



Queenstown Lakes District Council's application to use the Streamlined Planning Process (Te Pūtahi Ladies Mile Plan Variation) - Stage 2 decisions

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| Date Submitted: | 9 March 2023 | Tracking #: BRF-2745 | |
| Security Level: | Policy and Privacy In-Confidence | MfE Priority: | Not Urgent |

| | Action sought: | Response by: |
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| Hon David PARKER, Minister for the Environment | Decision to give a Direction to QLDC to enter the SPP and signing the Direction in Appendix 2 Approve and sign letters in Appendices 3 and 4 Sign the Draft Gazette notice in Appendix 5 | 23 March 2023 |

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| Actions for Minister's Office staff | If agreed and signed, send the letters in Appendices 3 and 4 attaching the signed Direction in Appendix 2 to each Table the Direction in the House of Representatives Return the signed report to the Ministry for the Environment |
| Number of appendices 5 | Appendix 1: Summary of feedback received and recommended responses (including copies of responses) Appendix 2: Updated Proposed Direction including Statement of Expectations Appendix 3: Draft letter to Queenstown Lakes District Council Appendix 4: Draft letters updating consultation parties Appendix 5: Draft Gazette notice |

Key contacts

| Position | Name | Cell phone | 1st contact |
|---------------------|----------------------|---------------|-------------|
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| Director | Caroline Hart | | |

Queenstown Lakes District Council's application to use the Streamlined Planning Process (Te Pūtahi Ladies Mile Plan Variation) - Stage 2 decisions

Key messages

1. This briefing relates to an application by Queenstown Lakes District Council (QLDC) to use the Streamlined Planning Process (SPP) under the Resource Management Act 1991 (RMA) for a variation to the proposed Queenstown Lakes District Plan (pQLDP). The proposed Te Pūtahi Ladies Mile Plan Variation (the Variation) seeks to rezone approximately 120 hectares from its existing rural and rural lifestyle zoning to enable integrated urban development.
2. This is the second of potentially three briefings to you on this matter. You have previously decided to consult on a draft Direction for the SPP (BRF-2427 refers). This briefing updates you on the feedback received through that consultation (Appendix 1) and recommended amendments to the draft Direction.
3. The responses to your consultation on use of the SPP and your draft Direction were primarily supportive. In particular, use of the SPP and your proposed Direction including your Statement of Expectations were supported by QLDC, Otago Regional Council (ORC), the Minister of Housing, and Papatipu Rūnanga. None of the responses oppose use of the SPP or anything proposed in your draft Direction.
4. Two responses include the following suggested additions to your draft Direction:
 - a. the Minister for Arts, Culture and Heritage suggests an additional expectation to protect heritage and archaeological values
 - b. the Minister of Climate Change notes specific matters that QLDC should consider in having regard to the National Adaptation Plan (NAP) and Emissions Reduction Plan (ERP).
5. We do not consider it is necessary to include the above additions to your Direction at this time. Heritage and archaeological values will be considered through the hearings process and there is a process step for QLDC to update its Evaluation Report to have regard to the NAP and ERP in your Proposed Direction.
6. We have also made a minor amendment to the punctuation of the lists in your Proposed Direction to align with the style used by the Parliamentary Counsel Office (PCO).
7. We are not aware of any significant changes to the relevant context and risks since the Stage 1 briefing (BRF-2427).

8. On that basis, we consider that your Direction and Statement of Expectations as proposed in the Stage 1 briefing are proportionate to the scale and complexity of the planning issues in the Variation.
9. At this stage of the process you have the option to issue your Direction, request additional information, consult with additional parties, or decline the application¹. We consider that you have sufficient information to issue your Direction if you choose to do so.
10. If you choose to issue your Direction, QLDC can commence the SPP for the Variation. Once the steps outlined in the Direction are completed, QLDC must submit the Variation and associated reports to you. You would then decide whether to approve the Variation, refer the Variation back to QLDC (with or without recommendations for changes), or decline the Variation.

Recommendations

We recommend that you:

- a. **Note** your previous considerations and decisions (BRF-2427 refers) including:
 - i. on 31 October 2022, Queenstown Lakes District Council applied to you to use the Streamlined Planning Process for a proposed variation to the proposed Queenstown Lakes District Plan – the Te Pūtahi Ladies Mile Plan Variation.
 - ii. you previously agreed that your draft Direction in Appendix 4 of BRF-2427 was appropriate to ensure a planning process that is proportionate to the complexity and significance of the planning issues being considered and met the purpose of the Streamlined Planning Process.
 - iii. you previously had regard to the matters set out in clause 76(2) of Schedule 1 of the Resource Management Act 1991 in considering the request.
 - iv. you previously agreed that the Streamlined Planning Process to be implemented by way of your Proposed Direction was not inconsistent with obligations under any relevant iwi participation legislation or Mana Whakahono ā Rohe.
- b. **Note** that you received consultation responses (Appendix 1) from the following parties consulted with on your draft Direction:
 - i. Minister of Housing
 - ii. Minister of Education
 - iii. Minister for Arts, Culture and Heritage
 - iv. Minister for Māori Crown Relations: Te Arawhiti
 - v. Minister for Economic and Regional Development
 - vi. Minister of Climate Change

¹ RMA Schedule 1 Clause 77

- vii. Minister of Conservation
 - viii. Queenstown Lakes District Council
 - ix. Otago Regional Council
 - x. Aukaha Ltd on behalf of Te Rūnanga o Moeraki, Kāti Huirapa Rūnaka ki Puketeraki, Te Rūnanga o Ōtākou and Hokonui Rūnanga
 - xi. Te Ao Marama Inc on behalf of Te Rūnanga o Awarua, Te Rūnanga o Waihōpai and Te Rūnanga o Ōraka Aparima.
- c. **Note** that the following key feedback was received:
- i. The Minister of Housing supports the use of the Streamlined Planning Process.
 - ii. The Minister of Education has no concerns about the Streamlined Planning Process.
 - iii. The Minister for Arts, Culture and Heritage does not oppose the use of the Streamlined Planning Process but seeks an addition to the Statement of Expectations to consider the impact on historic heritage places and archaeological sites.
 - iv. The Minister for Māori Crown Relations: Te Arawhiti does not consider that additional procedural requirements are necessary.
 - v. The Minister for Economic and Regional Development supports the use of the SPP.
 - vi. The Minister of Climate Change supports your Proposed Direction and notes specific matters that QLDC should consider in having regard to the National Adaptation Plan (NAP) and Emissions Reduction Plan (ERP).
 - vii. The Minister of Conservation is satisfied your Proposed Direction will adequately provide for consideration of impacts on conservation values.
 - viii. Queenstown Lakes District Council is comfortable with your Proposed Direction, including the Statement of Expectations.
 - ix. Otago Regional Council supports use of the Streamlined Planning Process and your Proposed Direction.
 - x. Te Rūnanga o Moeraki, Kāti Huirapa Rūnaka ki Puketeraki, Te Rūnanga o Ōtākou, Hokonui Rūnanga, Te Rūnanga o Awarua, Te Rūnanga o Waihōpai and Te Rūnanga o Ōraka Aparima support use of the Streamlined Planning Process and the Proposed Direction, including the Statement of Expectations.
- d. **Note** that minor amendments to the punctuation of the lists in your Proposed Direction to follow the style used by the Parliamentary Counsel Office (use of colons after each item and deleting “ands”) have been made. Officials’ view is that these changes do not change the intent or effect of the Proposed Direction compared to the version you consulted on.
- e. **Agree** that no other changes are required to the Proposed Direction including the Statement of Expectations that you consulted on to ensure they are proportionate to the scale and complexity of the planning issues.

Yes/No

- f. **Agree** that following consultation, the information provided in this briefing and briefings BRF2427 and BRF-2719, you have had regard to:
- i. the local authority's written request
 - ii. whether the local authority has provided sufficient information in support of its request
 - iii. whether there are relevant obligations set out in any iwi participation legislation or Mana Whakahono ā Rohe
 - iv. any other matters that you consider relevant
 - v. the purpose of the Streamlined Planning Process as stated in section 80B(1) of the Resource Management Act 1991 (as set out in Schedule 1, clause 76(2)(a-e)).

Yes/No

Yes

Either

- g. **Agree** to issue the Direction to Queenstown Lakes District Council to use the Streamlined Planning Process for the proposed Te Pūtahī Ladies Mile Plan Variation for the following reasons:

- i. Queenstown Lakes District Council has demonstrated that it is satisfied that the proposed Variation:
 - a. will implement a national direction instrument (the National Policy Statement on Urban Development 2020)
 - b. is urgent as a matter of public policy
 - c. is required to meet a significant community need.

Yes/No

Yes

- ii. The Streamlined Planning Process set out in the Direction will enable a timely response to urban growth pressures in Queenstown Lakes District and is proportionate to the complexity and significance of the planning issues.

Yes/No

Yes

- iii. Queenstown Lakes District Council has demonstrated that use of the Streamlined Planning Process is appropriate in this case as an alternative to other Schedule 1 plan-making processes.

Yes/No

Yes

- h. **Agree** that in deciding on the content of the final Direction to Queenstown Lakes District Council to use the Streamlined Planning process (as set out in Appendix 5), you have had regard to the matters outlined in clause 78 of Schedule 1 of the Resource Management Act 1991:

- i. the purpose of the proposed Streamlined Planning Process, the local authority's request, and any supplementary information provided by the local authority; and

Yes/No

Yes

ii. the views of the persons and bodies consulted.

Yes/No

- i. **Agree** that the Streamlined Planning Process that would be implemented by way of your final Direction to Queenstown Lakes District Council (as set out in Appendix 5) is not inconsistent with obligations under any relevant iwi participation legislation or Mana Whakahono ā Rohe.

Yes/No

- j. **Agree** that in deciding to give a Direction to Queenstown Lakes District Council to use the Streamlined Planning Process, and in deciding the content of the Direction, you are acting consistently with the requirements of Part 2 of the Resource Management Act 1991.

Yes/No

- k. **Sign** the final Direction to Queenstown Lakes District Council (Appendix 2) to use the Streamlined Planning Process for the proposed Te Pūtahi Ladies Mile Plan Variation to the proposed Queenstown Lakes District Plan.

Yes/No

- l. **Sign** the letter to Queenstown Lakes District Council (Appendix 3) informing them of your decision and your reasons, and serving them with your Direction to use the Streamlined Planning Process as outlined in Appendix 2.

Yes/No

- m. **Sign** the letters to other consultation parties (Appendix 4) informing them of your response to their feedback.

Yes/No

- n. **Sign** the Gazette Notice (Appendix 5).

Yes/No

- o. **Note** that your Direction will take effect on the date it is published in the New Zealand Gazette.

- p. **Note** that your signed Direction is required to be presented to the House of Representatives.

Or

- q. **Request to meet with officials** if you wish to discuss this advice or application further.

Yes/No

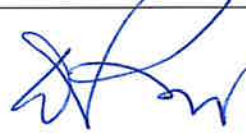
Proactive release

- r. **Agree** that, subject to the provisions in the Official Information Act 1982, this briefing and appendices will be released proactively on the Ministry for the Environment's website on completion of the Streamlined Planning Process or once any other final decision is made on Queenstown Lakes District Council's request for a direction to use the Streamlined Planning Process.

Yes/No

Signature

| | |
|---|--|
| Matthew Barbati-Ross Manager Resource Management Systems Team |  |
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|--|--|
| Hon David PARKER, Minister for the Environment |  |
| Date | 20/3/23 |

Proactively released under provisions of the Official Information Act 1982

Analysis and advice

Responses to your consultation on your draft Direction were generally supportive with two responses suggesting minor additions

11. Appendix 1 includes the responses you have received to your consultation on use of the Streamlined Planning Process (SPP), a summary of key matters raised and our analysis of suggested changes.
12. As discussed in Appendix 1, we do not consider it is necessary to include an expectation related to historic heritage and archaeological sites given the larger planning context and other protections in place. We also do not consider it is necessary to provide more detailed direction to QLDC on how to have regard to the NAP and ERP beyond the existing procedural direction that they have regard to them.
13. The only change made to the draft Direction that you consulted on is to amend the punctuation of the lists to use colons instead of semi-colons and "ands" at the end of each item to align with the drafting style used by PCO. This does not impact the meaning of the Proposed Direction because from the context it was also clear in the draft Direction that all the requirements applied equally.

If you are satisfied with your Proposed Direction and are considering issuing it, there are statutory matters to which you must have regard.

