

Item 1: Strategic Growth 12-Month Work Programme

SESSION TYPE: Workshop

PURPOSE/DESIRED OUTCOME:

To seek feedback and direction on the Strategic Growth Programme priorities and proposed reporting arrangements for the Smart Growth Committee.

DATE/START TIME:

Tuesday, 7 July 2026 at 11.00am

TIME BREAKDOWN:

Presentation: 60 minutes
Questions and input to take place throughout workshop

PRESENTERS:

Liz Simpson – Senior Strategic Planner, QLDC
Cameron Wood – Senior Strategic Planner, QLDC
Anita Vanstone – Strategic Growth Manager, QLDC
Emily Irwin – Senior Strategic Planner, QLDC

Prepared by:

Name: Anita Vanstone
Title: Strategic Growth Manager
30 June 2026



Reviewed and Authorised by:

Name: Pennie Pearce
Title: General Manager Strategy and Policy
29 June 2026



ATTACHMENTS:

A	Workshop PowerPoint presentation
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2026/27 Strategic Growth Priorities

July 2026

Strategic Growth Programme Priorities – next 12 months



Structure plans for priority development and future urban areas

- 1) Central and South Wānaka Structure Plan
- 2) Te Kirikiri Frankton Structure Plan
- 3) Implementation of existing Structure Plans



Continuous Growth Improvement

- 1) Develop an interim in-house Growth model
- 2) Growth model system – cross-Council alignment and system design
- 3) Regular monitoring and reporting



Regional Spatial Planning

- 1) Regional Spatial Plan begin development



Joint Housing Action Plan

- 1) Enforcing stakeholder deeds
- 2) Land review: Lynch Block
- 3) Refresh of Joint Housing Action Plan



Advocacy

- 1) Fast track proposals
- 2) Accommodation Supplement Boundary
- 3) Short-Term Letting Register

Strategic Growth Structure Plan Updates

July 2026

Central & Southern Wanaka Structure Plan

Te Kirikiri / Frankton Structure Plan

Structure Plan Areas in Focus

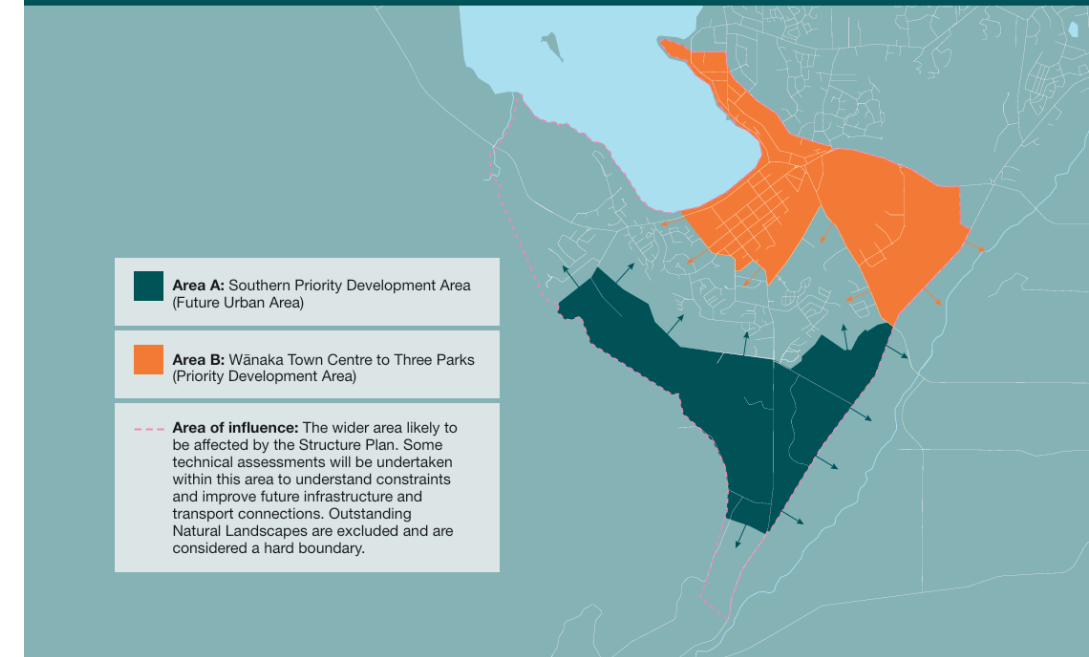
Proposed Reporting:

