QUEENSTOWN LAKES DISTRICT COUNCIL

**Minutes of a Smart Growth Workshop**

Tuesday 3 November 2026 in
the Council Chambers, 10 Gorge Road, Queenstown,
commencing at 11.00am

A recording of this workshop can be found on the QLDC website.

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| **Present:** | Councillor Cody Tucker (Chair) | Councillor Melissa White |
| | Councillor Heath Copland | Councillor Quentin Smith |
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| **Apologies** | Councillor Melissa White (for Item 1) | Councillor Jon Mitchell |
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| **In attendance:** | Councillor Samuel 'Q' Belk | Councillor Niki Gladding |
| | Councillor Nicola King | Dave Wallace |
| | Michelle Morss | Anita Vanstone |
| | Emily Irwin | Katie Russell |
| | Amy Bowbyes | Alyson Hutton |
| | Julie Scott (QLCHT) | Ruby Mills |
| | Corinne Frischknecht | Kerrie Young |
| | Danette Hunter | Jeremy Martin* |
| | Helen Beaumont* | |
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| **Media** | None | |
| | | |
| **Public** | Four | |

| No. | Agenda Item | Actions |
|---|---|---|
| 1. | **<u>Te Tapuae Plan Variation – Options and reporting</u>**<br><br>The purpose of this workshop was 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.<br><br>Katie Russell (Intermediate Policy Planner), Amy Bowbyes (Principal Planner, Resource Management Policy), and Alyson Hutton (Planning Policy Manager) presented the item and spoke to a PowerPoint presentation (Attachment A).<br><br>Key points of discussion included: | None |

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<tr><th>No.</th><th>Agenda Item</th><th>Actions</th></tr>
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<ul>
<li>An update on the planning programme, including confirmation that the plan-stop exemption had been received, enabling variation work to continue under the RMA.</li>
<li>Infrastructure constraints and sequencing were discussed, particularly transport capacity in the Southern Corridor and the relationship between further development and infrastructure investment. The importance of mode shift, creating a well-functioning urban environment, and advocating for investment from NZ Transport Agency Waka Kotahi and other agencies was noted.</li>
<li>The potential use of staging or threshold mechanisms to align development with infrastructure delivery was considered. Water and wastewater servicing was also discussed, noting that whole-of-corridor planning was progressing alongside the land-use planning work.</li>
<li>The timing of Council's planning response was considered, including whether to progress the variation or await the future planning system, noting ongoing development pressures and some uncertainty around aspects of the planning reform.</li>
<li>General direction was provided to continue the variation work, with further consideration of the appropriate plan-making pathway and infrastructure planning to inform future decisions.</li>
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<u>Attachments</u><br>
Attachment A: Presentation Slides
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<tr><td>2.</td><td>
<u>Wānaka Stakeholder Deeds Monitoring Update</u><br><br>
PUBLIC EXCLUDED:<br><br>
It is recommended that this subject matter is discussed while the public is excluded. 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 which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as follows:
<table>
<tr><th>Section and Grounds</th><th>Reason for this recommendation</th></tr>
<tr><td>7(2)(i) to enable any local authority holding the information to carry on,</td><td>The workshop materials include information relating to specific developers' compliance with deed</td></tr>
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| No. | Agenda Item | | Actions |
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| | without prejudice or disadvantage, negotiations (including commercial and industrial negotiations) | obligations, Council's assessment of current compliance issues, and proposed enforcement and compliance actions. Public disclosure of this information would be likely to prejudice Council's position in ongoing and future negotiations with the affected parties.<br><br>The public interest in withholding the information currently outweighs the public interest in immediate transparency, noting that the information can be reconsidered for release once the negotiations are complete or the relevant withholding grounds no longer apply. | |
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*The workshop concluded at 12.33pm.*