

### Planning & Strategy Committee

30 September 2025

#### Report for Agenda Item | Rīpoata moto e Rāraki take [1]

**Department: Strategy & Policy**

**Title | Taitara: Update on Queenstown Lakes Spatial Plan Monitoring Report.**

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

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This report provides an update on the August 2025 Grow Well Whaiora Spatial Plan Monitoring Report.

#### Recommendation | Kā Tūtohu

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That the Planning & Strategy Committee:

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

**Prepared by:**



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11 September 2025

**Prepared by:**



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11 September 2025

**Reviewed and Authorised by:**



**Name:** Michelle Morss  
**Title:** GM – Strategy and Policy  
11 September 2025

### Context | Horopaki

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1. The Queenstown Lakes Spatial Plan was prepared as part of an Urban Growth Partnership between Central Government, Kāi Tahu, Queenstown Lakes District Council (QLDC) and Otago Regional Council called the Grow Well Whaiora Partnership.
2. The partnership provides a forum to align decision-making and collaboration on the long-term direction for the Queenstown Lakes District. It acknowledges that the Queenstown Lakes District is facing growth-related challenges across housing, transport and the environment that may have flow-on effects nationally, particularly given the importance of the Queenstown Lakes area to Aotearoa New Zealand's tourism sector.
3. Adopted in July 2021, Queenstown Lakes first Spatial Plan (QLSP 21) sets out the partnership's long-term approach to address these challenges providing a vision and framework for how and where the communities of the wider Whakatipu and Upper Clutha can grow well and develop to ensure our social, cultural, environmental, and economic prosperity. In order to grow well, five outcomes have been identified:
  - a. Consolidated growth and more housing choice;
  - b. Public transport, walking and cycling is the preferred option for daily travel;
  - c. A sustainable tourism system;
  - d. Well-designed neighbourhoods that provide for everyday needs; and
  - e. A diverse economy where everyone can thrive.
4. To deliver on the five outcomes of QLSP 21, the partnership developed a joint work programme focusing on 22 priority initiatives and six priority development areas. Work has been progressing on a number of the priority initiatives and priority development areas and this report provides the Planning & Strategy Group with an update on the progress of those workstreams.

### Analysis and Advice | Tatāritaka me kā Tohutohu

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#### **Spatial Plan Monitoring Report Update**

5. QLSP 21 implementation plan consists of 22 priority initiatives, and these are actively monitored via the QLSP Monitoring Report (Attachment A). This report is issued quarterly and discussed at the Grow Well Whaiora Partnership Steering Group meetings. The report dated May 2025 has been used to inform this section and, as such, project updates will be slightly out of date.
6. Alignment with the Business Planning team continues to ensure the 'Red, Amber, Green' status in the monitoring reports are consistent in their approach with other parts of the organisation.
7. Majority of the project updates are progressing on track with a green status. The exceptions are listed below.

### Amber Status:

- *Blue-Green Network* is amber due to extended timeframes.
- *Roads of Regional Significance (RoRs) / New Zealand Upgrade Programme (NZUP) Queenstown Package Stage 1 works*, which include: the State Highway 6/6A (BP) intersection, the adjacent bus hub and the Howards Drive roundabout. Project status remains amber due to funding for stage 2 identified as a risk due to having to compete with other projects in the funding pool.
- *Wakatipu Active Travel Network* is amber as funding for the delivery of the programme is not clear. The routes without funding will be reconfirmed and submitted for funding consideration for the next Long Term Plan processes.
- *Sub-Regional Public Transport* is amber as New Zealand Transport Agency co-funding for the business case is not approved. The Alexandra/Clyde/Cromwell to Queenstown trial was removed and an investigation of options are included in the draft Otago Regional Council Annual Plan 2025/26.
- *516 Ladies Mile Community Facilities* is amber due to ongoing discussions regarding servicing the site and conditions of the Ladies Mile Zoning.
- *Spatial Plan Gen 2.0* is amber due to a delay to the overall programme timeframe, caused first by the Housing and Business Capacity Assessment (HBA) and now by the regional deal proposal.