14. In considering the application to use the SPP, you must have regard to the matters set out in clauses 76(2) and 76(6) of Schedule 1 of the Resource Management Act 1991 (RMA). In deciding on the content of your Direction, Schedule 1 clause s78 includes additional matters to which you must have regard and includes mandatory steps for the Direction.
15. You have had regard to and included these matters in your decisions in the Stage 1 briefing (BRF-2427) with respect to the draft Direction which you consulted on. At this stage, you would need to have regard to those matters with respect to any changes proposed.
16. We consider that use of the SPP as set out in the Direction in Appendix 1 and including the minor correction to list of expertise for the Independent Hearings Panel:
 - a. is based on sufficient information provided by the local authority in support of its request (clause 76(2)(b))
 - b. has had regard to relevant obligations set out in any iwi participation legislation or Mana Whakahono a Rohe (clause 76(2)(c))
 - c. has had regard to other relevant matters (clause 76(2)(d))
 - d. has had regard to the purpose of the streamlined planning process (clause 76(2)(e))
 - e. is based on sufficient consultation with parties which you have a statutory requirement to consult (clause 76(4))

- f. is not inconsistent with obligations under any relevant iwi participation legislation or Mana Whakahono a Rohe (clause 76(6)).

17. In addition, the amended Direction in Appendix 1:

- a. has had regard to the purpose of the proposed Streamlined Planning Process, the local authority's request, and any supplementary information provided by the local authority and the views of the parties consulted (clause 78(2))
- b. provides for the mandatory matters set out in clause 78(4)
- c. includes other matters which are appropriate and proportional (clause 78(5))

18. In summary, we consider that you can proceed to issue the Direction by way of the draft Gazette notice in Appendix 5 if you choose to do so.

If you decide to issue a Direction, you are required to give your reasons for doing so when you serve it on QLDC (clause 77(2)(a))

19. The reasons we consider you can issue a Direction to QLDC to use the SPP are:

- a. Queenstown Lakes District Council has demonstrated that it is satisfied that the proposed Variation:
 - i. will implement a national direction instrument (the National Policy Statement on Urban Development 2020)
 - ii. is urgent as a matter of public policy
 - iii. is required to meet a significant community need.
- b. The Streamlined Planning Process set out in the Direction will enable a timely response to urban growth pressures in Queenstown Lakes District and is proportionate to the complexity and significance of the planning issues.
- c. Queenstown Lakes District Council has demonstrated that use of the Streamlined Planning Process is appropriate in this case as an alternative to other Schedule 1 plan-making processes.

If you do not want to issue a Direction at this stage, you can request additional clarification from QLDC, consult with additional parties, or decide to decline the application.

20. If you consider that the requirements to issue a Direction to use the SPP have not been met or that further consideration of your Proposed Direction is required, you have the option at this stage to seek additional information or to consult further.

21. Under clause 77(1)(b) you also can decline the local authority's request. You would need to serve that decision to QLDC with reasons.

22. If you wish to pursue one of these options, we recommend further discussion with officials.

Other considerations

Consultation and collaboration

23. Consultation on the use of the SPP and draft Direction are summarised in Appendix 1. We followed up with officials from our Climate Directorate to clarify whether Minister Shaw's feedback was seeking inclusion of the more detailed points on how QLDC might have regard to the NAP and ERP in the Direction itself. In their view, a reasonable approach would be to direct QLDC to national guidance in your letter and to provide them with a point of contact in the Ministry if they wish to discuss the approach to this in more detail.
24. We have not had further discussions with any other parties.

Risks and mitigations

Timeframes

25. There are no specific statutory timeframes that apply to your decisions on determining this SPP application. However, under section 18A of the RMA there is a general duty that every person exercising powers and performing functions under the Act must take all practicable steps to use timely, efficient, consistent, and cost-effective processes that are proportionate to the functions or powers being performed or exercised.
26. In addition, your decision making on the SPP must have regard to its purpose which is to achieve an expeditious planning process that is proportionate to the complexity and significance of the planning issue being considered (section 80B(1) RMA).
27. We consider that issuing your Direction at this stage would be timely, efficient, consistent with decision making timeframes for previous applications and proportionate to the functions and powers being exercised.
28. The proposed reporting requirements for QLDC in your Direction will enable monitoring of progress and timely identification of any emerging matters that might require further consideration.

Public interest in the Variation, particularly with respect to traffic effects

29. There is considerable public interest in the Variation. When QLDC consulted on the Masterplan, a number of responses from neighbouring residents raised concerns particularly about traffic impacts and the density of development proposed. Impacts on State Highway 6 and the Shotover Bridge were identified as primary concerns. As a result, we recommended in the Stage 1 briefing (BRF-2427 refers) that you consult with the Minister of Transport on use of the SPP and your draft Direction.
30. The Minister of Transport did not respond to your consultation letter. However as noted in our previous advice, Waka Kotahi / the New Zealand Transport Agency (NZTA)

indicated² to QLDC that they did not have an issue with what was proposed in the Masterplan as long as the agreed actions to encourage public and active transport in the Transport Strategy were undertaken.

31. While NZTA's comment was on the Masterplan which formed the basis for the Variation rather than the proposed Variation itself, we consider that you have undertaken your statutory requirements to seek views on use of the SPP and your Proposed Direction. If NZTA's views have changed, it has the option to submit on the Variation once it is notified.

Increased public interest in natural hazards management

32. Following the extreme weather events in early 2023 there is likely to be increased public interest in how natural hazard risk is managed in variations providing for urban intensification. As noted in our previous advice (BRF-2427 refers) the risk of flooding in the Variation area is understood to be minor and confined to the western perimeter of the site. This has not been identified as a significant natural hazard in the application and is proposed to be managed at the time of development (eg. through requiring minimum floor levels). The strategic directions in the pQLDP require new urban development to minimise natural hazard risk and your Proposed Direction requires QLDC to amend their section 32 report to have regard to the NAP and to ensure infrastructure design takes into account future climate change impacts.

Potential intersects with other processes

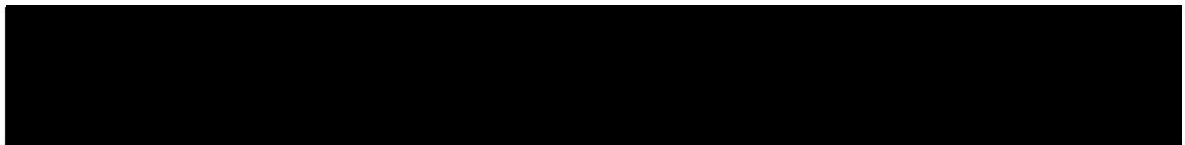
33. In the Stage 1 Briefing (BRF-2427) we noted potential intersects with a number of other processes including decision making on Fast-Track Consenting referred projects. We are not aware of any updates with these projects since the last briefing that would have significant impacts on your decision-making here.
34. We are also not aware of any relevant updates on the status of appeals on the pQLDP, the proposed Variation to implement Policy 5 of the NPS-UD, or the proposed Otago Regional Policy Statement (pORPS).

Legal issues



² Te Pūtahi Ladies Mile Zone section 32 Evaluation Report - DRAFT June 2022 p7

Consultation with iwi authorities



Financial, regulatory and legislative implications

38. There are no financial, regulatory or legislative implications associated with any of the proposals in this briefing note.

Next steps

39. Once you make your decision on QLDC's application, it must be given to QLDC in writing with reasons. Based on our recommendations, we have attached a final Direction (Appendix 2) and letter to QLDC outlining the reasons for your signature (Appendix 3).
40. With previous applications, you have also provided acknowledgement letters to parties explaining your response to their feedback. We have provided draft letters for this purpose in Appendix 4.
41. If you decide to issue a Direction, it must be notified in the Gazette and be tabled in the House of Representatives. A copy of the Gazette notice for you to sign is attached in Appendix 5.
42. Should you issue a Direction, we will provide you with updates at the reporting stage of QLDC's implementation of the SPP. A Stage 3 briefing will be provided once QLDC has completed its SPP. That advice will relate to your decision to either approve, decline or refer the Variation back to QLDC for reconsideration.
43. QLDC are hoping to notify the proposed plan change in late March or early April 2023. This would mean submissions and further submissions would occur in April/May. You would receive a report on submissions in May/June. A hearing would likely be held around September and the final recommendations reports would likely be sent to you in late 2023 or early 2024.
44. If you would like to make a different decision to any of those recommended by officials in this briefing, we suggest we meet with you to discuss any queries or concerns you may have.
44. We can prepare a press release for you in response to your decision on whether to issue a Direction.

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Appendix 1: Summary of feedback received and recommended responses (including copies of responses)

| Key matters raised | Officials' analysis | Recommended responses |
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| 1. Minister of Housing | | |
| <p>The Minister of Housing supports the application to use an SPP to progress the Variation which will enable development in the Ladies Mile to occur much sooner than under the standard RMA Schedule 1 process, ensuring the supply of new housing needed in the District can be delivered in a timely manner.</p> <p>Kāinga Ora noted its interest in the development and may submit on the Variation after it is notified.</p> | <p>We note support from the Minister of Housing and Kāinga Ora.</p> | <p>No amendments are required to your Proposed Direction in response to this feedback.</p> |
| 2. Minister of Education | | |
| <p>The Ministry of Education has no concerns about the SPP for the Queenstown Lakes District Council.</p> <p>The Minister of Education notes that the masterplan does indicate potential school locations. However, these sites are not necessarily the sites the Ministry can, or will, need to acquire for education purposes in the future.</p> | <p>We note support from the Minister of Education. QLDC's proposal also notes that the location of the schools are indicative and subject to further decision making.</p> | <p>No amendments are required to your Proposed Direction in response to this feedback.</p> |

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3. Minister for Arts, Culture and Heritage

Minister for Arts, Culture and Heritage does not oppose the use of the SPP for the preparation of the proposed Te Pūhaki Ladies Mile Plan Variation, however, in her view consideration must be given to the protection of historic heritage, including cultural heritage and archaeology, from any adverse effects of development activities.

The Minister has noted several heritage buildings, structures and archaeological areas contained within the plan variation zone. The Minister asks to ensure that the expectation stated in the Ministerial Direction specifically references the need to consider the impact of any development on nearby significant historic heritage places and archaeological sites, including the Glenpanel Homestead (and surrounding farmland associated with the use of the homestead) and the Threepwood farmstead complex, (including Threepwood villa, Marshall Cottage, the store, stables and woolshed).

The Minister supports the existing direction for the Council to continue to engage with the seven Rūnanga throughout the SPP, and particularly in protecting and recognising Ngā Tapuwāe o Ngā Tupuna, notion of Wāhi Taonga and therapeutic design that ensures the wellbeing of Hapori and Kaitiaki Māori/Pāptipu Rūnanga interests.

We note the Minister's support for use of the SPP.

In our view, an additional expectation in your Direction to consider the impact of development on significant historic heritage places and archaeological sites is not necessary because section 6 of the RMA requires decision makers to recognise and provide for the protection of historic heritage as a matter of national importance. The Glenpanel Homestead and Threepwood farmstead complexes are already scheduled Heritage Features in the pQLDP. Policy 26.3.1.3 of the pQLDP to protect historic heritage values applies to these sites as does Policy 26.3.1.7 to protect archaeological values of listed sites. Policy 25.2.1.9 requires use of the Accidental Discovery Protocol if new archaeological sites are discovered.

The Variation is not proposing urban rezoning around the Threepwood farmstead complex and includes a specific policy (49.2.4.2) to require development in the Glenpanel Precinct to manage adverse effects on the historic heritage values of the Glenpanel Homestead.

On that basis, we do not consider that an additional expectation related to protection of heritage or archaeological values is necessary.

No amendments are required to your Proposed Direction in response to this feedback.