- Report back on key milestones of the programmes
- Seek direction from Smart Growth on key steps throughout process
- Provide regular updates on the processes

Te Kirikiri Frankton

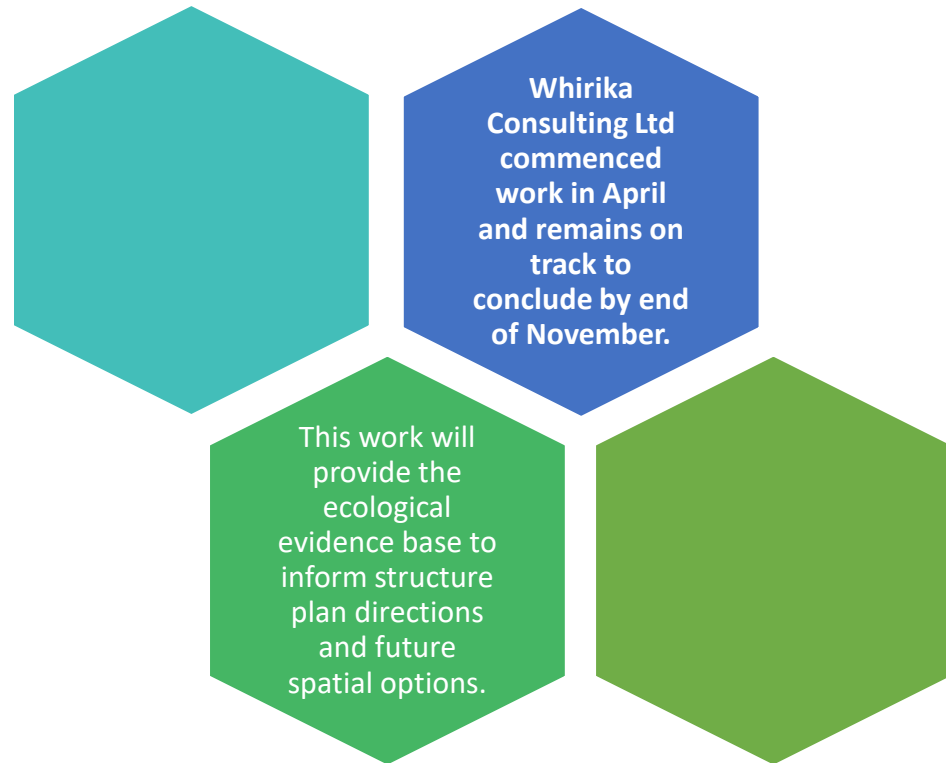


Central & Southern Wānaka Structure Plan Map



Any feedback on these priorities and proposed reporting?

Ecological Assessment – Wānaka



Work completed in April/May:

- Site visit within Structure Plan areas and wider area of influence
- Ecological workshop review was to understand local observations, experience, and concerns relating to Central and Southern Wānaka not covered by desktop analysis

Initial observations:

- Strong desire for holistic assessment of values including deep lakes, landforms, aquifers, hydrological connections, and natural hazards, with land-use planning that manages underground water resources and retains landform examples for future ecological restoration
- Ecological Report to be used alongside natural hazards, aquifer, consent, and Blue Green Network information

Natural Hazards – Stage 1 (Gap Analysis)

Te Kirikiri Frankton & Wānaka

- Liquefaction and lateral spreading (both areas)
- Surface water and pluvial flooding (both areas)
- Alluvial fan hazards in Southern Wānaka
- Lake tsunami and seiche risk in Town Centre to Three Parks area

Wānaka



- Liquefaction and lateral spreading
- Surface water and pluvial flooding
- Land slide
- Lake tsunami and seiche risk

Te Kirikiri Frankton



- Procurement for Stage 2 to undertake hazard characterisation to achieve sufficient understanding to enable a full risk assessment (Stage 3).