### Red Status:

- *Travel Demand Management Programme* has changed to red status due to uncertainty of timelines due to a lack of resources and competing priorities against other work streams.
- *Visitor Levy* remains red status due to uncertainty over timing and interface with other alternative funding and financing options. It is noted that this forms part of the Regional Deal proposal.

### Consultation Process | Hātepe Matapaki

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

8. This matter is of low significance, as determined by reference to the Council's Significance and Engagement Policy 2024 because this paper is a noting paper.
9. The persons who are affected by or interested in this matter are the Queenstown Lakes District Community.

### Māori Consultation | Iwi Rūnaka

10. Kāi Tahu are part of the Grow Well Whaiora Partnership and as a result are involved in the implementation of the Spatial Plan Gen 1.0 and the development of the Spatial Plan Gen 2.0. This includes regular monthly meetings, attendance at workshops and the Grow Well Whaiora Steering and Governance Group meetings.

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

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11. This matter relates to the Strategic/Political/Reputation risk category. It is associated with RISK10056 Ineffective provision for the future planning and development needs of the district within the QLDC Risk Register. This risk has been assessed as having a moderate residual risk rating.
12. The approval of the recommended option will allow Council to retain the risk at its current level.

### Financial Implications | Kā Riteka ā-Pūtea

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13. There are no financial implications to this noting paper.
14. The workstreams discussed have current funding under the Long Term Plan, Annual Plan and through the Three Waters Better Off Fund.

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

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15. The following Council policies, strategies and bylaws were considered:
  - The outcomes and principles of the Vision Beyond 2050
  - The QLDC Spatial Plan 2021
  - The QLDC District Plan
  - The Climate and Biodiversity Plan
  - The Destination Management Plan
  - The Long Term Plan
  - The Homes Strategy and draft Joint Housing Action Plan
  - The 30 Year Infrastructure Strategy
16. This report doesn't contain any recommended options as it is a noting report, however the workstreams discussed are consistent with the principles set out in the named policy/policies.
17. These matters are included in the Long Term Plan/Annual Plan.

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

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18. Section 10 of the Local Government Act 2002 states the purpose of local government is (a) to enable democratic local decision-making and action by, and on behalf of, communities; and (b)



to promote the social, economic, environmental, and cultural well-being of communities in the present and for the future. This report provides an update on the implementation of the QLSP 21. Strategically planning for the growth of our communities is critical to achieving the outcomes of the QLSP 21.

19. The recommended option:

- Can be implemented through current funding under the Long Term Plan and Annual Plan;
- Is consistent with the Council's plans and policies; and
- Would not significantly alter the intended level of service provision for any significant activity undertaken by or on behalf of the Council or transfer the ownership or control of a strategic asset to or from the Council.

[Attachments | Kā Tāpirihaka](#)

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A	QLSP August 2025 Monitoring Report
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# The Queenstown Lakes Spatial Plan Monitoring Report

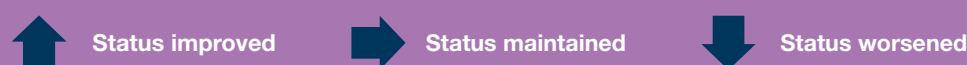
AUGUST 2025


[www.qldc.govt.nz/your-council/major-projects/queenstown-lakes-spatial-plan](http://www.qldc.govt.nz/your-council/major-projects/queenstown-lakes-spatial-plan)





# Joint work programme


## RAG Status


GREEN	AMBER	RED
The project is <b>being delivered in alignment with the Business Case</b> and within all set tolerances.	The project is <b>marginally out of tolerance</b> but there are control(s) in place to manage the project back within tolerance.	The project is <b>significantly out of tolerance</b> .
All project metrics* are green.	There is at least 1 amber project metric.	There is at least 1 red project metric <b>OR</b> There are more amber than green criteria.
*6 individual project criteria metrics and tolerances scored against <b>schedule, costs (3), scope and quality/benefits</b> .		




