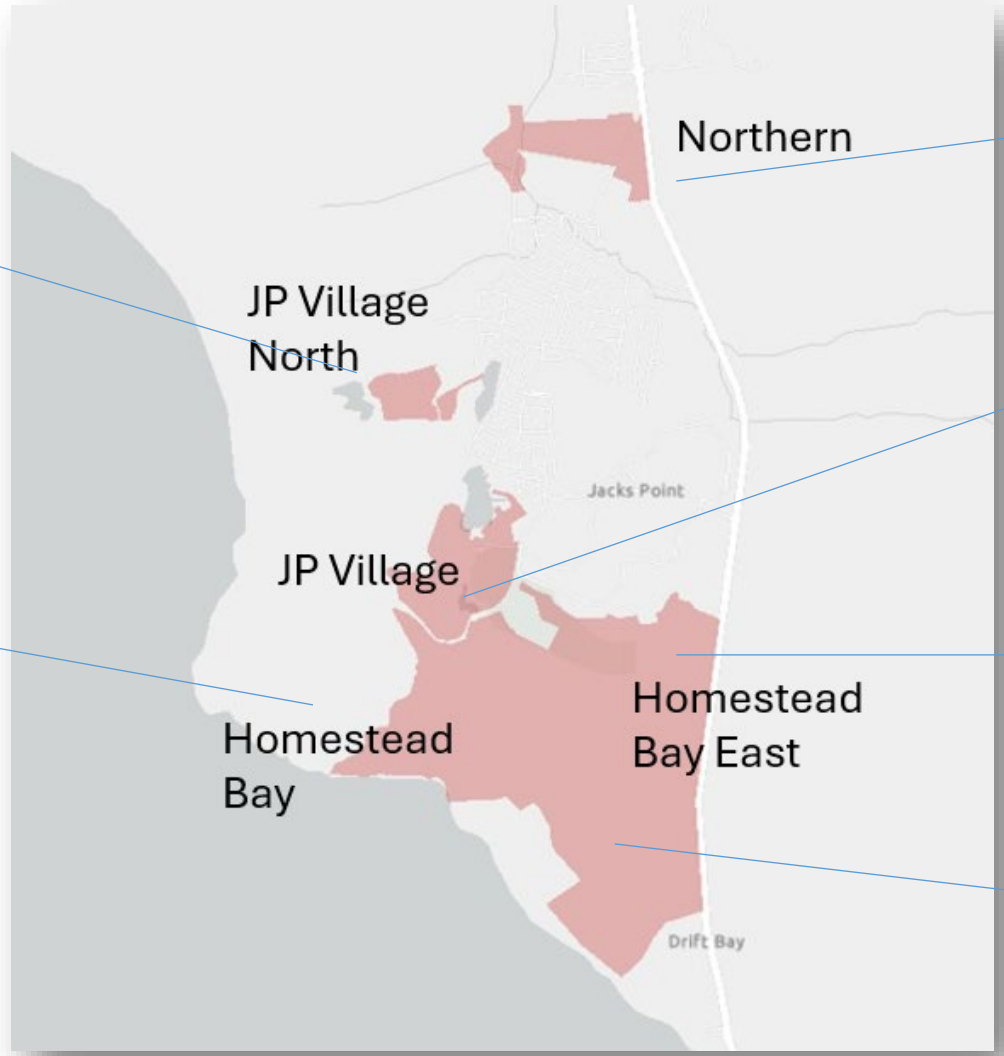
- Growth is anticipated in TTSC.
- Development pressure is continuing - ongoing consenting through Fast Tracks and under PDP current zoning is continuing to change TTSC.
- Water, wastewater and transport solutions are being planned.
- However, the timing, delivery approach and funding of large scale transport infrastructure is likely to be beyond the life of the proposed district plan.
- Changes to the planning system are now in place, land use plans developed under the Planning Act are required to be notified by December 2029.

ONGOING CONSENTING & DEVELOPMENT IN DEVELOPMENT AREAS

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Some subdivision occurring in preparation for future development

Homestead Bay Village is seeking a consent 75 Large Lot development, and has a 15 lot development approved– *less than Structure Plan envisioned*



Landowner development interest is strong

Some development occurring using current Jack Point Zone rules – *less than Structure Plan envisioned*

A second RCL fast track, related to aspects not covered in first consent

Homestead Bay Fast Track #1 is undertaking civil works, target date for titles is late 2027

WASTE AND WATER

The corridor is currently supplied by a mix of private and public water supply and wastewater. Council's preferred servicing strategy is whole of corridor servicing approach.

The Structure Plan sets out a preferred pathway to service the corridor for water supply and wastewater, with staged upgrades to both networks to meet the anticipated demand.

The upgrades identified are informing the LTP 2027/37 and the Water Services Strategy Capital Programme for Alpine Waters – led by P&I

TRANSPORT

The Kawarau Bridge is at capacity even with the current levels of development and consented development.

There is no planned (funded) large scale intervention within the life of the plan (e.g. bridge or gondola).

Internalising trips through land use as well as mode share and mode shift are critical.

Some identified interventions are outside the remit of the district plan and/or QLDC (e.g. public transport).

Transport constraints will remain

WHAT ROLE CAN THE PLAN PLAY?