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| <p>The Minister hopes that the Council will afford every opportunity to Papatipu Rūnanga to suggest street names, erect pou, install interpretation panels, recognise wāhi tapu areas, acknowledge significant landscapes and be involved in all or any blessings or openings during and on completion of the development.</p> | | |
| 4. Minister for Māori Crown Relations: Te Arawhiti | | |
| <p>Minister Davis has considered matters specific to his portfolio as Minister for Māori Crown Relations: Te Arawhiti.</p> <p>Minister Davis has no comment on the proposed SPP and does not consider any additional procedural requirements are necessary.</p> | <p>We note no concerns were raised by the Minister for Māori Crown Relations: Te Arawhiti about the proposal.</p> | <p>No amendments are required to your Proposed Direction in response to this feedback.</p> |
| 5. Minister for Economic and Regional Development | | |
| <p>The Minister supports the application to use an SPP to progress the Variation.</p> | <p>We note that the Minister for Economic and Regional Development supports use of the SPP.</p> | <p>No amendments are required to your Proposed Direction in response to this feedback.</p> |
| 6. Minister of Climate Change | | |
| <p>The Minister supports your Proposed Direction and Statement of Expectations from a climate change perspective.</p> | <p>We note the Minister of Climate Change supports your Proposed Direction and Statement of Expectations in particular the requirement to</p> | <p>No amendments are required to your Proposed Direction in response to this feedback.</p> |

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| <p>Minister Shaw agrees with the proposal in the draft Direction to require QLDC to update its section 32 assessment to reflect how regard has been given to relevant aspects of the National Adaptation Plan (NAP) and Emissions Reduction Plan (ERP) in the preparation of the Variation.</p> <p>Minister Shaw considers matters QLDC should consider include:</p> <ol style="list-style-type: none"> For any new urban form decision to support emissions reduction, walking and cycling as a transport option should seek to be sufficient to support the ERP transport target 1 to reduce total vehicle kilometres travelled by the light vehicle fleet, by 20% by 2035. Urban form decisions should enable best practice building and construction, including infrastructure for lower emission outcomes. Urban form should plan for nature-based solutions for infrastructure which enable carbon sequestration, provide for adaptation and biodiversity co-benefits (eg, water sensitive urban design and urban trees in road design). | <p>update the section 32 report to have regard to the NAP and ERP.</p> <p>The Minister specifies in more detail the matters that should be considered by QLDC and potential targets for emissions reduction. It was not specifically requested by the Minister and we do not consider it is necessary to amend your Direction to include an additional level of specificity on how QLDC should have regard to the NAP and ERP. We consider that this is a matter for QLDC and the Independent Hearings Panel to consider.</p> <p>You have included in your Direction a requirement for QLDC to update its section 32 report and to include sufficient expertise on the Panel to consider these matters.</p> <p>There is also a guidance note on the Ministry for the Environment's website on how local government might have regard to the NAP and ERP³. The proposed additional matters are not specific to this Variation and there is a risk in expanding your Direction to include these matters of inconsistency with or unnecessary duplication of national guidance.</p> | |
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³ <https://environment.govt.nz/publications/national-adaptation-plan-and-emissions-reduction-plan-resource-management-act-1991-guidance-note/>

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| <p>The Minister considers it vital that in the Statement of Expectations, the Variation ensures appropriate and feasible infrastructure is provided for, and that this both accounts for future climate change impacts and supports emissions education. Minister Shaw is therefore supportive of the proposed expectations around stormwater infrastructure and public and/or active transport.</p> | | |
| <p>7. Minister of Conservation</p> <p>The Minister noted that the proposed variation has a range of conservation values and stated that the proposed development has potential for significant adverse effects on native birds within the Variation area. Stormwater discharges from the development could also affect freshwater values in the wider area.</p> <p>However, the Minister is satisfied that the process will adequately provide for consideration of impacts on conservation values. This is subject to your Proposed Direction including the proposed submission, hearing and comments stages, and the requirement for at least one panel member to have expertise in stormwater and/or freshwater planning.</p> | <p>We note that the Minister of Conservation is satisfied that the Proposed Direction provides adequately for consideration of impacts on conservation values.</p> | <p>No amendments are required to your Proposed Direction in response to this feedback.</p> |

| 7. Queenstown Lakes District Council | | |
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| <p>QLDC is comfortable with your Proposed Statement of Expectations, including the additional expectations added.</p> <p>QLDC is agreeable to the additional procedural requirements in your Proposed Direction, including:</p> <ul style="list-style-type: none"> a. the requirement to update to the section 32 Report to have regard to the NAP and ERP and include views of tangata whenua on the stormwater management provisions b. the additional requirements for the Independent Hearings Panel expertise c. the addition of a further submission stage d. the ability to undertake resolution of disputes in accordance with clause 8AA of Schedule 1 of the RMA (if appropriate). <p>QLDC is comfortable with the timeframe for completing the SPP provided for in your Proposed Direction, including the amended timeframe of 260 working days from the date of Gazettal of the Minister's Direction (rather than the 240 days proposed by the Council, to account for the addition of a further submission stage).</p> | <p>We note QLDC is comfortable with your Proposed Direction and did not propose any further changes.</p> | <p>No amendments are required to your Proposed Direction in response to this feedback.</p> |

| 8. Otago Regional Council | | |
|--|---|--|
| <p>ORC supports QLDC's application for the SPP, and your Proposed Direction, to the extent that they are consistent with the outcomes being sought through the Grow Well Whaiora partnership.</p> | <p>We note ORC's support for use of the SPP and your Proposed Direction.</p> | <p>No amendments are required to your Proposed Direction in response to this feedback.</p> |
| 9. Aukaha Ltd on behalf of Te Rūnanga o Moeraki, Kāi Huirapa Rūnaka ki Puketeraki, Te Rūnanga o Ōtākou and Hokonui Rūnanga | | |
| <p>Kā rūnaka support the efforts of QLDC to achieve integrated management of stormwater in the Te Pūtahi area, with a cultural preference for use of on-site green solutions for attenuation and treatment where possible.</p> <p>Kā rūnaka seek that the blue-green network aspirations of the Spatial Plan are given effect to in the planning and development of Te Pūtahi.</p> <p>Kā rūnaka consider that expediting an integrated and master planned approach via the SPP will assist in achieving these outcomes.</p> <p>Kā rūnaka agree with the steps set out in your Proposed Direction, along with your Proposed Statement of Expectations.</p> <p>Kā rūnaka favour the inclusion on the hearing panel of a member(s) with knowledge relating to</p> | <p>We note the support of these four rūnanga for use of the SPP and for your inclusion in your direction of a requirement for hearing panel members to have knowledge relating to stormwater/freshwater planning, Te Mana o te Wai and Kāi Tahu values.</p> | <p>No amendments are required to your Proposed Direction in response to this feedback.</p> |

| | | |
|---|---|---|
| stormwater/ freshwater planning, Te Mana o te Wai and Kāi Tahu values. | | |
| 10. Te Ao Marama Inc. on behalf of Te Rūnanga o Awarua, Te Rūnanga o Waihōpai and Te Rūnanga o Ōraka Aparima | | |
| Ngā rūnanga are supportive of the proposed process and note the additional direction to consider the concerns raised by rūnanga regarding stormwater discharges. The proposed skills make-up of the hearing panel to include stormwater/freshwater planning, Te Mana o te Wai and Kāi Tahu values is also supported. | We note the support of these three rūnanga for use of the SPP and for your inclusion in your direction of a requirement for hearing panel members to have knowledge relating to stormwater/freshwater planning, Te Mana o te Wai and Kāi Tahu values. | No amendments are required to your Proposed Direction in response to this feedback. |

For completeness, we note that you also wrote to but did not receive responses from the following parties:

- Minister of Transport
- Minister for Māori Development
- Minister of Local Government

Hon David Parker
Minister for the Environment
Private Bag 18041
Parliament Buildings
Wellington 6160

Via email: d.parker@ministers.govt.nz

7 February 2023

Tēnā koe Minister Parker,

Te Pūtahi Plan Variation & Streamlined Planning Process - Invitation to Comment

I write on behalf of kā rūnaka, who represent Kāi Tahu whānui as mana whenua in the Otago region, including Te Rūnanga o Moeraki, Kāti Huirapa Rūnaka ki Puketeraki, Te Rūnanga o Ōtākou and Hokonui Rūnanga. Aukaha is the regional environmental entity of these rūnaka.

This letter responds, on behalf of kā rūnaka, to your invitation to comment on the potential use of the Streamlined Planning Process (SPP) under the Resource Management Act 1991 by Queenstown Lakes District Council (QLDC) for the preparation of the proposed Te Pūtahi Ladies Mile Plan Variation.

Kāi Tahu, through the agencies of Aukaha and Te Ao Marama (in the case of the Southland rūnaka), have had in-depth and on-going involvement with QLDC and other entities in the development of the Te Pūtahi Masterplan and the drafting of the plan variation.

Kā rūnaka consider the use of a Streamlined Planning Process appropriate for Te Pūtahi. Te Pūtahi is identified as a Priority Development Area in the Queenstown Lakes Spatial Plan. Kā rūnaka are of the view that a well-functioning urban environment in this area, with adequate transport network and infrastructure provision, must be preceded by a master-planned and integrated management approach. To this end, kā rūnaka are concerned at the efforts of private developers to 'jump the gun' and initiate development in the Te Pūtahi corridor prior to an adequate planning framework being in place.

In particular, kā rūnaka support the efforts of QLDC to achieve integrated management of stormwater in the Te Pūtahi area, with a cultural preference for use of on-site green solutions for attenuation and treatment where possible. Further, kā rūnaka seek that the blue-green network aspirations of the Spatial Plan are given effect to in the planning and development of Te Pūtahi. Kā rūnaka consider that expediting an integrated and master planned approach via the SPP will assist in achieving these outcomes.

Kā rūnaka agree with the steps set out in your draft direction, along with the proposed statement of expectations. Kā rūnaka favour the inclusion on the hearing panel of a member(s) with knowledge relating to stormwater/freshwater planning, Te Mana o te Wai and Kāi Tahu values.

Aukaha (1997) Limited

P O Box 446, Dunedin 9054, New Zealand

Phone - 03 477 0071

www.aukaha.co.nz

Thank you for the opportunity to comment on this application.

Nāku noa,

nā,



Michael Bathgate
Senior Planner
Aukaha (1997) Ltd.

Cc: Office Managers, Kā Rūnaka

Trudy Heath, General Manager Te Ao Tūroa, Te Rūnanga o Ngāi Tahu

Rebecca Blyth, Kaikawe Mahere a Iwi, Te Ao Marama Inc.

Aukaha (1997) Limited

P O Box 446, Dunedin 9054, New Zealand

Phone - 03 477 0071

www.aukaha.co.nz

Proactively released under provisions of the Official Information Act 1982

Hon David Parker
Minister for the Environment
Private Bag 18041
Parliament Buildings
Wellington 6160

Via email: d.parker@ministers.govt.nz

7 February 2023

Tēnā koe Minister Parker,

Te Pūtahi Plan Variation & Streamlined Planning Process - Invitation to Comment

I write on behalf of kā rūnaka, who represent Kāi Tahu whānui as mana whenua in the Otago region, including Te Rūnanga o Moeraki, Kāti Huirapa Rūnaka ki Puketeraki, Te Rūnanga o Ōtākou and Hokonui Rūnanga. Aukaha is the regional environmental entity of these rūnaka.

This letter responds, on behalf of kā rūnaka, to your invitation to comment on the potential use of the Streamlined Planning Process (SPP) under the Resource Management Act 1991 by Queenstown Lakes District Council (QLDC) for the preparation of the proposed Te Pūtahi Ladies Mile Plan Variation.

Kāi Tahu, through the agencies of Aukaha and Te Ao Marama (in the case of the Southland rūnaka), have had in-depth and on-going involvement with QLDC and other entities in the development of the Te Pūtahi Masterplan and the drafting of the plan variation.

Kā rūnaka consider the use of a Streamlined Planning Process appropriate for Te Pūtahi. Te Pūtahi is identified as a Priority Development Area in the Queenstown Lakes Spatial Plan. Kā rūnaka are of the view that a well-functioning urban environment in this area, with adequate transport network and infrastructure provision, must be preceded by a master-planned and integrated management approach. To this end, kā rūnaka are concerned at the efforts of private developers to 'jump the gun' and initiate development in the Te Pūtahi corridor prior to an adequate planning framework being in place.

In particular, kā rūnaka support the efforts of QLDC to achieve integrated management of stormwater in the Te Pūtahi area, with a cultural preference for use of on-site green solutions for attenuation and treatment where possible. Further, kā rūnaka seek that the blue-green network aspirations of the Spatial Plan are given effect to in the planning and development of Te Pūtahi. Kā rūnaka consider that expediting an integrated and master planned approach via the SPP will assist in achieving these outcomes.

Kā rūnaka agree with the steps set out in your draft direction, along with the proposed statement of expectations. Kā rūnaka favour the inclusion on the hearing panel of a member(s) with knowledge relating to stormwater/freshwater planning, Te Mana o te Wai and Kāi Tahu values.

Aukaha (1997) Limited

P O Box 446, Dunedin 9054, New Zealand

Phone - 03 477 0071

www.aukaha.co.nz

Thank you for the opportunity to comment on this application.

Nāku noa,

nā,



Michael Bathgate
Senior Planner
Aukaha (1997) Ltd.

Cc: Office Managers, Kā Rūnaka

Trudy Heath, General Manager Te Ao Tūroa, Te Rūnanga o Ngāi Tahu

Rebecca Blyth, Kaikawe Mahere a Iwi, Te Ao Marama Inc.