PRIORITY INITIATIVE	COMMENTARY	NEXT KEY MILESTONES	RAG STATUS	OWNERS
<b>OUTCOME 1: Consolidated growth and more housing choice</b>				
1. Review zoning and other levers to enable higher densities and more flexible use of land within the existing and new urban areas in appropriate locations identified in the Spatial Plan.	<b>NPS-UD</b> <ul style="list-style-type: none"> <li>&gt; This is one of the six initial priorities for the partnership's joint work programme, as agreed at the PGG in Sept 2021.</li> <li>&gt; The NPS-UD directs QLDC to enable building heights and housing density commensurate with urban form. At present the Policy team is working on a Plan Variation to the District Plan to give effect to the requirements of Policy 5 and the wider directive of the NPS-UD.</li> <li>&gt; A review of the Special Zones of the Operative District Plan remaining to be brought into the Proposed District Plan is currently underway by the Policy Team.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; The hearing for the Urban Intensification Variation is scheduled to commence on 28 July and will comprise 3 sitting weeks, adjourning on 29 August.</li> <li>&gt; Following the hearing the Independent Hearing Panel will issue a recommendation report, which will then be taken to Full Council for decisions on submissions. The timing of the Council decision will be influenced by the time needed to prepare the recommendation report, and the Full Council meeting schedule following October's election.</li> <li>&gt; Following the notification of Council's decision, submitters will then have the opportunity to lodged appeals to the Environment Court.</li> </ul>	<b>Green</b> 	QLDC led  Other parties: HUD, Kainga Ora, Kai Tahu



PRIORITY INITIATIVE	COMMENTARY	NEXT KEY MILESTONES	RAG STATUS	OWNERS
<p>2. Use the Grow Well Whaioa Urban Growth Partnership to improve alignment and coordination to unlock joint priority development areas, including:</p> <ul style="list-style-type: none"> <li>&gt; Ladies Mile</li> <li>&gt; Five Mile Urban Corridor</li> <li>&gt; Queenstown Town Centre to Frankton Corridor</li> <li>&gt; Southern Corridor</li> <li>&gt; Wānaka Town Centre to Three Parks Corridor</li> <li>&gt; Southern Wānaka</li> </ul>	<p>&gt; This is one of the six initial priorities for the partnership's joint work programme, as agreed at the PGG in Sept 2021.</p> <p><b>Ladies Mile</b></p> <p>&gt; The Te Putahi Ladies Mile Variation is a plan change to the Proposed District Plan that used the Streamlined Planning Process. The Variation proposes rezoning areas of Rural, Rural Lifestyle and Large Lot Residential Land to a Special Purpose Zone providing for a range of commercial activities, as well as open spaces and community facilities.</p>	<p><b>Ladies Mile</b></p> <p>&gt; The Variation became Operative on 6 December 2024.</p> <p>&gt; Resource Consents are beginning to be lodged. However, infrastructure constraints remain outstanding before development can progress.</p> <p>&gt; Council is hosting a landowner and industry briefing to provide a roadmap for developers for advancing infrastructure ahead of LTP funding should they seek to develop sooner.</p>	<p>Green</p> 	<p>QLDC led</p> <p>Partners involved through QLSP Project Team</p>
<p>3. Undertake structure plans for future urban areas identified in the Spatial Plan, including identifying infrastructure triggers needed to enable and sequence new growth areas. Ensure the development of future urban areas prioritise the delivery of affordable housing options.</p>	<p><b>Te Tapuae Southern Corridor</b></p> <p>&gt; Developing Te Tapuae - Southern Corridor structure plan continues to be the primary focus and is being developed utilising the funding awarded from the 3W Better Off Fund.</p> <p>&gt; Expert Reporting: Part B scopes are a work in progress with each consultant for input into the final structure plan.</p> <p>&gt; Public engagement closed in mid-July, with 100 feedback forms received and 40 submissions email. The TTSC project team are working through the feedback received and making any necessary changes to the structure plan.</p> <p><b>Southern Wānaka &amp; Te Kirikiri Frankton</b></p> <p>&gt; The next PDAs to be structure planned are Southern Wānaka and Te Kirikiri. These two projects are currently being scoped.</p>	<p><b>Te Tapuae Southern Corridor</b></p> <p>&gt; The Structure Plan will be taken to Council on 4 September for adoption.</p>	<p>Green</p> 	<p>QLDC led</p> <p>Partners involved through QLSP Project Team</p>
<p>4. Investigate the use of alternative funding and financing tools to accelerate infrastructure delivery.</p>	<p><b>Three Waters Better Off Fund</b></p> <p>&gt; BOF project progress:</p> <ul style="list-style-type: none"> <li>- Redirection of Better Off Funding to Three Waters investment has been approved by DIA and is awaiting project applications to be submitted by QLDC Investment Advisory team to access this funding.</li> </ul>	<p>&gt; Submit applications through the Better Off Fund portal – early 2025.</p>	<p>Green</p> 	<p>QLDC</p> <p>Other parties: DIA, HUD, KO</p>
	<p><b>Biodiversity plans:</b></p> <ul style="list-style-type: none"> <li>- Following the Eely Point tree succession plan public feedback and stakeholder engagement, the project scope is being finalised with procurement planned to be complete in September.</li> <li>- Horne Creek biodiversity plan will focus on invasive and woody weed control of Council-owned land, in particular the riparian zone of Warren Park. Works will align with the Warren Park Development Plan and the Matakauri Wetland Management Plan.</li> </ul>	<p>&gt; The better off funding for Eely Point will contribute to the early stages of implementing the plan if adopted by the WUCCB.</p> <p>&gt; The remaining funding for the Horne Creek biodiversity plan will be committed in September.</p>	<p>Green</p> 	<p>QLDC</p>