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The District Plan can:

Manage land use and subdivision
Zone land and set rules
Protect natural, landscape and heritage values
Manage environmental effects
Enable or constrain particular activities

The District Plan cannot:

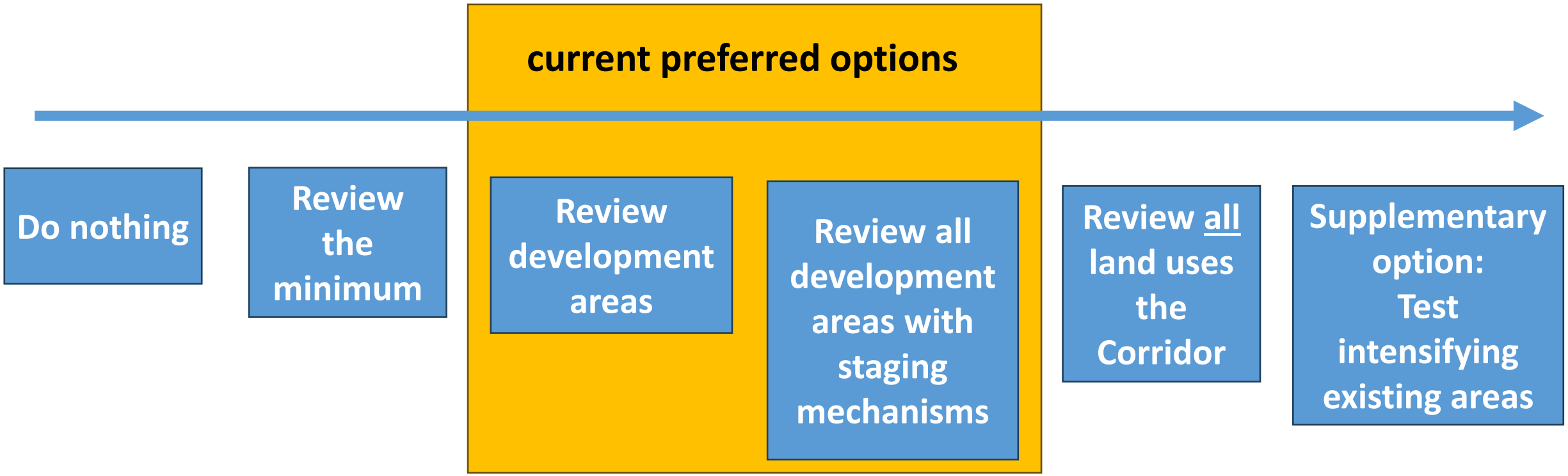
Require development to occur
Fund or deliver infrastructure
Control market demand or housing prices
Override other legislation
Direct private investment decisions
Guarantee growth outcomes

The Plan can influence when and where growth occurs, but it cannot directly deliver infrastructure or guarantee development outcomes.

PLAN VARIATION PURPOSE AND OPTIONS

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TTSC Structure Plan Action in Year 1 *- Notify a change to the Proposed District Plan to support the development of new residential and social infrastructure areas, intensification of existing residential areas and the town centre network.*



TIMING OF RESPONSE

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Progress TTSC Variation now

> Pro-actively plans for identified growth needs sooner

> Provides certainty to developers and the community.

> Provides more certainty for infrastructure planning

> May require future adjustments as reform is implemented.

> Aligns with the current Government's Going for Growth priorities.

> Opportunity to test application of standard zoning, which aligns with the shift to the new planning system.

Wait for the Future Land Use Plan

> Timing and transition arrangements remain uncertain.

> The current election could further impact timing of reform.

> Development will continue under existing use rights, land will be underdeveloped.

Part 2:
RMA plan making process options

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RMA SCHEDULE 1

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- Plan Stop exemption secured from the Minister
- Can proceed at council discretion
- Existing engagement and technical work can be relied upon
- Quicker to start, but depending on appeals, potentially a longer process
- The longer the variation takes, the more it will intersect with new system changes

STREAMLINED PLANNING PROCESS

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> Provides limited public appeal rights once a decision is made

> Requires a separate Ministerial approval process

> Includes wider range of feedback from government and community prior to notification

> Process design influenced by central government, and composition of the panel

> Includes a Ministerial Statement of Expectations which the variation and decision must have “particular regard to”

> Final panel decision comes back to council

	Streamlined Planning	Schedule 1
BENEFITS	Shortened procedure encourages higher standard of evidence at submission Ability to remove the appeals process provides scope for significant time saving. Access to the Court will be maintained by way of judicial review Lower overall risk once ministerial approval is obtained	Well-understood and familiar statutory process Council has greater control over the process and timing Provides for public input and full appeal rights Greater opportunity to test and refine provisions through hearings and appeals
COSTS/RISKS	Ministerial approval required to commence, and the Directions and Statement of Expectations must be adhered to Minister may seek additional information or consultation, extending timeframes Appeals still possible but are more narrow than schedule 1	Appeals delay implementation and can be costly Greater uncertainty regarding final timing to operative provisions Longer process which will overlap with implementing the new system

CONFIRM THE PATHWAY NEXT

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Why now: Growth and development are continuing, infrastructure planning is underway, and transport constraints will remain.

What the variation seeks to achieve: Better alignment with TTSC Structure Plan and more efficient land-use outcomes—noting the plan cannot deliver infrastructure.

Pathway trade-off: Streamlined planning has higher upfront risk and cost, but could deliver a final decision by late 2028; Schedule 1 has lower initial risk but may extend beyond 2028 if appealed.

Recommended Direction

Continue preparing the variation and return to Council for confirmation of the preferred plan-making pathway.