

Minutes of the first ordinary meeting of the Smart Growth Committee held on Tuesday 14 April 2026 beginning at 10.00am held in the Armstrong Room, Lake Wānaka Centre, 89 Ardmore Street, Wānaka.

Membership

Councillor Cody Tucker (Chair), Councillor Jon Mitchell, Councillor Quentin Smith, and Councillor Melissa White

Attendees

Mayor John Glover, Councillor Samuel 'Q' Belk, Dave Wallace (General Manager, Planning & Development), Pennie Pearce (General Manager, Strategy & Policy), Jon Winterbottom (Democracy Services Team Leader), Alyson Hutton (Manager Planning Policy) and Ruby Mills (Democracy Services Advisor).

Apologies

An apology was received from Councillor Copland.

It was moved (Chair Tucker, Councillor White):

That the Smart Growth Committee resolve that the apologies be accepted.

Motion was carried unanimously.

Declarations of Conflicts of Interest

There were no declarations of conflicts of interest.

Public Forum

There were no speakers at public forum.

Matters Lying on the Table

There were no matters lying on the table.

Confirmation of Agenda

It was moved (Councillor White, Councillor Smith):

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



Motion was carried unanimously.

Confirmation of Minutes

It was moved (Chair Tucker, Councillor White):

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 3 March 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 Attachments A and B.

It was noted that, under the Arthur's Point Renotification appeals on page 19 of Attachment A, the wording should be amended to read: "*An Environment Court hearing was held in Queenstown commencing November 2025*", rather than "*November 2026*".

Ms Hutton advised that future requests would be brought to the Committee for mediation relating to some appeals on private plan changes. She noted that details of appeals that are publicly available can be accessed on the QLDC website.

Councillors raised questions regarding the intended planning outcomes for the Frankton Flats area. Ms Hutton advised that Council is due to undertake a review of the zoning for this area and is required to give effect to Policy 5 of the National Policy Statement on Urban Development. Councillors sought clarification on whether the Community Hub space would be included within the proposed planning process. It was clarified that the Community Hub falls under a different designation.

It was moved (Councillor Mitchell, Councillor Smith):

That the Smart Growth Committee resolve to:

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 Tucker, Councillor Mitchell):

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 3 March 2026	<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">• maintain legal professional privilege• 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)</p> <p>Section 7(2)(i)</p>



General subject to be considered:	Reason for passing this resolution:	Grounds under Section 7:
Item 2: Update of Proposed District Plan Appeals	<p>(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:</p> <ul style="list-style-type: none"> • to maintain legal professional privilege <p><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.</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>	Section 7(2)(g)

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 10.18am.



PUBLIC EXCLUDED

Confirmation of Public Excluded Minutes

It was moved (Chair Tucker, Councillor White):

That the Smart Growth Committee resolve that the minutes of the draft minutes of the public excluded part of the ordinary meeting of the Smart Growth Committee held on 3 March 2026 be confirmed without alteration.

Motion was carried unanimously.

2. Update of Proposed District Plan Appeals

The purpose of this report was to update the Smart Growth Committee on appeals relating to Council's decisions on the Proposed District Plan.

Alyson Hutton (Manager Policy Planning) presented the report and spoke to the Outcomes of appeals in Attachment A: PDP Appeals Update Table.

Clarification was sought on the wording in the Schedule 21.22 Preamble (Attachment C), including the relabelling of the "*Rural Zone Priority Area*" and the shift in terminology from "*protect*" to "*maintain and enhance*".

Councillors also queried the movement from "*limited*" to "*some*" for certain landscape capacity ratings, including how this change was justified and whether the assessment was quantifiable. It was noted that ongoing monitoring of landscape capacity ratings assists in supporting and validating these outcomes.

In response to questions regarding the Hawthenden appeal, Ms Hutton advised that Council had not conceded on this matter. She noted that an update, including any revised wording, would be provided to the Committee at a future meeting

Clarification was also sought on the map included in Attachment A, specifically in relation to the purpose of the carve-outs depicted and the rationale for their inclusion.

The Committee discussed the context and background relating to the Burdon land and The Camp Reserve land.

It was moved (Councillor Mitchell, Councillor White)

That the Smart Growth Committee:



1. **Note** the contents of this report; and
2. **Note** the updates to the Proposed District Plan provided in Attachment A - Appeals Update Table.

Motion was carried unanimously.



The meeting came out of public excluded and concluded at 10.40am

Confirmed as a true and correct record:

Sen Mitchell


CHAIR (Acting Chair)

21 May 2026

DATE