PRIORITY INITIATIVE	COMMENTARY	NEXT KEY MILESTONES	RAG STATUS	OWNERS
4. Investigate the use of alternative funding and financing tools to accelerate infrastructure delivery.	<p><b>Community Partnership Plan:</b> Better Off Funding supported activities delivered by Te Atamira, Three Lakes Cultural Trust (TLCT), and huddl. Activity aligned closely with the spatial plan goals around community infrastructure, placemaking, and vibrant centres.</p> <p><b>Te Atamira</b> Programming over this period strengthened access to arts, wellbeing, and educational infrastructure through:</p> <ul style="list-style-type: none"> <li>&gt; Ongoing creative classes for tamariki and rangatahi, including school holiday programmes.</li> <li>&gt; Matariki events and weekly movement workshops promoting intergenerational connection.</li> <li>&gt; Te Muka Toi Hui: a full-day event of artist-led workshops, kōrero, and exhibitions.</li> <li>&gt; Continued activation of the space through exhibitions like Elemental and regular drop-ins, classes, and social gatherings.</li> </ul> <p><b>Three Lakes Cultural Trust (TLCT)</b> Work centred on cultural strategy delivery and public engagement:</p> <ul style="list-style-type: none"> <li>&gt; Led the Creativity, Culture and Heritage Strategy implementation.</li> <li>&gt; Delivered the Queenstown Lakes Creative &amp; Culture Hui (June): four days of talks, workshops, and open studios.</li> <li>&gt; Supported artist visibility and regional cultural infrastructure needs analysis.</li> </ul> <p><b>huddl</b> Focused on community capability and investment-readiness:</p> <ul style="list-style-type: none"> <li>&gt; Co-hosted the Funding Series in May and June: practical training on philanthropic funding and grant strategy.</li> <li>&gt; Provided tools and advisory support for groups navigating investment and governance models.</li> <li>&gt; Continued work on sector-wide resource access across the Whakatipu and Upper Clutha.</li> </ul>	<p><b>Te Atamira</b> &gt; Continue delivery of Term 3 programmes and finalise spring exhibition and event schedule.</p> <p><b>TLCT</b> &gt; Confirm facility investment proposals and finalise research project scoping and delivery schedule by September 2025. &gt; Heritage projects plan to be confirmed by August 2025.</p> <p><b>huddl</b> &gt; Deliver governance and investment-readiness workshops in whakatipu and Upper Clutha in September and November 2025.</p> <p><b>All partners</b> &gt; Share insights with QLDC to inform long-term community infrastructure planning and alignment with the Creativity, Culture and Heritage Strategy.</p> <p><b>Monitoring</b> &gt; Gather outcome data from Better Off-funded activities to support impact reporting and future funding applications.</p>	<p>Green</p> 	QLDC

