

**Planning & Strategy Committee**  
**13 February 2024**  
**Report for Agenda Item | Rīpoata moto e Rāraki take [3]**

**Department: Strategy & Policy**

**Title | Taitara:** Update on the Te Tapuae / Southern Corridor Structure Planning process.

**Purpose of the Report | Te Take mō te Pūroko**

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This report provides an update on the Te Tapuae / Southern Corridor Structure Plan process.

**Recommendation | Kā Tūtohuka**

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That the Planning & Strategy Committee:

1. **Note** the contents of this report;

**Prepared by:**



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29 January 2024

**Prepared by:**



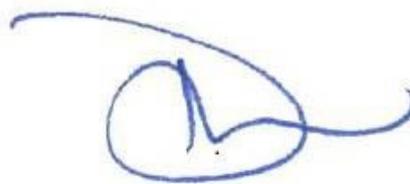
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**Reviewed and Authorised by:**



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## Context | Horopaki

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### **The current QLSP 21 establishes six Priority Development Areas (PDA)**

1. The Queenstown Lakes Spatial Plan (QLSP 21) identifies six priority development areas. These are strategically important locations to provide for future growth in a way that will contribute towards achieving the outcomes of the QLSP 21. The delivery of the priority development areas (PDAs) require working in partnership with the Grow Well Whaiora Partners, developers and the community to unlock their potential. The PDAs are:
  - a) Tāhuna to Te Kirikiri / Queenstown Town Centre to Frankton Corridor
  - b) Five Mile Urban Corridor
  - c) Te Pūtahi / Ladies Mile
  - d) Te Tapuae / Southern Transit Corridor
  - e) Southern Wānaka
  - f) Wānaka Town Centre – Three Parks Corridor

### **Priority Initiative 3 of the QLSP 21 requires structure plans for all PDAs**

2. Priority Initiative 3 of the QLSP 21 requires structure plans to be undertaken for all the PDAs. Structure plans will include, for example:
  - zoning,
  - infrastructure triggers (including social infrastructure and the blue/green network),
  - transport links/networks, and
  - financial information.
3. The key purpose of the structure plans is to provide a concise overview of the timings, dependencies, and types of infrastructure investment (renewal, enhancement, and growth) required to complete the PDA and outline funding, timings, and risk/barriers. The plans will also include the social infrastructure needs of each of the areas and ensure the prioritisation of the delivery of affordable housing through a mixture of lot sizes and housing choice.
4. The structure planning should be seen as a part of the District Plan-making process as opposed to a separate process, albeit one that is developed in partnership with the Strategic Growth team. Any plan change or variation requires an analysis as to the appropriateness of zoning; the structure planning process assists with this – especially over multiple ownerships.
5. Te Tapuae / Southern Corridor is the first PDA to be structure-planned through this process. Noting Te Pūtahi / Ladies Mile was structure-planned at the same time the QLSP 21 was developed.

- Funding is confirmed through Tranche 1 of the Three Waters Better Off funding allowing the project to proceed at pace.

### Analysis and Advice | Tatāritaka me kā Tohutohu

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#### Te Tapuae / Southern Corridor Structure Planning process update

- Both developers and the Queenstown Lakes District Council (QLDC) Infrastructure investment programme are moving at pace.
- Update of the process so far:
  - All key developers and landowners have been contacted and updated on the process.
  - Significant amounts of information and reports have been submitted from landowners, which the project team is working through.
  - Meetings have taken place with majority of the significant landowners.
  - Workshops have been held with the Grow Well Whaiora Partners, a range of key stakeholders and the community.
  - Working closely with Otago Regional Council (ORC) officers on ecology, natural hazards, geotechnical and transport issues.
  - Stakeholder and community engagement has been undertaken.
  - Option analysis has been completed. It is currently being reviewed by partners and will be available at the next meeting. This is to help inform the structure planning process.
  - Procurement commenced for infrastructure and natural hazards / geotechnical report. Ecologist and Economist have been procured.