Aukaha (1997) Limited

P O Box 446, Dunedin 9054, New Zealand

Phone - 03 477 0071

www.aukaha.co.nz

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Ngai Tahu ki Murihiku Resource Management Consultants

Hon David Parker
Minister for the Environment
Private Bag 18041
Parliament Buildings
Wellington 6160

Via email: D.Parker@ministers.govt.nz

8 February 2023

Tena koe Minister Parker,

Re: Te Pūtahi Plan Variation and Streamlined Planning Process

Thank you for your recent letter to Ngāi Tahu ki Murihiku rūnanga regarding the proposed process for Te Pūtahi Ladies Mile Plan Variation. This letter responds on behalf of Te Rūnanga o Awarua, Te Rūnanga o Waihōpai and Te Rūnanga o Ōraka Aparima (collectively known as ngā rūnanga)

Te Ao Marama on behalf of ngā rūnanga have been involved extensively with QLDC and other partners in the development of the Queenstown Lakes Spatial Plan and the identification of Priority Development Areas.

The use of the master planning approach to Te Putahi is strongly supported to ensure there is greater direction on how this area is to be developed appropriately. Te Ao Marama alongside Aukaha (who represent Otago Rūnanga) have been involved in the drafting of the variation to ensure it embraced the outcomes and values of Kāi Tahu as expressed in the spatial plan.

Ngā rūnanga are supportive of the proposed process and note the additional direction to consider the concerns raised by rūnanga regarding stormwater discharges. The proposed skills make up of the hearing panel to include stormwater/freshwater planning, Te Mana o te Wai and Kāi Tahu values is also supported.

Thank you for the opportunity to provide feedback on this matter.

Nāku noa,

nā,

Rebecca Blyth
Kaikawe Mahere a Iwi
Te Ao Marama Inc

Hon Carmel Sepuloni

MP for Kelston

Deputy Prime Minister

Minister for Arts, Culture and Heritage

Minister for Social Development and Employment

Associate Minister of Foreign Affairs (Pacific Region)



Hon David Parker
Minister for the Environment
Parliament Buildings
WELLINGTON 6011

8 FEB 2022

Tēnā koe David

Comments on application by the Queenstown Lakes District Council for the use of a Streamlined Planning Process under the Resource Management Act 1991

Thank you for your letter of 26 January 2023 seeking my comments on the Queenstown Lakes District Council's application to use a Streamlined Planning Process.

I understand the Council intends to use the Streamlined Planning Process for the preparation of the proposed Te Pūhahi Ladies Mile Plan Variation to rezone approximately 120 hectares from its existing rural and rural lifestyle zoning to enable integrated urban development.

I do not oppose the use of the Streamlined Planning Process for the preparation of the proposed Te Pūhahi Ladies Mile Plan Variation, however, consideration must be given to the protection of historic heritage, including cultural heritage and archaeology, from any adverse effects of development activities.

Section 6(f) of the Resource Management Act 1991 states that:

"In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance... the protection of historic heritage from inappropriate subdivision, use, and development..."

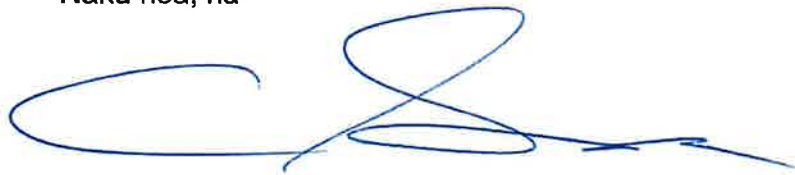
I am advised that there are several heritage buildings, structures and archaeological areas contained within the plan variation zone. On that basis, I would ask you to ensure that the expectation stated in the Ministerial Direction specifically references the need to consider the impacts of any development on nearby significant historic heritage places and archaeological sites, including the Glenpanel Homestead (and surrounding farmland associated with the use of the homestead) and the Threepwood farmstead complex, (including Threepwood Villa, Marshall Cottage, the store, stables and woolshed).

I support your existing direction for the Council to continue to engage with the seven Rūnanga throughout the streamlined planning process, and particularly in protecting and recognising Ngā Tapuwae o Ngā Tupuna, notions of Wāhi Taonga and therapeutic design that ensures the wellbeing of Hapori and Kaitiaki Māori/Papatipu Rūnanga interests.

As part of this engagement, I hope that the Council will afford every opportunity to Papatipu Rūnanga to suggest street names, erect pou, install interpretation panels, recognise wāhi tapu areas, acknowledge significant landscapes and be involved in all or any blessings or openings during and on completion of the development.

Thank you for providing me with the opportunity to comment on this process.

Nāku noa, nā

A handwritten signature in blue ink, consisting of a large, stylized 'C' followed by a series of loops and a long horizontal stroke.

Hon Carmel Sepuloni
Minister for Arts, Culture and Heritage

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Minister for Economic and Regional Development
Minister of Forestry
Minister for Small Business
Minister of Tourism

13 February 2022

Hon David Parker
Minister for the Environment
Parliament Buildings
WELLINGTON 6011

Dear David,

Comments from the Minister for Economic Development on the potential use of the Streamlined Planning Process (SPP) under the Resource Management Act 1991 (RMA) — Queenstown Lakes District Council

Thank you for inviting me to provide comments on Queenstown Lakes District Council's (QLDC) application to use the Streamlined Planning Process (SPP) for the preparation of the proposed Te Pūtahi Ladies Mile Plan Variation (the Variation). I support approval of this application.

I am a member of the Grow Well Whaiora Urban Growth Partnership. Established in July 2021, this brings QLDC, Kāi Tahu and the Government together to manage growing tourism and housing pressures and to develop a long-term strategy and investment plan for the future development of the district that improves community wellbeing, maintains a world-class visitor experience and protects the environment. The partnership endorsed the Queenstown Lakes Spatial Plan which sets out joint long-term approach to addressing these challenges and is now working together to deliver this.

Housing is a serious challenge in Queenstown with one of the most expensive housing markets in New Zealand and a strong need for more affordable housing supply. Its median rent is \$650 per week, the second most expensive in the country and 16.6% per cent above the national average. The median house price in the district is \$1.24 million, 11.5 times the median local household income. Some smaller and attached dwellings are being built, however, many new properties are large and high value. Demand for short-term holiday accommodation has also increased, impacting the supply of long-term rentals.

I consider that the Variation would implement relevant parts of the National Policy Statement on Urban Development 2020 (NPS-UD) within Ladies Mile. The Variation would provide for a well-functioning urban environment under Policy 1 with;

- Increased supply of affordable housing at a range of typologies, enabling greater housing choice.
- Active transport access to range of amenities within Ladies Mile, including; healthcare, education, open space, a community recreational facility, and a new commercial centre. This would benefit both future residents of Ladies Mile and existing residents in the adjacent suburbs of Lake Hayes and Lower Shotover.

REF: 21-xxx

- Public and active transport access to a wider range of amenities and jobs in other parts of the urban area.
- Enhanced competition in local land and development markets through increased availability of development opportunities.
- Medium-high density urban form with integrated active and public transport infrastructure to support greenhouse gas emissions.

I am also satisfied that the Variation is consistent with Policy 8, as mana whenua were involved in developing the Masterplan which informed the development of the Variation and have indicated their support to QLDC for progressing the Variation through an SPP.

As Minister for Economic Development, I have a strong interest in enabling economic diversification to the district, having the additional land will provide more opportunities for business development opportunities.

I support QLDC's application to use an SPP to progress the Variation. This would enable development in Ladies Mile to occur much sooner than under the standard RMA Schedule 1 process, ensuring the supply of new housing needed in the District can be delivered in a timely manner.

Yours sincerely,



Hon Stuart Nash
Minister for Economic and Regional Development

Hon Kelvin Davis

MP for Te Tai Tokerau

Minister for Māori Crown Relations: Te Arawhiti

Minister for Children

Minister of Corrections

Associate Minister of Education (Māori Education)



08 FEB 2023

Hon David Parker
Minister for the Environment
Parliament Buildings
WELLINGTON

Tēnā koe David

Re: Consultation about the use of the Streamlined Planning Process under the Resource Management Act 1991 (RMA) — Queenstown Lakes District Council

I am writing in response to your correspondence of 26 January in which you invited my comment under Clause 76(4)(b) of Schedule 1 of the RMA.

I have considered matters specific to my portfolio as Minister for Māori Crown Relations: Te Arawhiti. I have no comment on the proposed Streamlined Planning Process and do not consider any additional procedural requirements are necessary. All relevant obligations in iwi participation legislation appear to have been identified.

Nāku noa, nā

Hon Kelvin Davis
Minister for Māori Crown Relations: Te Arawhiti

Hon James Shaw

Minister of Climate Change

Associate Minister for the Environment (Biodiversity)



9 February 2023

Hon. David Parker
Minister for the Environment

By email: D.Parker@ministers.govt.nz

Dear David,

Thank you for the invitation to provide comments on the proposed use of the Streamlined Planning Process by Queenstown Lakes District Council for a variation to the Queenstown Lakes District Plan.

I am supportive from a climate change perspective of the draft Direction and proposed Statement of Expectations you have provided.

I agree with the proposal in the draft Direction to require QLDC to update its s32 assessment to reflect how regard has been given to relevant aspects of the National Adaptation Plan (NAP) and Emissions Reduction Plan (ERP) in the preparation of the variation. Particular matters I consider QLDC should give consideration to, both as part of updating the s32 report and any relevant technical reports, include:

- a. For any new urban form decision to support emissions reduction, walking and cycling as a transport option should seek to be sufficient to support the ERP transport target 1 to reduce total vehicle kilometres travelled by the light vehicle fleet, by 20% by 2035.
- b. Urban form decisions should enable best practice building and construction, including infrastructure for lower emission outcomes.
- c. Urban form should plan for nature-based solutions for infrastructure which enable carbon sequestration, provide for adaptation and biodiversity co-benefits (eg, water sensitive urban design and urban trees in road design).

In terms of the proposed Statement of Expectations, I consider it vital that the variation ensures appropriate and feasible infrastructure is provided for, and that this both accounts for future climate change impacts and supports emissions reduction. I am therefore supportive of the proposed expectations around stormwater infrastructure and public and/or active transport.

Yours sincerely

Hon. James Shaw
Minister of Climate Change

Hon Willow-Jean Prime

MP for Northland

Minister of Conservation

Minister for Youth

Associate Minister for Arts, Culture and Heritage

Associate Minister of Health



27/02/2023

Ref: CORM-902

Hon David Parker

Minister for the Environment

d.parker@ministers.govt.nz

Dear David

Thank you for your email of 26 January 2023 to Hon. Poto Williams regarding use of the Streamlined Planning Process by the Queenstown Lakes District Council, for preparation of the proposed Te Pūtahi Ladies Mile Plan Variation.

The area covered by the proposed Variation has a range of conservation values, including natural features and landscapes, At Risk native plants, and At Risk and Threatened native birds. It is close to the Shotover and Kawarau Rivers and Lake Hayes, all of which have high ecological, landscape and cultural values. In addition, the Shotover and Kawarau Rivers are protected under the Water Conservation (Kawarau) Order 1997.

The proposed development has potential for significant adverse effects on the habitat for native birds within the Variation area, and any offsite measures to mitigate those effects will require active consideration. Stormwater discharges from the development could affect freshwater values in the wider area.

Your Draft Direction provides for public submissions and hearing, as would happen for a standard variation process. Although there would not be the normal appeal rights, your proposal of allowing submitters and Council to comment on the draft hearing report will be important. You also propose requirements to ensure the hearing panel has appropriate knowledge, skills and experience.

Overall, I am satisfied that this process will adequately provide for consideration of impacts on conservation values. However, I record that this is subject to including the proposed submission, hearing and comments stages, and the requirement for at least one panel member to have expertise in stormwater and/or freshwater planning. I consider those measures are necessary to ensure effects on conservation values can be adequately understood and tested.

Nāku noa nā

Hon Willow-Jean Prime

Minister of Conservation

Hon Jan Tinetti

Minister of Internal Affairs
Minister for Women
Associate Minister of Education



Hon David Parker
Minister for the Environment

Ref: JT2469

d.parker@ministers.govt.nz

Tēnā koe David

Thank you for your letter of 26 January 2023 about the proposed Streamlined Planning Process (SPP) for Queenstown Lakes District Council.

The Ministry of Education has assessed the draft SPP approach and has advised that it has no concerns about the SPP for the Queenstown Lakes District Council.

The proposed SPP does not limit the Ministry's ability to participate in the planning process. The objectives, policies and rules outlined in the Variation are adequate and will enable education activities within the plan(s) change area. There are no additional matters to be considered or addressed.

Further, the Variation and the SPP do not limit my ability, as Minister of Education, to designate a site(s) for education purposes in future. It is important to note that the masterplan does indicate potential school locations. However, these sites are not necessarily the sites the Ministry can, or will, need to acquire for education purposes in the future.

Thank you for the opportunity to review the Queenstown Lakes District Council SPP.