Next Steps



Engagement & Next Steps – Wānaka

Landowner engagement:

- Draft letters prepared for the 155 landowners within the Southern Wānaka Structure Plan area
- Will open the door to further conversations with landowners regarding their interest in the project and process

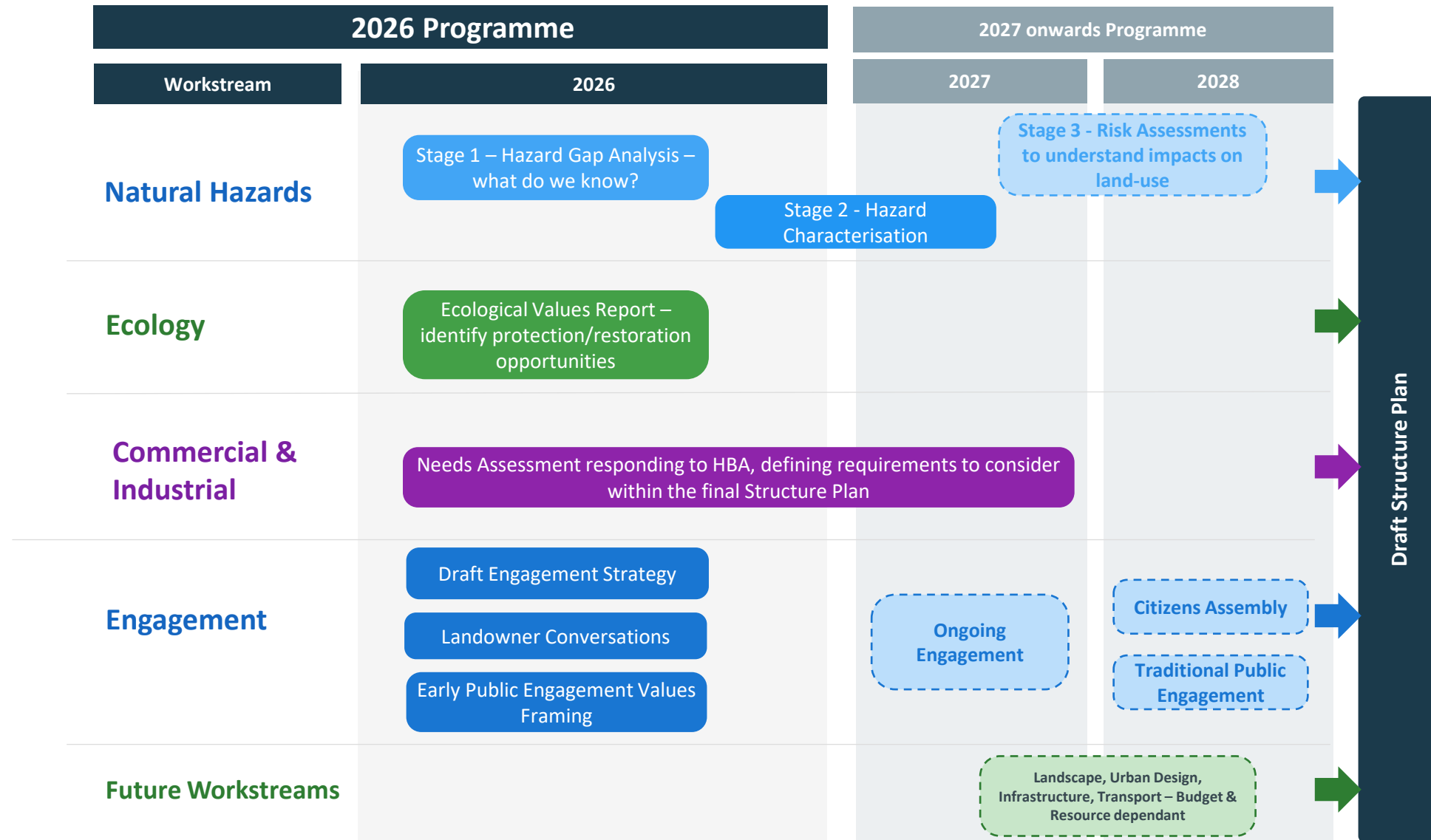
Citizens' Assembly (CA):