#### Grow Well | Whaiora Partner Workshop Recap July 2023

- The Grow Well Whaiora Partnership workshop was attended by 29 people and took place July 2023. Partner representation included QLDC, ORC, Ministry of Housing and Urban Development (MHUD), Ministry of Environment (MoE), Kainga Ora, Waka Kotahi, Aukaha, Queenstown Airport (apologies from The Department of Internal Affairs (DIA), Land Information New Zealand (LINZ), Te Ao Mārama Incorporated, Southern District Health Board (SDHB), Queenstown Lakes Community Housing Trust (QLCHT), Queenstown Trails Trust.
- Key points raised were:
  - The existing landscape buffer along SH6 could be reduced with an overall plan along the corridor prepared

- Homestead Bay centre(s) need more investigation.
- Coneburn industrial land could be expanded if it continued to be integrated with its landscape context.
- Remarkables Ski field entrance could be appropriately rezoned from Rural.
- Retain the 10,000 dwelling anticipated within QLSP 21. Noting that this was subject to further investigation through the Structure Planning process.
- A greater proportion of higher density residential is needed, supported by good urban form and amenities; internal connectivity off SH6 for all modes is important.
- Links to Kelvin Heights is desirable for greater resilience.
- The existing NZone Skydive airstrip is a key constraint that requires critical further investigation.

11. **Attachment A** contains a summary of the findings from this workshop.

**Collaborative Structure Planning Workshop was attended by a range of key stakeholders.**

12. The Collaborative Structure Planning Workshop took place on the 25 October 2023. It was attended by approximately 42 people and included key developers / landowners (with the exception of Parkridge Developments (Special housing area), QLDC, ORC, MHUD, MoE, Kainga Ora, Waka Kotahi, QLDC Councillors, QE II Trust, and Jacks Points Residents Owners Association (apologies from Aukaha, Department of Conservation and LINZ).

13. The purpose of the workshop was to:

- Review the principles, objectives, and targets from QLSP 2021.
- Discuss likely components that are needed to service and achieve a well-functioning rounded community.
- Understand both project partner and developer aspirations, opportunities, and constraints.
- Collaborate to develop indicative structure plan options to inform a draft Structure Plan for wider engagement.

14. Key themes from the workshop:

- Jacks Point village was the main centre that was supported by local centres to the north and in Homestead Bay.
- Infrastructure provision and transport is the key issue that need to be resolved collectively; There was a willingness to all work together to get this resolved. An infrastructure workshop was requested.
- Coneburn Industrial should be future proofed with potential mixed-use developments.
- Some developers raised concern about the feasibility of high densities and preferred to develop lower densities.

- The existing NZone Skydive airstrip is a key constraint that requires further critical investigation.
- A mix of densities was required along the corridor.
- The key public transport link should be internal within the site and services need to be regular.

15. **Attachment A** contains a summary of the findings from this workshop.

### **Community Engagement took place on the 21 and 23 Nov 2023**

16. The community engagement took place on the 21 and 23 Nov. Overall, it was attended by approximately 75 people. The purpose of the workshops was to inform, educate and collect information from the community about their aspirations for development in the area. Participants were asked to undertake the following activities:

17. Activity 1 – involved ranking the three most important matters to be considered. This built on information that Council had gathered in 2017. The key selections were active travel and ecological features. Other themes of importance included commercial retail and public transport.

18. Activity 2 asked participants to review a map of the Te Tapuae / Southern Corridor and provide feedback on social infrastructure, transport options, housing and retail / commercial. The key findings from this included:

- Commercial / Retail - Opportunity for additional development – small scale grocery store and pubs and restaurants.
- Housing – low and a mix of densities supported by green open spaces.
- Transport – public and active travel accessibility & frequency.
- Social – parks and open spaces, community spaces and access to reserves and the lakeside.