Nāku noa, nā

Hon Jan Tinetti
Minister of Education

Hon Dr Megan Woods

MP for Wigram

Minister of Housing

Minister of Energy and Resources

Minister for Building and Construction

Associate Minister of Finance



Hon David Parker
Minister for the Environment
Parliament Buildings
WELLINGTON 6011

09 FEB 2023

Dear David,

Comments from the Minister of Housing on the potential use of the Streamlined Planning Process (SPP) under the Resource Management Act 1991 (RMA) — Queenstown Lakes District Council

Thank you for inviting me to provide comments on Queenstown Lakes District Council's (QLDC) application to use the Streamlined Planning Process (SPP) for the preparation of the proposed Te Pūhahi Ladies Mile Plan Variation (the Variation). I support approval of this application.

I am a member of the Grow Well Whaiora Urban Growth Partnership. Established in July 2021, this brings QLDC, Kāi Tahu and the Government together to manage growing tourism and housing pressures and to develop a long-term strategy and investment plan for the future development of the district that improves community wellbeing, maintains a world-class visitor experience and protects the environment. The partnership endorsed the Queenstown Lakes Spatial Plan which sets out joint long-term approach to addressing these challenges and is now working together to deliver this.

Housing is a serious challenge in Queenstown with one of the most expensive housing markets in New Zealand and a strong need for more affordable housing supply. Its median rent is \$650 per week, the second most expensive in the country and 16.6% per cent above the national average. The median house price in the district is \$1.24 million, 11.5 times the median local household income. Some smaller and attached dwellings are being built, however, many new properties are large and high value. Demand for short-term holiday accommodation has also increased, impacting the supply of long-term rentals.

I consider that the Variation would implement relevant parts of the National Policy Statement on Urban Development 2020 (NPS-UD) within Ladies Mile. The Variation would provide for a well-functioning urban environment under Policy 1 with;

- Increased supply of affordable housing at a range of typologies, enabling greater housing choice.
- Active transport access to range of amenities within Ladies Mile, including; healthcare, education, open space, a community recreational facility, and a new commercial centre. This would benefit both future residents of Ladies Mile and existing residents in the adjacent suburbs of Lake Hayes and Lower Shotover.
- Public and active transport access to a wider range of amenities and jobs in other parts of the urban area.
- Enhanced competition in local land and development markets through increased availability of development opportunities.

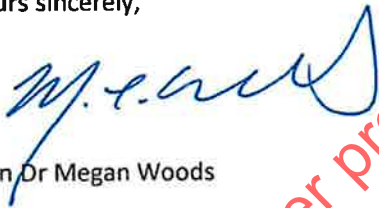
- Medium-high density urban form with integrated active and public transport infrastructure to support greenhouse gas emissions.

Furthermore, the Variation would support meeting Policy 2 of the NPS-UD in Queenstown by increasing development capacity for both housing and business land. The rezoning would also implement Policy 5 by providing for heights and densities of urban form that reflect accessibility to amenities and local demand for housing. I am also satisfied that the Variation is consistent with Policy 8, as mana whenua were involved in developing the Masterplan which informed the development of the Variation and have indicated their support to QLDC for progressing the Variation through an SPP.

Kāinga Ora has a strong interest in action to enable more housing to be built in Queenstown, it has a particular focus on delivering more affordable housing in the area and the Variation would support this. Kāinga Ora has indicated an interest in developing some of the land within the development. It was involved in the development of the Masterplan and supports introduction of planning provisions that reflects this. However, Kāinga Ora will review the Variation's provisions when it is notified by QLDC and may seek changes through a submission if it considers this necessary to better enable housing supply.

I encourage you to approve QLDC's application to use an SPP to progress the Variation. This would enable development in Ladies Mile to occur much sooner than under the standard RMA Schedule 1 process, ensuring the supply of new housing needed in the District can be delivered in a timely manner.

Yours sincerely,



Hon Dr Megan Woods

Minister of Housing

Proactively released under provisions of the Official Information Act 1982

Our ref: A1755268



Hon David Parker
Minister for the Environment
Private Bag 18041, Parliament Buildings
Wellington 6160

VIA EMAIL: d.parker@ministers.govt.nz

Dear Minister Parker

**Otago Regional Council feedback on Queenstown Lakes District Council
Streamline Planning Process (SPP) application for Te Pūtahī Ladies Mile
District Plan Variation**

Thank you for your letter dated 26 January 2023, and your invitation to provide comment on your proposed Direction for Queenstown Lakes District Council's (QLDC) application to use the SPP for the preparation of the proposed Te Pūtahī Ladies Mile Plan district plan variation.

Otago Regional Council (ORC) is party to the QLDC's urban development focused 'Grow Well Whaiaora' partnership, and we have joint responsibilities with QLDC to deliver on objectives and policies of the National Policy Statement for Urban Development. Our relationship with QLDC provides input on relevant and strategic regional issues (including matters such as stormwater management, and the public transport network) to support QLDC planning for positive urban growth, such as Te Pūtahī Ladies Mile.

We support QLDC's application for the SPP, and your proposed Direction, insofar as they are consistent with the outcomes being sought through the Grow Well partnership. We look forward to continuing to work with QLDC to achieve positive, timely urban growth outcomes for the district, and that benefit the wider Otago region.

Yours sincerely

A handwritten signature in black ink, appearing to read "Pim Borren".

Pim Borren
Interim Chief Executive

For our future

70 Stafford St, Private Bag 1954, Dunedin 9054 | ph (03) 474 0827 or 0800 474 082 | www.orc.govt.nz

9 February 2023

Hon David Parker
Minister for the Environment

By email: d.parker@ministers.govt.nz

Dear David,

Consultation with Queenstown Lakes District Council about the use of the Streamlined Planning Process under the Resource Management Act 1991

1. I write in response to your letter dated 26 January 2023, regarding Queenstown Lakes District Council's (Council) application to use the Streamlined Planning Process (SPP) for its proposed Te Pūtahi Ladies Mile Plan Variation (Variation).
2. The Council is very pleased that you are considering issuing a direction to use the SPP for the Variation and appreciates the opportunity for comment.
3. We provide comment on the proposed Direction and respond to specific matters raised in your letter below.

Comments on Proposed Direction

4. The Council is comfortable with the proposed Statement of Expectations, including the additional expectations you have added.
5. The Council is agreeable to the additional procedural requirements in the proposed Direction, including:
 - a. the requirement to update to the section 32 Report to have regard to the National Adaptation Plan and Emissions Reduction Plan and include views of tangata whenua on the stormwater management provisions;
 - b. the additional requirements for the Independent Hearings Panel expertise;
 - c. the addition of a further submission stage; and
 - d. the ability to undertake resolution of disputes in accordance with clause 8AA of Schedule 1 of the RMA (if appropriate).
6. The Council is comfortable with the timeframe for completing the SPP provided for in the proposed Direction, including the amended timeframe of 260 working days from the date of Gazettal of the Minister's Direction (rather than the 240 days proposed by the Council, to account for the addition of a further submission stage).

No requiring authorities or private plan change proponents affected

7. The Council confirms that there are still no requiring authorities or private plan change proponents affected since the application was lodged.

8. We trust these comments will assist you to make your decision on the use of the SPP for the Variation. However, please advise if you require any further information.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Mike Theelen', with a long horizontal stroke extending to the right.

Mike Theelen
Chief Executive

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Ngai Tahu ki Murihiku Resource Management Consultants

Hon David Parker
Minister for the Environment
Private Bag 18041
Parliament Buildings
Wellington 6160

Via email: D.Parker@ministers.govt.nz

8 February 2023

Tena koe Minister Parker,

Re: Te Pūtahi Plan Variation and Streamlined Planning Process

Thank you for your recent letter to Ngāi Tahu ki Murihiku rūnanga regarding the proposed process for Te Pūtahi Ladies Mile Plan Variation. This letter responds on behalf of Te Rūnanga o Awarua, Te Rūnaka o Waihōpai and Te Rūnanga o Ōraka Aparima (collectively known as ngā rūnanga)

Te Ao Marama on behalf of ngā rūnanga have been involved extensively with QLDC and other partners in the development of the Queenstown Lakes Spatial Plan and the identification of Priority Development Areas.

The use of the master planning approach to Te Putahi is strongly supported to ensure there is greater direction on how this area is to be developed appropriately. Te Ao Marama alongside Aukaha (who represent Otago Rūnanga) have been involved in the drafting of the variation to ensure it embraced the outcomes and values of Kāi Tahu as expressed in the spatial plan.

Ngā rūnanga are supportive of the proposed process and note the additional direction to consider the concerns raised by rūnanga regarding stormwater discharges. The proposed skills make up of the hearing panel to include stormwater/freshwater planning, Te Mana o te Wai and Kāi Tahu values is also supported.

Thank you for the opportunity to provide feedback on this matter.

Nāku noa,

nā,

Rebecca Blyth
Kaikawe Mahere a Iwi
Te Ao Marama Inc



Appendix 2: Updated Proposed Direction including Statement of Expectations

The Minister for the Environment's Direction on the application from Queenstown Lakes District Council to use a Streamlined Planning Process for a Proposed Variation to the Queenstown Lakes District Plan (Proposed Te Pūhahi Ladies Mile Plan Variation)

The Minister for the Environment received an application from Queenstown Lakes District Council on 31 October 2022, pursuant to Section 80C and clause 75 of Schedule 1 of the Resource Management Act 1991 (RMA), to use a streamlined planning process to prepare a planning instrument known as the proposed Te Pūhahi Ladies Mile Plan Variation, a plan variation to the Queenstown Lakes District Plan.

In accordance with clause 78 of Schedule 1 of the RMA, the Minister for the Environment directs that the following streamlined planning process is used for Te Pūhahi Ladies Mile Plan Variation.

| | Step | Timeframe |
|---|--|---|
| 1 | Consultation with affected parties on the proposed planning instrument, including any applicable Crown Agency and iwi authorities (if not already done). | Extensive engagement and consultation on the Masterplan and Proposed Plan Variation has been undertaken over the last two years, including consultation in accordance with clause 1A-3A of the Schedule 1 of the RMA and public feedback on drafts. |
| 2 | Update the s32 report to show: - how the council has had regard to the Emissions Reduction Plan (ERP) and the National Adaptation Plan (NAP) in preparing the Variation; and - the extent to which concerns raised by ngā rūnanga about stormwater discharges have been addressed by the provisions in the Variation. | Prior to public notification (Step 3). |
| 3 | Public notification of the proposed planning instrument in accordance with clause 5 (other than clause 5(3)), or limited notification under clause 5A. Publicly notify the Proposed Plan Variation for written submissions in accordance with clause 5 of Schedule 1 of the RMA. A period of 30 working days for submissions must be specified in the public notice. | No more than 30 working days of the Minister's Direction being gazetted. |
| 4 | Provide an opportunity for written submissions under clause 6 or 6A of Schedule 1 of the RMA. | 30 working days after the public |

| | | |
|----|--|---|
| | | notification date in Step 3. |
| 5 | Serve notice of the Proposed Te Pūtahi Ladies Mile Plan Variation on the parties to the following appeals on the Proposed Queenstown Lakes District Plan: ENV-2019-CHC-047 and ENV-2019-CHC-059. | Concurrent with public notification (Steps 3 and 4). |
| 6 | Summary of submissions made publicly available. Summary of the submissions and copies of the submissions received under Step 3 will be made publicly available on the Council's website so the submissions can be easily referred to by the public, s42A officers and hearing panel at the hearing. | No more than 30 working days after the close of the public submission period (Step 4). |
| 7 | Provide an opportunity for further submissions in accordance with clauses 8 and 8A of Schedule 1 of the RMA. | Further submissions to be received no later than 10 working days after public notice given. |
| 8 | Provide for the Minister for the Environment a written report demonstrating compliance with the steps and timelines and identify any issues which may have a bearing on meeting the Minister's Direction and Statement of Expectations. | The progress report should be provided to the Minister for the Environment no later than 10 working days after the completion of further submissions. |
| 9 | If considered appropriate (either following a request or on the initiative of Queenstown Lakes District Council), undertake resolution of disputes in accordance with clause 8AA of Schedule 1 of the RMA (to the extent applicable under this Direction). | |
| 10 | Public hearing before an independent hearings panel. A public hearing under clause 8B (to the extent applicable) will be held, with the length to be determined by the number of submissions received and outcome of expert conferencing. The hearings panel may permit cross-examination. | Step 10 to commence no later than 85 working days after the close of further submissions in Step 7. |
| 11 | The preparation of reports and documents required by clause 83(1)(a) to (g). The hearings panel shall prepare a draft report to the Minister for the Environment detailing how submissions have been considered and recommended changes (if any) as a result of submission, including a section 32AA report if required. | Step 11 to be completed no later than 50 working days after completion of the public hearing in Step 10. |
| 12 | Notification of draft reports and documents required by clause 83(1)(a) to (g) to Council and submitters for feedback. The draft report is to be notified to the Council and submitters to enable comments, limited to correction of minor or technical errors or omissions only. Comments cannot be made on the | The feedback in Step 12 to be received no later than five working days following the notification of the draft report. |

| | | |
|--|--|---|
| | hearings panel's recommendation, or reasons for the recommendation. | |
| 13 | Submit to the Minister for the Environment the reports and documents required by clause 83(1) (a) to (g). The hearings panel shall submit the final report to the Minister for the Environment detailing how submissions have been considered and recommended changes (if any) as a result of submission, including a section 32AA report if required. | To be submitted to the Minister no later than 10 working days after the completion of Steps 11 and 12. |
| | The total time period within which the Streamlined Planning Process must be completed: The process is considered to be complete when the documents referred to in Step 13 above are submitted to the Minister for the Environment. | Steps 3-13 to be completed no later than 260 working days after the Ministerial Direction takes effect. |
| <p>In accordance with clause 78(5) of Schedule 1 of the RMA, the Minister directs that the hearing panel convened to hear submissions under Step 10 must include at least three independent hearing commissioners. The hearing panel must have:</p> <ul style="list-style-type: none"> represented across its members knowledge, skills and experience in: <ul style="list-style-type: none"> urban design, strategic and urban growth planning, and resource management planning; transport planning and/or traffic engineering; urban form impacts on climate change emissions; stormwater and/or freshwater planning including giving effect to Te Mana o te Wai; Ngāi Tahu values as relevant to the proposal. a Chair with experience in the Environment Court of the exercise of control over the manner of questioning and cross-examination of any party or witness. | | |