PRIORITY INITIATIVE	COMMENTARY	NEXT KEY MILESTONES	RAG STATUS	OWNERS
4. Investigate the use of alternative funding and financing tools to accelerate infrastructure delivery.	<p><b>Infrastructure Acceleration Fund:</b></p> <p><b>Hāwea</b> On 1 July 2025, the administration of the IAF Fund was transferred from Kainga Ora to National Infrastructure Funding and Financing Limited (NIFF).</p> <p>&gt; <b>Wastewater:</b> The preferred tenderer for construction works has been identified and the contract has been awarded.</p> <p>Implementation of physical works is currently tracking ahead of the agreed milestone schedule, with construction of the pipeline and pump station now forecast to commence in September 2025.</p> <p>&gt; <b>Water Demand Management:</b> Practical completion was achieved in May 2025 with minor defects.</p>	<p>&gt; <b>Wastewater:</b> Construction contract award and the commencement of physical works onsite (Jan 2026).</p> <p>&gt; <b>Water Demand Management:</b> Practical completion (June 2025).</p>	<p>Green</p> 	QLDC
	<p><b>Regional Deals</b> Queenstown Lakes District Council (QLDC) has partnered with Central Otago District Council (CODC) and Otago Regional Council (ORC) in preparing a Regional Deal Proposal for Otago Central Lakes.</p> <p>The five packages of work in the proposal to support economic growth are:</p> <ul style="list-style-type: none"> <li>&gt; Leverage the visitor economy to boost economic growth.</li> <li>&gt; Transform the transport system.</li> <li>&gt; Electrify Otago Central Lakes.</li> <li>&gt; Leverage private investment to deliver public health services.</li> <li>&gt; Share the value created from growth.</li> </ul>	<p>&gt; It was announced on 2 July that Otago Central Lakes is one of the three regions to sign a Memoranda of Understanding with Central Government to negotiate the regional deal. This includes QLDC, ORC and CODC.</p>	<p>Green</p>	QLDC, CODC, ORC








PRIORITY INITIATIVE	COMMENTARY	NEXT KEY MILESTONES	RAG STATUS	OWNERS
5. Establish a coordinated programme that draws together central government, community providers, iwi and council projects and initiatives to improve affordable housing outcomes.	<p>The Joint Housing Action Plan is one of the six initial priorities for the partnership's joint work programme, as agreed at the PGG in Sept 2021. Work is progressing on the 34 JHAP actions:</p> <ul style="list-style-type: none"> <li>&gt; Stakeholder Deed Enforcement (action 4B) <ul style="list-style-type: none"> <li>- Ongoing conversations with developers regarding compliance of stakeholder deeds.</li> <li>- Entered into a dispute resolution process with the developer of Longview due to the disagreement regarding appropriate prices for the land/house packages and current non-compliance with the deed.</li> </ul> </li> <li>&gt; QLDC commissioned a study on the relationship between Short Term Letting and empty homes – this studies current phase is gathering specific data in the district: Two focus group session have been held where members of the public were invited to provide insights into why they operate short term visitor accommodation activities. An online survey will shortly close which focuses on why they operate short term visitor accommodation activities. The consultants engaged directly with a number of specific stakeholders.</li> </ul>	<p>Upcoming milestones in the JHAP implementation programme include:</p> <ul style="list-style-type: none"> <li>&gt; Recommence winter Manaaki communications campaign to support people to find a home in the district and encourage residents to let out a room (actions 6A, 6D).</li> <li>&gt; Continue monitoring and enforcing stakeholder deeds with regular updates provided to the QLDC Planning and Strategy Committee (action 4B).</li> <li>&gt; Continue to investigate ways to help fund QLCHT and other Community Housing Providers (actions 3B, 3E, 6B, 6E).</li> <li>&gt; Input into QLDC property review with analysis of options for QLDC land that provide affordable housing or improve housing outcomes (actions 2E, 5D).</li> <li>&gt; Short-term letting study next step will be to analyse the feedback received from the recent focus groups/surveys/consultation. The study is expected to complete in late 2025 (actions 1C, 6A).</li> </ul>	<p>Green</p> 	QLDC, HUD, KO, QLCHT & Kai Tahu