- Use of a Citizens' Assembly supported by Smart Growth Committee in April
- CA cannot proceed until all technical workstreams are complete (18 months away minimum)
- In the interim, a different form of deliberative democracy engagement will support early conversations to confirm values and objectives

Next Steps:

- Finalise the Engagement Strategy (alongside programme)
- Completion of the Ecological Report (November)
- Ongoing hazards work, including next stages (from June)
- Beginning to scope Landscape assessment needs
- Broader commercial and industrial study underway (joint S&P & Policy Planning work) to inform the Structure Plan, responding to HBA capacity shortfalls

Wānaka Structure Plan – 2026 Priorities



Engagement & Next Steps – Te Kirikiri

Stakeholder engagement:

- Meetings with some stakeholders and landowners to occur week of the 29 June
- Will open the door to further conversations with landowners and stakeholders regarding their interest in the project and process

Working towards

- Establish project direction and test strategic options

Key activities include:

- Refining purpose, vision, and outcomes
- Identify key moves and growth logic
- Explore spatial scenarios

Next Steps:

- Book stakeholder workshops & develop material for August

Te Kirikiri/Frankton Structure Plan 2026 focus

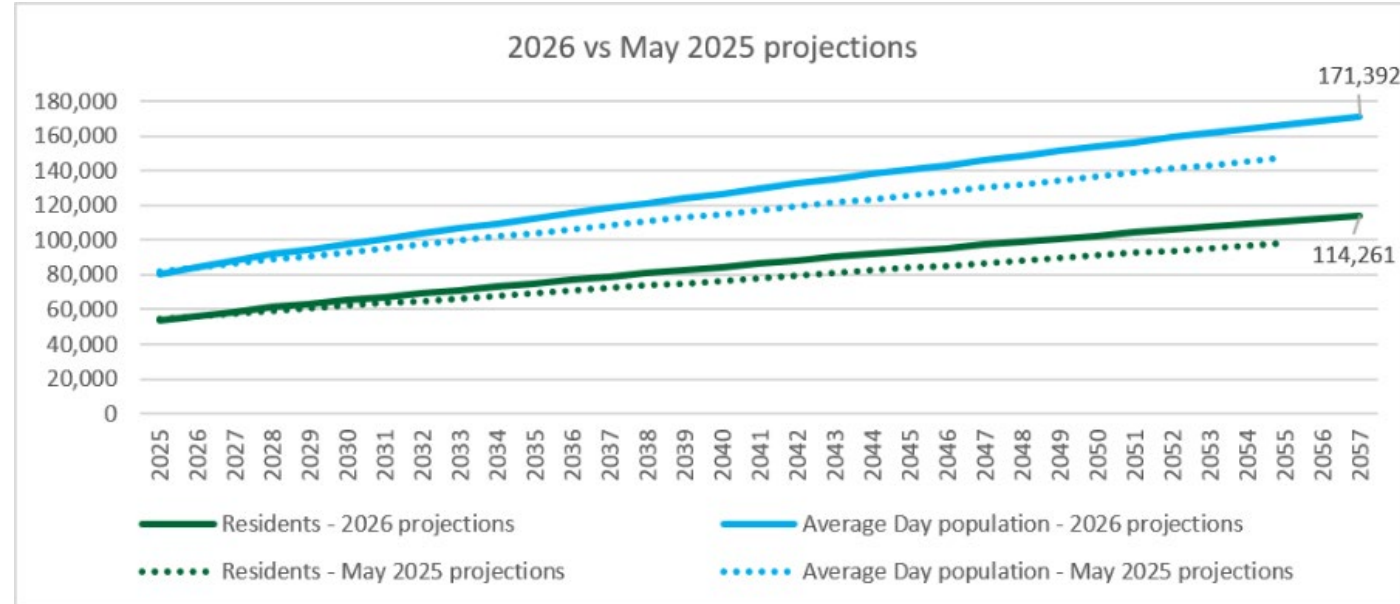
Phase	2026				2027			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Context & Background	Foundation / Establishment Report							
Investigations		Landscape, Retail/Commercial, Industrial, 3waters, Transport etc						
Engagement		Workshops and engagement opportunities with Stakeholders, Landowners, Community, Council etc						
Option Assessment			Draft Spatial Scenarios					
Structure Plan development			Drafting of Structure Plan Document					
Community Consultation (Local Government Act)					Community Engagement on Draft Structure Plan			
Finalising and adoption of Structure Plan by Council						Adoption of Structure Plan		
Plan Change Process							Plan Change Process	