Proposed Statement of Expectations

The expectations of the Minister for the Environment are that the proposed Te Pūhahi Ladies Mile Plan Variation:

- i. contributes to providing sufficient opportunities for the development of housing and business land to ensure a well-functioning urban environment including maximising opportunities to enable housing, particularly of the typologies identified as a shortfall in Queenstown's Housing Development Capacity Assessment 2021 (housing suitable for older households, smaller households, and lower and lower-middle income households);
- ii. ensures that future development will be undertaken in a manner which recognises the limitations of the existing transport network in this location;
- iii. ensures appropriate and feasible infrastructure is provided for in Te Pūhahi Ladies Mile Zone, including stormwater management that allows for future climate change impacts, and access to everyday needs through transport options that support emissions reduction (such as public and/or active transport);
- iv. ensures future development will be undertaken in a manner that recognises and protects sensitive receiving environments including in particular Slope Hill, Waiwhakaata / Lake Hayes and the Shotover River.

The expectations of the Minister for the Environment for Queenstown Lakes District Council are that in undertaking the Streamlined Planning Process as directed the Council will:

- i. continue to engage with Te Rūnanga o Moeraki, Kāti Huirapa Rūnaka ki Puketeraki, Te Rūnanga o Ōtākou, Hokonui Rūnanga, Te Rūnanga o Awarua, Te Rūnanga o Ōraka Aparima, Te Rūnaka o Waihōpai and Waka Kotahi/New Zealand Transport Agency throughout the streamlined planning process:
- ii. place on a publicly accessible website the dates and anticipated timeframes for the process steps (with updates as necessary).

Proposed Reporting Requirements

Queenstown Lakes District Council shall provide a written report to the Ministry for the Environment within 10 working days of the completion of the period for making further submissions. The report shall demonstrate compliance with the preceding steps and identify any issues which may affect the Council's ability to comply with the Minister's Direction.

Dated at Wellington this ____ day of _____ 2023

Hon David Parker
Minister for the Environment

Notes

- i. This Direction must be complied with.
- ii. Section 80B(2)(a) and (b) specifies all mandatory Schedule 1 requirements in any Streamlined Planning Process (to the extent they are applicable to the particular planning instrument).
- iii. Clause 80 of Schedule 1 of the RMA provides the Minister with the ability to amend this Direction on his/her own initiative or following a request from the local authority.
- iv. The Local Authority may, in accordance with clause 81 of Schedule 1 of the RMA apply in writing to the Minister for an extension of timeframes.
- v. Clause 89 of Schedule 1 of the RMA provides the Minister with the ability to revoke a Direction made under clause 78 of Schedule 1 of the RMA.
- vi. Clause 88 of Schedule 1 of the RMA provides for the Council to withdraw the planning instrument at any time prior to the Minister making his/her decision on the proposed planning instrument under Clause 84 of Schedule 1 of the RMA.



Appendix 3: Draft letter to Queenstown Lakes District Council

Mike Theelen
Chief Executive Officer
Queenstown Lakes District Council
Private Bag 50072
QUEENSTOWN 9348
Email: mike.theelen@qldc.govt.nz

Dear Mike,

Direction to enter the Streamlined Planning Process for the proposed Te Pūhahi Ladies Mile Plan Variation to the Queenstown Lakes District Plan

On 31 October 2022 your Council applied to use the Streamlined Planning Process (SPP) for a proposed variation (the Variation) to rezone approximately 120 hectares of Te Pūhahi Ladies Mile from its existing rural and rural lifestyle zoning to enable integrated urban development. I subsequently undertook consultation on your application to use the SPP in January and February 2023.

Following this consultation process I have decided to issue Queenstown Lakes District Council with the attached Direction to use the SPP for the Variation which includes the procedural steps, timeframes, my Statement of Expectations and reporting requirements.

The reasons for my decision to issue the Direction are:

- Queenstown Lakes District Council has demonstrated that it is satisfied that the proposed variation:
 - will implement a national direction instrument (the National Policy Statement on Urban Development 2020)
 - is urgent as a matter of public policy
 - is required to meet a significant community need.
- The Streamlined Planning Process set out in the Direction will enable a timely response to urban growth pressures in Queenstown Lakes District and is proportionate to the complexity and significance of the planning issues.
- Queenstown Lakes District Council has demonstrated that use of the Streamlined Planning Process is appropriate in this case as an alternative to other Schedule 1 plan-making processes.

The responses I received in consultation on use of the SPP and draft Direction were broadly supportive. In particular, the Minister of Climate Change expressed his interest in an outcome which accounts for future climate change impacts and support emissions reduction.

I note that national guidance has now been prepared to assist councils in having regard to the National Adaptation Plan and Emissions Reduction Plan.

<https://environment.govt.nz/publications/national-adaptation-plan-and-emissions-reduction-plan-resource-management-act-1991-guidance-note/>

Please feel free to get in touch with Ministry for the Environment officials if further discussion or clarification of this guidance would assist.

I will be issuing a Direction to Queenstown Lakes District Council in due course without substantive amendments to the version that was consulted on (see attached). The Direction will take effect from the date of Gazettal.

I look forward to receiving an update on the progress of this SPP.

Yours sincerely

Hon David Parker

Minister for the Environment

(**Attached:** Direction on the application from Queenstown Lakes District Council to use a Streamlined Planning Process for a Proposed Variation to the Queenstown Lakes District Plan)



Appendix 4: Draft letters updating consultation parties

Hon Dr Megan Woods
Minister of Housing
Parliament Buildings
WELLINGTON 6011

Dear Megan,

Consultation with the Minister of Housing about the use of the Streamlined Planning Process (SPP) for the proposed Te Pūhahi Ladies Mile Plan Variation to the Queenstown Lakes District Plan

Thank you for your response to my letter about the Queenstown Lakes District Council's application to use the Streamlined Planning Process (SPP) for the preparation of the proposed Te Pūhahi Ladies Mile Plan Variation (the Variation).

I note your support for use of the SPP on the basis that it will enable development to occur sooner than it might occur under the standard Resource Management Act 1991 Schedule 1 process and that it will ensure the supply of new housing needed in the District can be delivered in a timely manner. I also note Kāinga Ora's interest in the proposal.

I will be issuing a Direction to Queenstown Lakes District Council in due course.

Yours sincerely

Hon David Parker
Minister for the Environment

(Attached: Direction on the application from Queenstown Lakes District Council to use a Streamlined Planning Process for a Proposed Variation to the Queenstown Lakes District Plan)

Hon Jan Tinetti
Minister of Education
Parliament Buildings
WELLINGTON 6011

Dear Jan,

Consultation with the Minister of Education about the use of the Streamlined Planning Process (SPP) for the proposed Te Pūtahi Ladies Mile Plan Variation to the Queenstown Lakes District Plan

Thank you for your response to my letter about the Queenstown Lakes District Council's application to use the Streamlined Planning Process (SPP) for the preparation of the proposed Te Pūtahi Ladies Mile Plan Variation (the Variation).

I note your views that you do not have concerns about use of the SPP and that the objectives, policies, and rules in the Variation are adequate to enable education activities in the proposed area.

I will be issuing a Direction to Queenstown Lakes District Council in due course.

Yours sincerely

Hon David Parker
Minister for the Environment

(Attached: Direction on the application from Queenstown Lakes District Council to use a Streamlined Planning Process for a Proposed Variation to the Queenstown Lakes District Plan)

Hon Carmel Sepuloni
Minister for Arts, Culture and Heritage
Parliament Buildings
WELLINGTON 6011

Dear Carmel,

Consultation with the Minister for Arts, Culture and Heritage about the use of the Streamlined Planning Process (SPP) for the proposed Te Pūhahi Ladies Mile Plan Variation to the Queenstown Lakes District Plan

Thank you for your response to my letter about the Queenstown Lakes District Council's (QLDC) application to use the Streamlined Planning Process (SPP) for the preparation of the proposed Te Pūhahi Ladies Mile Plan Variation (the Variation).

You have indicated that you do not oppose the use of the SPP. I also note your support for the section of the draft Direction for QLDC to engage with the seven runanga throughout the SPP.

In addition, you have suggested an additional expectation in the Direction which specifically references the need to consider the impacts of any development on nearby significant historic heritage places and archaeological sites.

The existing framework for decision-making should enable the protection of historic heritage, including cultural heritage and archaeology, from adverse effects of development activities without requiring a specific expectation in my Direction. This framework includes:

- section 6(f) of the Resource Management Act 1991
- identification of the Glenpanel Homestead and Threepwood farmstead complex as scheduled Heritage Features in the Queenstown Lakes District Plan
- the associated policies to protect historic heritage values on these sites
- requirements in the earthworks provisions triggering the use of the Accidental Discovery Protocol if new archaeological sites are discovered.

Consideration of wāhi tapu and significant landscapes have been considered in QLDC's recent plan review process and are outside the scope of the current proposal.

The Proposed Direction also includes a submission and hearings process which would enable further engagement and input from mana whenua.

I will be issuing a Direction to Queenstown Lakes District Council in due course.

Yours sincerely

Hon David Parker
Minister for the Environment

(**Attached:** Direction on the application from Queenstown Lakes District Council to use a Streamlined Planning Process for a Proposed Variation to the Queenstown Lakes District Plan)

Proactively released under provisions of the Official Information Act 1982

Hon Kelvin Davis
Minister for Māori Crown Relations: Te Arawhiti
Parliament Buildings
WELLINGTON 6011

Dear Kelvin,

Consultation with the Minister for Māori Crown Relations: Te Arawhiti about the use of the Streamlined Planning Process (SPP) for the proposed Te Pūtahi Ladies Mile Plan Variation to the Queenstown Lakes District Plan

Thank you for your response to my letter about the Queenstown Lakes District Council's application to use the Streamlined Planning Process (SPP) for the preparation of the proposed Te Pūtahi Ladies Mile Plan Variation (the Variation).

You have stated that you have considered matters specific to your portfolio as Minister of Māori Crown Relations: Te Arawhiti, and have no comment on the proposed SPP.

You have also noted that you do not consider any additional procedural requirements are necessary as all relevant obligations in iwi participation legislation appear to have been identified.

I will be issuing a Direction to Queenstown Lakes District Council in due course.

Yours sincerely

Hon David Parker
Minister for the Environment

(Attached: Direction on the application from Queenstown Lakes District Council to use a Streamlined Planning Process for a Proposed Variation to the Queenstown Lakes District Plan)

Hon Stuart Nash
Minister of Economic and Regional Development
Parliament Buildings
WELLINGTON 6011

Dear Stuart,

Consultation with the Minister for Economic and Regional Development about the use of the Streamlined Planning Process (SPP) for the proposed Te Pūtahi Ladies Mile Plan Variation to the Queenstown Lakes District Plan

Thank you for your response to my letter about the Queenstown Lakes District Council (QLDC) application to use the Streamlined Planning Process (SPP) for the preparation of the proposed Te Pūtahi Ladies Mile Plan Variation (the Variation).

I note that you support approval of QLDC's application to use the SPP on the basis that it will implement relevant parts of the National Policy Statement on Urban Development 2020 including providing for a well-functioning urban environment and increasing the supply of affordable housing and access to active and public transport options.

I will be issuing a Direction to Queenstown Lakes District Council in due course.

