

Minutes of an ordinary meeting of the Smart Growth Committee held on Thursday, 21 May 2026 beginning at 10.00am held in the Council Chambers, 10 Gorge Road, Queenstown.

Membership

Councillor Jon Mitchell (Acting Chair), Councillor Heath Copland, Councillor Quentin Smith (online) and Councillor Melissa White.

Attendees

Councillor Samuel 'Q' Belk, Councillor Stephen Brent, Dave Wallace (General Manager, Planning & Development), Alyson Hutton (Manager Planning Policy), Amy Bowbyes (Principal Planner - Resource Management Policy), Alice Milne (Senior Legal Counsel), Rae-Anne Kurucz (Principal Planner – Resource Consents) and Ruby Mills (Democracy Services Advisor). There were no members of the media and no members of the public.

Apologies

It was noted that Councillor Cody Tucker was on approved leave of absence.

Declarations of Conflicts of Interest

There were no declarations of conflicts of interest.

Public Forum

1. Nathaniel Herz Jardine (online)

Mr Jardine spoke about the challenges of regulating short-term accommodation in Christchurch and nationally, noting the difficulty in identifying operators, which results in lost revenue. He observed that new accommodation in the city is increasingly being used by short-term visitors rather than families. He advocated for the establishment of a bed register requiring platforms to register with, or share data with, local authorities to improve data collection. He emphasised that this is separate from a bed tax, with the primary aim of enabling local authorities to make more informed policy decisions. He noted that a resolution has been passed by Christchurch City Council in support of a national bed register and encouraged other councils to support and sign on to the initiative.

Matters Lying on the Table

There were no matters lying on the table.

Confirmation of Agenda

It was moved (Councillor Copland, Councillor White):

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

Motion was carried unanimously.

Confirmation of Minutes

It was moved (Councillor White, Chair Mitchell):

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 14 April 2026 be confirmed without alteration.

Motion was carried unanimously.

1. 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 Attachment A: Update on Planning Policy Projects.

Ms Hutton provided a summary of the key appeals. She also advised that applications for Plan Stop exemptions were being lodged with the Minister for the Environment within the week.

In response to questions, it was confirmed that the number of appeals was at an expected level. It was noted that several private plan changes had been sought where Plan Stop does not apply, and that there is an online process through the Council's website to request a confidential preapplication meeting with the Planning Team. It was acknowledged there were potential implications of this work on the overall work programme for the team.

It was moved (Councillor White, Councillor Copland):

That the Smart Growth Committee:

1. **Note** the contents of this 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 White, 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 Smart Growth Committee minutes from 14 April 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: • maintain legal professional privilege • enable any local authority holding the information to carry out, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	Section 7(2)(g) Section 7(2)(i)

Item 2: Update of Proposed District Plan Appeals	(g) 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 <i>Reason for recommendation</i> To allow discussion on appeals, process, mediation outcomes and Court outcomes which may prejudice the Council if the information was in the public forum. 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)
Item 3: Request for Delegation – Informal Airports – Wakatipu Basin	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 <i>Reason for recommendation</i> To allow discussion on appeals, process, mediation outcomes and Court outcomes which may prejudice the Council if the information was in the public forum. 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)

Item 4: Update on Active Resource Consent 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 enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations) <i>Reason for recommendation</i> To avoid prejudice to the Council's negotiations and ensure the best outcome for the community.	Section 7(2)(i)
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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 10.23am.

The meeting came out of public excluded and concluded at 10.50am.

Confirmed as a true and correct record:


CHAIR

7.7.26

DATE