Growth Model / System

Work Programme for 2026/27

Growth Modelling / Growth System

- An interim growth and allocation model (the model) has been developed to test and compare different spatial allocation scenarios.
- At the same time, a more enduring Growth System review is being undertaken. This aims to adopt similar measures to other high growth councils.
- **Proposed Reporting:** Six monthly growth monitoring reports, as well as updates on key milestones of the Growth System programme.



Growth will be monitored and demand projections will not need to be updated annually

Key assumptions and actual growth monitored throughout the year

Variations from assumed growth patterns identified (or not)

Implications of any variations on infrastructure and financial planning assessed

Revise timing, scale and prioritisation of investment based on observed trends

Any feedback on these priorities and proposed reporting?

Regional Spatial Plan

Work Programme for 2026/27

Regional Spatial Planning

High level update

- Planning Bill requires all local authorities in a region to jointly prepare a regional spatial plan for a 30+ year horizon.
- Work has been underway at the officer level for some time.
- Coordination is shifting from the officer level into a formal project with governance, leadership, and resourcing, with current arrangements kept flexible until the legislation and is finalised.
- Regional Lead is currently being advertised
- Working groups have been established and are undertaking a gap analysis.

Proposed Reporting:

- Report back on key milestones once programme is set
- Seek direction from Smart Growth on areas that should be focused on
- Noting this may change pending the release of the legislation

Any feedback on these priorities and proposed reporting?

Joint Housing Action Plan Priorities

Work Programme for 2026/27

JHAP Priorities

Priorities:

For the next 12 months, officers propose a focus on:

- Action 4b: Enforcing stakeholder deeds
- Action 2e: Reviewing QLDC land: the Lynch Block
- Action 3b: Exploring opportunities: Refreshing the JHAP to include Central Otago, and provide a pathway for mandatory inclusionary zoning

Reporting:

The following slides outline the priorities and how we intend to report on these. The stakeholder deeds and JHAP refresh will be reported to the Smart Growth Committee, however the Lynch Block review is being considered by Full Council.

Any feedback on these priorities and proposed reporting?

Action 4b: Enforcing Stakeholder Deeds

Background:

- For private plan changes during 2003-2013, QLDC negotiated a land or financial contribution to go towards affordable/community housing for each development. These agreements are set out in the Stakeholder Deeds.
- From 2013-2019 similar agreements were negotiated for Special Housing Areas set up through the Housing Accords and Special Housing Areas Act (HASHAA).
- These agreements have and continue to be an essential source of funding and land for QLCHT, in total around \$56 million to date. This form of inclusionary zoning ensures that some of the value uplift for developers is held in perpetuity by the community.
- The deeds are all slightly different with different obligations and triggers. Some deeds are no longer fit for purpose and will need to be renegotiated. Overall, compliance is high, but some developers are yet to demonstrate they are meeting their obligations.