PRIORITY INITIATIVE	COMMENTARY	NEXT KEY MILESTONES	RAG STATUS	OWNERS
<b>OUTCOME 2: Public transport, walking and cycling is the preferred option for daily travel</b>				
6. Complete and implement the Queenstown Transport Business Cases including the delivery of the Frequent Transit Network.	<p><b>Arterials Stage 1</b></p> <ul style="list-style-type: none"> <li>&gt; Queenstown Town Centre Arterial Road opened on the 30/01/2025.</li> </ul> <p>The following progress has been made in this time period:</p> <ul style="list-style-type: none"> <li>&gt; The project has reached construction completion (excluding minor defects and omissions).</li> <li>&gt; The works on the side roads from the main alignment have been completed.</li> <li>&gt; Balustrade installation on the stairs at Malaghan Street and Lower Beetham Street has been completed.</li> <li>&gt; The stairs on Lower Ballarat Street, Lower Beetham Street and Malaghan Street have been completed and are open for use.</li> <li>&gt; The Schist on Horne Creek Bridge has been completed.</li> </ul> <p>The carpark that was being utilised as the main project compound for the project has been reinstated to QLDC.</p> <p>For a more detailed progress update please head to the QLDC Website: <a href="https://www.qldc.govt.nz/Project/qldc.govt.nz">Town Centre Arterial Road Project (qldc.govt.nz)</a></p> <p>Remaining projects not yet started: Arterial stages 2 and 3, PT Interchange, Street Upgrades part 2.</p>	<ul style="list-style-type: none"> <li>&gt; Practical Completion approval (expected September 2025).</li> <li>&gt; Commence pre-implementation phases of remaining items in line with LTP timings.</li> </ul>	<p><b>Green</b></p> 	<p>Ka Huanui a Tahuna (Alliance)</p>
	<p><b>Queenstown Public Transport Services Business Case (QPTBC)</b></p> <ul style="list-style-type: none"> <li>&gt; The Queenstown Public Transport Business Case has been endorsed by all Way To Go Partner organisations. Central government funding has been secured through the National Land Transport Programme (2024-27).</li> <li>&gt; It sets out plans for a public transport system that will achieve the greatest mode shift towards public transport in the Whakatipu Basin over the next 30 years.</li> <li>&gt; The implementation of the programme is proposed to be staged over the next 12 years with the programme's Stage 1 in development.</li> <li>&gt; Funding: options for future funding mix from fares, rates, central government, and other alternative sources of revenue.</li> <li>&gt; Business case projects that do not have approved ORC funding and are still under investigation are: <ul style="list-style-type: none"> <li>- Electric Bus Depot development.</li> <li>- Increasing ferry service to an hourly frequency.</li> </ul> </li> </ul>	<p><b>The Queenstown Public Transport Business Case Stage 1:</b></p> <p>Early Implementation Improvements are on-track for delivery mid-2025 and include:</p> <ul style="list-style-type: none"> <li>- Introduction of Arrowtown to Queenstown route via Malaghans Road.</li> <li>- Extension of Jack's Point service from Frankton to Queenstown.</li> <li>- Increased frequency of Kelvin Heights to Quail Rise and Jack's Point services to 30 minutes at peak times.</li> <li>- Ferry contract renewal.</li> </ul> <p><b>Stage 1 will be implemented by 2027. The indicative scope for completing this stage is:</b></p> <ul style="list-style-type: none"> <li>- Extension of Unit 7 contract until 2028/29.</li> <li>- Infrastructure upgrades to the bus hub at Stanley Street and Frankton (owned by NZTA, QLDC, WTPA).</li> <li>- Infrastructure upgrades to bus stops to accommodate articulated buses (owned by NZTA, QLDC, WTPA).</li> </ul>	<p><b>Green</b></p> 	<p>W2G - QLDC, WK, ORC, WTPA</p>