Yours sincerely

Hon David Parker
Minister for the Environment

(Attached: Direction on the application from Queenstown Lakes District Council to use a Streamlined Planning Process for a Proposed Variation to the Queenstown Lakes District Plan)

Hon James Shaw
Minister of Climate Change
Parliament Buildings
WELLINGTON 6011

Dear James,

Consultation with the Minister of Climate Change about the use of the Streamlined Planning Process (SPP) for the proposed Te Pūtahi Ladies Mile Plan Variation to the Queenstown Lakes District Plan

Thank you for your response to my letter about the Queenstown Lakes District Council's (QLDC) application to use the Streamlined Planning Process (SPP) for the preparation of the proposed Te Pūtahi Ladies Mile Plan Variation (the Variation). You have stated that you are supportive from a climate change perspective of the draft Direction and Statement of Expectations.

You have noted that you agree with the proposal in the draft Direction to require QLDC to update its section 32 assessment to reflect how regard has been given to relevant aspects of the National Adaption Plan (NAP) and the Emissions Reduction Plan (ERP) in the preparation of the Variation. I also note your support for the proposed expectations relating to stormwater infrastructure and public and active transport.

You have also stated you would like QLDC to consider:

- a. urban form decisions to support ERP transport target 1 to reduce total vehicle kilometres travelled by the light vehicle fleet by 20% by 2035
- b. urban form decisions enabling best practice building and construction, including infrastructure for lower emission outcomes
- c. nature-based solutions for infrastructure which enable carbon sequestration providing for adaptation and biodiversity co-benefits.

Some of these matters will be beyond the scope of the proposed Variation such as best practice building and construction practices and the specific delivery of infrastructure.

I consider the requirement in the Direction for additional section 32 work prior to notification will enable consideration of the matters above to the extent they are within scope for the Variation.

I have highlighted to QLDC that national guidance on how councils may have regard to the NAP and ERP has now been developed to assist councils on this matter.

I will be issuing a Direction to Queenstown Lakes District Council in due course.

Yours sincerely

Hon David Parker
Minister for the Environment

(**Attached:** Direction on the application from Queenstown Lakes District Council to use a Streamlined Planning Process for a Proposed Variation to the Queenstown Lakes District Plan)

Proactively released under provisions of the Official Information Act 1982

Hon Willow-Jean Prime
Minister of Conservation
Parliament Buildings
WELLINGTON 6011

Dear Willow-Jean,

Consultation with the Minister of Conservation about the use of the Streamlined Planning Process (SPP) for the proposed Te Pūtahi Ladies Mile Plan Variation to the Queenstown Lakes District Plan

Thank you for your response to my letter about the Queenstown Lakes District Council's application to use the Streamlined Planning Process for the preparation of the proposed Te Pūtahi Ladies Mile Plan Variation.

I note your concern for the range of conservation values that the proposed development has the potential to significantly impact, particularly habitats for native birds and freshwater values.

You have also indicated that you are satisfied that this process will adequately provide for consideration of impacts on conservation values subject to the inclusion of procedural steps including submissions and hearings and the requirement for at least one hearings panel member to have expertise in stormwater and/or freshwater planning.

I will be issuing a Direction to Queenstown Lakes District Council in due course.

Yours sincerely

Hon David Parker
Minister for the Environment

(Attached: Direction on the application from Queenstown Lakes District Council to use a Streamlined Planning Process for a Proposed Variation to the Queenstown Lakes District Plan)

Richard Saunders
Chief Executive
Otago Regional Council
70 Stafford Street
Private Bag 1954
DUNEDIN 9054

Dear Richard,

Consultation with Otago Regional Council about the use of the Streamlined Planning Process (SPP) for the proposed Te Pūtahi Ladies Mile Plan Variation to the Queenstown Lakes District Plan

Thank you for Otago Regional Council's response to my letter about the Queenstown Lakes District Council's (QLDC) application to use the Streamlined Planning Process (SPP) for the preparation of the proposed Te Pūtahi Ladies Mile Plan Variation.

I note the support expressed for QLDC's application to use the SPP and the Proposed Direction, insofar as they are consistent with the outcomes being sought by the Grow Well Whaiora Urban Growth Partnership.

I will be issuing a Direction to Queenstown Lakes District Council in due course.

Yours sincerely

Hon David Parker
Minister for the Environment

(**Attached:** Direction on the application from Queenstown Lakes District Council to use a Streamlined Planning Process for a Proposed Variation to the Queenstown Lakes District Plan)

The Chair of Te Rūnanga o Moeraki
43 Tenby St RD2
PALMERSTON 9482
Phone: 03 439 4816
Email: moeraki.runanga@ngaitahu.iwi.nz

CC: Aukaha Consultancy
Level 2, 266 Hanover Street
DUNEDIN 9016
Attn: Michael Bathgate
Email: michael@aukaha.co.nz

Tēnā koe,

Consultation with Te Rūnanga o Moeraki about the use of the Streamlined Planning Process (SPP) for the proposed Te Pūtahi Ladies Mile Plan Variation to the Queenstown Lakes District Plan

Thank you for your response to my letter about the Queenstown Lakes District Council's (QLDC) application to use the Streamlined Planning Process (SPP) for the preparation of the proposed Te Pūtahi Ladies Mile Plan Variation (the Variation).

I am pleased to hear from Aukaha that kā rūnaka had in-depth involvement with QLDC and other entities in the development of the Te Pūtahi Ladies Mile Master Plan and the drafting of the Variation. Aukaha have stated that kā rūnaka:

- consider the use of the SPP appropriate for this plan Variation of the Te Pūtahi Ladies Mile and in particular, support the efforts to achieve integrated management of stormwater with a cultural preference for the use of on-site solutions for attenuation and treatment where possible.
- support the inclusion in the Proposed Direction of hearing panel members with knowledge relating to stormwater and freshwater planning, Te Mana o te Wai and Kāi Tahu values.

I will be issuing a Direction to Queenstown Lakes District Council in due course.

Nāku iti noa, nā

Hon David Parker

Minister for the Environment

(Attached: Direction on the application from Queenstown Lakes District Council to use a Streamlined Planning Process for a Proposed Variation to the Queenstown Lakes District Plan)

Matapura Ellison
Chairperson
Kāti Huirapa Rūnaka ki Puketeraki
Huirapa Marae
C/o Post Office
KARITANE 9064
Phone: (03) 465 7300
Email: admin@puketeraki.co.nz

CC: Aukaha Consultancy
Level 2, 266 Hanover Street
DUNEDIN 9016
Attn: Michael Bathgate
Email: michael@aukaha.co.nz

Tēnā koe Matapura,

Consultation with Kāti Huirapa Rūnaka ki Puketeraki about the use of the Streamlined Planning Process (SPP) for the proposed Te Pūtahi Ladies Mile Plan Variation to the Queenstown Lakes District Plan

Thank you for your response to my letter about the Queenstown Lakes District Council's (QLDC) application to use the Streamlined Planning Process (SPP) for the preparation of the proposed Te Pūtahi Ladies Mile Plan Variation (the Variation).

I am pleased to hear from Aukaha that kā rūnaka had in-depth involvement with QLDC and other entities in the development of the Te Pūtahi Ladies Mile Master Plan and the drafting of the Variation. Aukaha have stated that kā rūnaka:

- consider the use of the SPP appropriate for this plan Variation of the Te Pūtahi Ladies Mile and in particular, support the efforts to achieve integrated management of stormwater with a cultural preference for the use of on-site solutions for attenuation and treatment where possible.
- support the inclusion in the Proposed Direction of hearing panel members with knowledge relating to stormwater and freshwater planning, Te Mana o te Wai and Kāi Tahu values.

I will be issuing a Direction to Queenstown Lakes District Council in due course.

Nāku iti noa, nā

Hon David Parker

Minister for the Environment

(**Attached:** Direction on the application from Queenstown Lakes District Council to use a Streamlined Planning Process for a Proposed Variation to the Queenstown Lakes District Plan)

Donna Matahaere-Atariki
Chairperson
Te Rūnanga o Ōtākou
45 Tamatea Rd RD 2
DUNEDIN 9077
Phone: (03) 478 0352
Email: office@tro.org.nz

CC: Aukaha Consultancy
Level 2, 266 Hanover Street
DUNEDIN 9016
Attn: Michael Bathgate
Email: michael@aukaha.co.nz

Tēnā koe Donna,

Consultation with Te Rūnanga o Ōtākou about the use of the Streamlined Planning Process (SPP) for the proposed Te Pūtahi Ladies Mile Plan Variation to the Queenstown Lakes District Plan

Thank you for your response to my letter about the Queenstown Lakes District Council's (QLDC) application to use the Streamlined Planning Process (SPP) for the preparation of the proposed Te Pūtahi Ladies Mile Plan Variation (the Variation).

I am pleased to hear from Aukaha that kā rūnaka had in-depth involvement with QLDC and other entities in the development of the Te Pūtahi Ladies Mile Master Plan and the drafting of the Variation. Aukaha have stated that kā rūnaka:

- consider the use of the SPP appropriate for this plan Variation of the Te Pūtahi Ladies Mile and in particular, support the efforts to achieve integrated management of stormwater with a cultural preference for the use of on-site solutions for attenuation and treatment where possible.
- support the inclusion in the Proposed Direction of hearing panel members with knowledge relating to stormwater and freshwater planning, Te Mana o te Wai and Kāi Tahu values.

I will be issuing a Direction to Queenstown Lakes District Council in due course.

Nāku iti noa, nā

Hon David Parker

Minister for the Environment

(Attached: Direction on the application from Queenstown Lakes District Council to use a Streamlined Planning Process for a Proposed Variation to the Queenstown Lakes District Plan)

Terry Nicholas
Kaiwhakahaere
Hokonui Rūnanga
PO Box 114
GORE 9740
Phone: (03) 208 7954
Email: hokonui.office@ngaitahu.iwi.nz

CC: Aukaha Consultancy
Level 2, 266 Hanover Street
DUNEDIN 9016
Attn: Michael Bathgate
Email: michael@aukaha.co.nz

Tēnā koe Terry,

Consultation with Te Rūnanga o Hokonui about the use of the Streamlined Planning Process (SPP) for the proposed Te Pūtahi Ladies Mile Plan Variation to the Queenstown Lakes District Plan

Thank you for your response to my letter about the Queenstown Lakes District Council's (QLDC) application to use the Streamlined Planning Process (SPP) for the preparation of the proposed Te Pūtahi Ladies Mile Plan Variation (the Variation).

I am pleased to hear from Aukaha that kā rūnaka had in-depth involvement with QLDC and other entities in the development of the Te Pūtahi Ladies Mile Master Plan and the drafting of the Variation. Aukaha have stated that kā rūnaka:

- consider the use of the SPP appropriate for this plan Variation of the Te Pūtahi Ladies Mile and in particular, support the efforts to achieve integrated management of stormwater with a cultural preference for the use of on-site solutions for attenuation and treatment where possible.
- support the inclusion in the Proposed Direction of hearing panel members with knowledge relating to stormwater and freshwater planning, Te Mana o te Wai and Kāi Tahu values.

I will be issuing a Direction to Queenstown Lakes District Council in due course.

Nāku iti noa, nā

Hon David Parker

Minister for the Environment

(Attached: Direction on the application from Queenstown Lakes District Council to use a Streamlined Planning Process for a Proposed Variation to the Queenstown Lakes District Plan)

Dean Whaanga
Chairperson
Te Rūnanga o Awarua
Te Rau Aroha Marae
PO Box 19
BLUFF 9814
Phone: (03) 212 8652
Email: office@awaruarunaka.iwi.nz

CC: Te Ao Marama Incorporated
77 Don Street
INVERCARGILL 9810
Attn: Rebecca Blyth
office@tami.maori.nz
Rebecca.Blyth@tami.maori.nz

Tēnā koe Dean,

Consultation with Te Rūnanga o Awarua about the use of the Streamlined Planning Process (SPP) for the proposed Te Pūtahi Ladies Mile Plan Variation to the Queenstown Lakes District Plan

Thank you for your response to my letter about the Queenstown Lakes District Council's (QLDC) application to use the Streamlined Planning Process (SPP) for the preparation of the proposed Te Pūtahi Ladies Mile Plan Variation (the Variation).

I am pleased to hear from Te Ao Marama that kā rūnaka had in-depth involvement with QLDC and other entities in the development of the Te Pūtahi Ladies Mile Master Plan and the drafting of the Variation. Te Ao Marama have stated that kā rūnaka:

- consider the use of the SPP appropriate for this plan Variation of the Te Pūtahi Ladies Mile and in particular, support the efforts to achieve integrated management of stormwater with a cultural preference for the use of on-site solutions for attenuation and treatment where possible.
- support the inclusion in the Proposed Direction of hearing panel members with knowledge relating to stormwater and freshwater planning, Te Mana o te Wai and Kāi Tahu values.

I will be issuing a Direction to Queenstown Lakes District Council in due course.