19. The feedback from the community engagement and the online survey will be provided at the next meeting.

### **Next Steps**

20. The following next steps are proposed:

- a) Summarise online feedback results and update engagement report;
- b) Release first draft of gap analysis and findings;
- c) Complete procurement of consultants;

- d) Undertake expert workshops:
  - i. Urban Design / Landscape / Ecology
  - ii. Infrastructure
  - iii. Transport
  - iv. Geotechnical / Natural Hazards;
- e) Completion of draft structure plan for community consultation
- f) Community Consultation
- g) Final Draft

21. It is noted that the Planning Policy Team will work through a potential District Plan variation in parallel with this process. A decision will need to be made by Council if this variation will relate to the entire Southern Corridor or parts of the Corridor.

22. This report doesn't contain any recommended options as it is a noting report.

#### Consultation Process | Hātepe Matapaki

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#### **Significance and Engagement | Te Whakamahi I kā Whakaaro Hiraka**

23. This matter is of low significance, as determined by reference to the Council's Significance and Engagement Policy 2021 as this paper is a noting paper.

24. The persons who are affected by or interested in this matter are those that have participated in the processes relating to the workstreams described within the report, as well as residents/ratepayers more generally of the Queenstown Lakes district community.

#### **Māori Consultation | Iwi Rūnaka**

25. Through the course of development of the QLSP 21, its work programme and the Spatial Plan Gen 2.0, regular ongoing meetings are being held with Kāi Tahu who are part of the Grow Well Whaiora partnership.

#### Risk and Mitigations | Kā Raru Tūpono me kā Whakamaurutaka

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26. This matter relates to the Strategic/Political/Reputation risk category. It is associated with RISK10056 Ineffective provision for the future planning and development needs of the district within the QLDC Risk Register. This risk has been assessed as having a low residual risk rating.

27. This matter relates to this risk because it is of importance in terms of the management of growth for the district. Mitigation of this risk shall be achieved by ensuring that all workstreams are pursuing the outcomes outlined in QLSP 21.

### Financial Implications | Kā Riteka ā-Pūtea

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28. There are no financial implications to this noting paper.
29. The workstreams discussed have current funding under the Tranche 1 of the Three Waters Better Off Fund.

### Council Effects and Views | Kā Whakaaweawe me kā Tirohaka a te Kaunihera

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30. The following Council policies, strategies and bylaws were considered:
- The outcomes and principles of the Vision Beyond 2050
  - The QLSP 21
  - The QLDC District Plan
  - The Climate and Biodiversity Plan
  - The Destination Management Plan
  - The Long Term Plan
  - The Homes Strategy and draft Joint Housing Action Plan
  - The 30 Year Infrastructure Strategy.
31. This report doesn't contain any recommended options as it is a noting report, however the workstreams discussed is consistent with the principles set out in the named policy/policies.

### Local Government Act 2002 Purpose Provisions | Te Whakatureture 2002 o te Kāwanataka ā-Kiaka

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32. Section 10 of the Local Government Act 2002 states the purpose of local government is (a) to enable democratic local decision-making and action by, and on behalf of, communities; and (b) to promote the social, economic, environmental, and cultural well-being of communities in the present and for the future. This report provides an update on the strategic planning for one of the Priority Development Areas of the QLSP 21. Strategically planning for the growth of our communities is critical to achieving the outcomes of the QLSP 21.
33. This report doesn't contain any recommended options as it is a noting report, however the workstreams discussed:
- Can be implemented through current funding under the Long Term Plan and Annual Plan.
  - Is consistent with the Council's plans and policies; and

- Would not significantly alter the intended level of service provision for any significant activity undertaken by or on behalf of the Council or transfer the ownership or control of a strategic asset to or from the Council.

**Attachments | Kā Tāpirihaka**

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A	Southern Corridor Structure Plan Engagement Summary
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