Active Deeds to be reported on:

Deed / Development	Location	Housing obligations
Coneburn (Park Ridge, Highlander)	Coneburn Special Housing Area	10% contribution
Jack's Point (Darby Partners)	Jack's Point Village, JPZ	~5% contribution (noting different delivery pathways)
Hanley's Farm (RCL)	Hanley's Farm, JPZ	~5% contribution (noting different delivery pathways)
Homestead Bay (RCL)	Homestead Bay	5% contribution
Three Parks	Three Parks	40 community houses 100 affordable houses
Ballantyne Investments	Between Wānaka Golf Course and Three Parks	11 community houses 36 affordable homes
Wānaka Industrial	Part of PC36 near Three Parks	4% of retail value of land
Kingston Village	Kingston Village Special Zone	28 affordable houses
Longview	Longview, Hāwea	12.5% contribution
Mt Cardrona Station	Mt Cardrona Special Zone	6% contribution
Bullenrise	Bullendale Special Housing Area, Arthur's Point	10% contribution

Deeds: Next Steps

Monitoring:

- Officers will report back on these deeds in detail, with an initial focus on the Jack's Point developments, then the Wānaka deeds, then the remaining deeds.
- Deed obligations usually arise at subdivision. To flag these triggers early, officers built a new 'stakeholder deeds' GIS layer to use as subdivision consents arrive.
- Working with Resource Consents to set up a new process to embed this tool in BAU.

Action 2e: Review QLDC land



Lynch block

The future of the Lynch Block is being considered by Full Council. One of the outcomes sought is to improve affordable housing in the district.

Next steps:

- Aug: **Full Council Workshop** on longlist -> shortlist
- Aug-Oct: Analysis and options development
- Late 2026: **Full Council Decision** on preferred option
- Early 2027: Consultation/Engagement

Action 3b: Exploring opportunities: Refresh the JHAP

/ A PLACE TO CALL HOME /

Queenstown Lakes District

Joint Housing Action Plan 2023-2028

Improve housing outcomes and
neighbourhood design to develop
thriving communities

Joint Housing Action Plan (JHAP) 2023-2028

A joint vision has been developed between Kāinga Ora, HUD, QLDC and QLCHT partners to create a cohesive approach towards housing for the future in the Queenstown Lakes District.



We are now over halfway through the 5-year plan. A refresh of the JHAP is needed to:

- **Extend to Central Otago.** QLD and CO markets have very similar features and both are being impacted by fast-track consents. Housing affordability is also decreasing in CO, particularly in Cromwell and Alex. Opportunity to work more closely with CO to achieve better affordable housing outcomes for the sub region
- Continue to investigate **inclusionary zoning** and having a legislative pathway to require it in appropriate locations across the sub region
- Be more in line with **new legislation** (e.g. RMA reform) and central government direction (e.g. Kāinga Ora priorities)
- **Refresh the housing indicators** including assessing whether we are measuring the right things in the right way, whether JHAP actions have impacted the indicators we are measuring, and what this shows about why affordability has not improved.

Advocacy

Work Programme for 2026/27

Fast track proposals

- > Combined workshop with Planning, Strategic Growth, Transport & Smart Growth to consider cumulative effects of fast track consents. To be collated by Strategic Growth
- > Discuss advocacy pathways
- > Proposed approach – updating A3s mapping fast tracks, zoned land (greenfield/infill) and looking at cumulative effects of different types of infrastructure

Accommodation Supplement Boundaries

- > Advocating for all urban areas to be part of future reviews
- > **National short term letting register**