Nāku iti noa, nā,

Hon David Parker

Minister for the Environment

(Attached: Direction on the application from Queenstown Lakes District Council to use a Streamlined Planning Process for a Proposed Variation to the Queenstown Lakes District Plan)

The Chair of Te Rūnanga o Ōraka Aparima
175 Palmerston Street
RIVERTON 9822
Phone: (03) 234 8192
Email: office@orakaaparima.org.nz

CC: Te Ao Marama Incorporated
77 Don Street
INVERCARGILL 9810
Attn: Rebecca Blyth
office@tami.maori.nz
Rebecca.Blyth@tami.maori.nz

Tēnā koe,

Consultation with Te Rūnanga o Ōraka Aparima about the use of the Streamlined Planning Process (SPP) for the proposed Te Pūtahi Ladies Mile Plan Variation to the Queenstown Lakes District Plan

Thank you for your response to my letter about the Queenstown Lakes District Council's (QLDC) application to use the Streamlined Planning Process (SPP) for the preparation of the proposed Te Pūtahi Ladies Mile Plan Variation (the Variation).

I am pleased to hear from Te Ao Marama that kā rūnaka had in-depth involvement with QLDC and other entities in the development of the Te Pūtahi Ladies Mile Master Plan and the drafting of the Variation. Te Ao Marama have stated that kā rūnaka:

- consider the use of the SPP appropriate for this plan Variation of the Te Pūtahi Ladies Mile and in particular, support the efforts to achieve integrated management of stormwater with a cultural preference for the use of on-site solutions for attenuation and treatment where possible.
- support the inclusion in the Proposed Direction of hearing panel members with knowledge relating to stormwater and freshwater planning, Te Mana o te Wai and Kāi Tahu values.

I will be issuing a Direction to Queenstown Lakes District Council in due course.

Nāku iti noa, nā,

Hon David Parker

Minister for the Environment

(**Attached:** Direction on the application from Queenstown Lakes District Council to use a Streamlined Planning Process for a Proposed Variation to the Queenstown Lakes District Plan)

Cyril Gilroy
Chairperson - Te Rūnaka o Waihōpai
Murihiku Marae
PO Box 7017
South Invercargill
INVERCARGILL 9844
Phone: (03) 216 9074
Email: info@waihōpai.org.nz; murihiku3@gmail.com

CC: Te Ao Marama Incorporated
77 Don Street
INVERCARGILL 9810
Attn: Rebecca Blyth
office@tami.maori.nz
Rebecca.Blyth@tami.maori.nz

Tēnā koe Cyril,

Consultation with Te Rūnaka o Waihōpai about the use of the Streamlined Planning Process (SPP) about the use of the Streamlined Planning Process (SPP) for the proposed Te Pūtahi Ladies Mile Plan Variation to the Queenstown Lakes District Plan

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I am pleased to hear from Te Ao Marama that kā rūnaka had in-depth involvement with QLDC and other entities in the development of the Te Pūtahi Ladies Mile Master Plan and the drafting of the Variation. Te Ao Marama have stated that kā rūnaka:

- consider the use of the SPP appropriate for this plan Variation of the Te Pūtahi Ladies Mile and in particular, support the efforts to achieve integrated management of stormwater with a cultural preference for the use of on-site solutions for attenuation and treatment where possible.
- support the inclusion in the Proposed Direction of hearing panel members with knowledge relating to stormwater and freshwater planning, Te Mana o te Wai and Kāi Tahu values.

I will be issuing a Direction to Queenstown Lakes District Council in due course.

Nāku iti noa, nā,

Hon David Parker

Minister for the Environment

(Attached: Direction on the application from Queenstown Lakes District Council to use a Streamlined Planning Process for a Proposed Variation to the Queenstown Lakes District Plan)



Appendix 5: Gazette notice

The Resource Management (Direction to Queenstown Lakes District Council to enter the Streamlined Planning Process for a proposed variation to the Queenstown Lakes District Plan – proposed Te Pūhahi Ladies Mile Plan Variation) Notice 2023

Pursuant to clauses 78 and 79(2) of Schedule 1 of the Resource Management Act 1991, the Minister for the Environment gives the following notice.

Notice

1. Title and commencement

- (1) This notice is the Resource Management (Direction to Queenstown Lakes District Council to enter the Streamlined Planning Process for a proposed variation to the Queenstown Lakes District Plan – proposed Te Pūhahi Ladies Mile Plan Variation) Notice 2023.
- (2) This notice shall come into force on the date of gazettal.

2. Direction to enter Streamlined Planning Process

The Minister for the Environment's Direction on the application from Queenstown Lakes District Council to use a Streamlined Planning Process for a Proposed Variation to the Queenstown Lakes District Plan (Proposed Te Pūhahi Ladies Mile Plan Variation)

The Minister for the Environment received an application from Queenstown Lakes District Council on 31 October 2022, pursuant to Section 80C and clause 75 of Schedule 1 of the Resource Management Act 1991 (RMA), to use a streamlined planning process to prepare a planning instrument known as the proposed Te Pūhahi Ladies Mile Plan Variation, a plan variation to the Queenstown Lakes District Plan.

In accordance with clause 78 of Schedule 1 of the RMA, the Minister for the Environment directs that the following streamlined planning process is used for Te Pūhahi Ladies Mile Plan Variation.

| | Step | Timeframe |
|---|--|--|
| 1 | Consultation with affected parties on the proposed planning instrument, including any applicable Crown Agency and iwi authorities (if not already done). | Extensive engagement and consultation on the Masterplan and Proposed Plan Variation has been undertaken over the last two years, including |

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|---|--|---|
| | | consultation in accordance with clause 1A-3A of the Schedule 1 of the RMA and public feedback on drafts. |
| 2 | Update the s32 report to show: - how the council has had regard to the Emissions Reduction Plan (ERP) and the National Adaptation Plan (NAP) in preparing the Variation; and - the extent to which concerns raised by ngā rūnanga about stormwater discharges have been addressed by the provisions in the Variation. | Prior to public notification (Step 3). |
| 3 | Public notification of the proposed planning instrument in accordance with clause 5 (other than clause 5(3)), or limited notification under clause 5A. Publicly notify the Proposed Plan Variation for written submissions in accordance with clause 5 of Schedule 1 of the RMA. A period of 30 working days for submissions must be specified in the public notice. | No more than 30 working days of the Minister's Direction being gazetted. |
| 4 | Provide an opportunity for written submissions under clause 6 or 6A of Schedule 1 of the RMA. | 30 working days after the public notification date in Step 3. |
| 5 | Serve notice of the Proposed Te Pūhahi Ladies Mile Plan Variation on the parties to the following appeals on the Proposed Queenstown Lakes District Plan: ENV-2019-CHC-047 and ENV-2019-CHC-059. | Concurrent with public notification (Steps 3 and 4). |
| 6 | Summary of submissions made publicly available. Summary of the submissions and copies of the submissions received under Step 3 will be made publicly available on the Council's website so the submissions can be easily referred to by the public, s42A officers and hearing panel at the hearing. | No more than 30 working days after the close of the public submission period (Step 4). |
| 7 | Provide an opportunity for further submissions in accordance with clauses 8 and 8A of Schedule 1 of the RMA. | Further submissions to be received no later than 10 working days after public notice given. |
| 8 | Provide for the Minister for the Environment a written report demonstrating compliance with the steps and timelines and identify any issues which may have a bearing on meeting the Minister's Direction and Statement of Expectations. | The progress report should be provided to the Minister for the Environment no later than 10 working days after the completion of further submissions. |
| 9 | If considered appropriate (either following a request or on the initiative of Queenstown Lakes District Council), undertake resolution of disputes in | |

| | | |
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| | accordance with clause 8AA of Schedule 1 of the RMA (to the extent applicable under this Direction). | |
| 10 | Public hearing before an independent hearings panel. A public hearing under clause 8B (to the extent applicable) will be held, with the length to be determined by the number of submissions received and outcome of expert conferencing. The hearings panel may permit cross-examination. | Step 10 to commence no later than 85 working days after the close of further submissions in Step 7. |
| 11 | The preparation of reports and documents required by clause 83(1)(a) to (g). The hearings panel shall prepare a draft report to the Minister for the Environment detailing how submissions have been considered and recommended changes (if any) as a result of submission, including a section 32AA report if required. | Step 11 to be completed no later than 50 working days after completion of the public hearing in Step 10. |
| 12 | Notification of draft reports and documents required by clause 83(1)(a) to (g) to Council and submitters for feedback. The draft report is to be notified to the Council and submitters to enable comments, limited to correction of minor or technical errors or omissions only. Comments cannot be made on the hearings panel's recommendation, or reasons for the recommendation. | The feedback in Step 12 to be received no later than five working days following the notification of the draft report. |
| 13 | Submit to the Minister for the Environment the reports and documents required by clause 83(1) (a) to (g). The hearings panel shall submit the final report to the Minister for the Environment detailing how submissions have been considered and recommended changes (if any) as a result of submission, including a section 32AA report if required. | To be submitted to the Minister no later than 10 working days after the completion of Steps 11 and 12. |
| | The total time period within which the Streamlined Planning Process must be completed: The process is considered to be complete when the documents referred to in Step 13 above are submitted to the Minister for the Environment. | Steps 3-13 to be completed no later than 260 working days after the Ministerial Direction takes effect. |
| <p>In accordance with clause 78(5) of Schedule 1 of the RMA, the Minister directs that the hearing panel convened to hear submissions under Step 10 must include at least three independent hearing commissioners. The hearing panel must have:</p> <ul style="list-style-type: none"> represented across its members knowledge, skills and experience in: <ul style="list-style-type: none"> urban design, strategic and urban growth planning, and resource management planning; transport planning and/or traffic engineering; urban form impacts on climate change emissions; stormwater and/or freshwater planning including giving effect to Te Mana o te Wai; Ngāi Tahu values as relevant to the proposal. a Chair with experience in the Environment Court of the exercise of control over the manner of questioning and cross-examination of any party or witness. | | |

Proposed Statement of Expectations

The expectations of the Minister for the Environment are that the proposed Te Pūtahi Ladies Mile Plan Variation:

- i. contributes to providing sufficient opportunities for the development of housing and business land to ensure a well-functioning urban environment including maximising opportunities to enable housing, particularly of the typologies identified as a shortfall in Queenstown's Housing Development Capacity Assessment 2021 (housing suitable for older households, smaller households, and lower and lower-middle income households);
- ii. ensures that future development will be undertaken in a manner which recognises the limitations of the existing transport network in this location;
- iii. ensures appropriate and feasible infrastructure is provided for in Te Pūtahi Ladies Mile Zone, including stormwater management that allows for future climate change impacts, and access to everyday needs through transport options that support emissions reduction (such as public and/or active transport);
- iv. ensures future development will be undertaken in a manner that recognises and protects sensitive receiving environments including in particular Slope Hill, Waiwhakaata / Lake Hayes and the Shotover River.

The expectations of the Minister for the Environment for Queenstown Lakes District Council are that in undertaking the Streamlined Planning Process as directed the Council will:

- i. continue to engage with Te Rūnanga o Moeraki, Kāti Huirapa Rūnaka ki Puketeraki, Te Rūnanga o Ōtākou, Hokonui Rūnanga, Te Rūnanga o Awarua, Te Rūnanga o Ōraka Aparima, Te Rūnaka o Waihōpai and Waka Kotahi/New Zealand Transport Agency throughout the streamlined planning process;
- ii. place on a publicly accessible website the dates and anticipated timeframes for the process steps (with updates as necessary).

Proposed Reporting Requirements

Queenstown Lakes District Council shall provide a written report to the Ministry for the Environment within 10 working days of the completion of the period for making further submissions. The report shall demonstrate compliance with the preceding steps and identify any issues which may affect the Council's ability to comply with the Minister's Direction.

Dated at Wellington this ____ day of _____ 2023

Hon David Parker
Minister for the Environment

Notes

- i. This Direction must be complied with.
- ii. Section 80B(2)(a) and (b) specifies all mandatory Schedule 1 requirements in any Streamlined Planning Process (to the extent they are applicable to the particular planning instrument).
- iii. Clause 80 of Schedule 1 of the RMA provides the Minister with the ability to amend this Direction on his/her own initiative or following a request from the local authority.

- iv. The Local Authority may, in accordance with clause 81 of Schedule 1 of the RMA apply in writing to the Minister for an extension of timeframes.
- v. Clause 89 of Schedule 1 of the RMA provides the Minister with the ability to revoke a Direction made under clause 78 of Schedule 1 of the RMA.
- vi. Clause 88 of Schedule 1 of the RMA provides for the Council to withdraw the planning instrument at any time prior to the Minister making his/her decision on the proposed planning instrument under Clause 84 of Schedule 1 of the RMA.

Proactively released under provisions of the Official Information Act 1982