PRIORITY INITIATIVE	COMMENTARY	NEXT KEY MILESTONES	RAG STATUS	OWNERS
6. Complete and implement the Queenstown Transport Business Cases including the delivery of the Frequent Transit Network.	<p><b>RoRs Queenstown Package</b></p> <p>&gt; Work on the Roads of Regional Significance (RoRs) Queenstown Package commenced on 4 April 2024. These works comprise the following:</p> <ul style="list-style-type: none"> <li>- The State Highway 6/6A Intersection.</li> <li>- The Frankton Bus-Hub.</li> <li>- The Howards Drive Intersection Improvements.</li> </ul> <p>The works are programmed to take over 4 years.</p>	<p>&gt; Construction progress to date continues to be on schedule. Practical completion April 2028.</p> <p>&gt; The traffic switch on SH6, between Grant Rd and SH6A was implemented, ahead the planned September programme, enabling the advanced commencement of activities that would not have otherwise commenced until after winter.</p> <p>&gt; The works in the golf course corner now has some visible indicators of permanent works, including the 3m wide shared path between Joe O'Connell Dr and the SH6/SH6A intersection, sections of kerbing, and lighting columns in place.</p> <p>&gt; The Gray St paving works are now complete, ahead of programme.</p> <p>&gt; Preparatory works on Kwarau Rd are underway.</p>	<p>Amber</p> 	Waka Kotahi (with delivery through Ka Huanui a Tahuna)
	<p><b>Arthurs Point Crossing</b></p> <p>Condition report required for existing bridge structure, to advise on business case updates.</p> <p>Procurement Departure Request submitted.</p>	<p>&gt; Update business case to reflect higher costs and current investment prioritisation method.</p>	<p>Green</p> 	QLDC, WK, ORC
7. Complete and implement a mode shift plan for Queenstown including travel demand management measures	<p><b>Mode Shift Plan Implementation - Travel Demand Management (TDM)</b></p> <p>Wayfinding scope complete, initial deliver to be undertaken by Rooding Ops Team (delivery of physical wayfinding into Wānaka town centre and key active travel routes).</p> <p>Travel Plans are delivered through community partnership, including delivery into workplaces and schools.</p> <p>Travel Plan scope and Transport Management Associations on hold.</p>	<p>&gt; TDM programme is on hold pending resource and priority against other workstreams.</p> <p>&gt; To be reviewed at end of Q2.</p>	<p>Red</p> 	QLDC, WK, ORC
	<p><b>Comprehensive Parking Management Plan</b></p> <p>Parking Management Plans being drafted.</p> <p>Implementation plan being drafted.</p>	<p>&gt; Prepare document bundle (Parking Management Plans, Strategy and Guidelines by end of Q1 2025/2026.</p>	<p>Green</p> 	QLDC, WK, ORC

PRIORITY INITIATIVE	COMMENTARY	NEXT KEY MILESTONES	RAG STATUS	OWNERS
8. Investigate and protect the extension of the Frequent Transit Network to Remarkables Park and the Southern Corridor.	<p>This priority initiative will be undertaken in conjunction with:</p> <ul style="list-style-type: none"> <li>&gt; Priority initiative 3: Undertake structure plans for future urban areas identified in the Spatial Plan.</li> <li>&gt; Priority initiative 6: Complete and implement the Queenstown Transport Business Cases including the delivery of the Frequent Transit Network.</li> </ul>	> Project has yet to be started. This initiative will form part of the TTSC Structure Plan and Queenstown Transport Business Case and is also considered in the Regional Deal Proposal for Otago Central Lakes.	Not started	QLDC, HUD, WK, KO, key landowners & developers
9. Complete the Wakatipu and Upper Clutha Active Travel Networks.	<p><b>Wānaka Network Optimisation (Single Stage Business Case)</b></p> <ul style="list-style-type: none"> <li>&gt; Business case elements completed to provide strategic responses (30 year programme).</li> </ul>	> Modelling, design and economic data will be utilised to form a programme for consideration in the 2027 LTP.	Green ↑	QLDC, WK, ORC
	<p><b>Wakatipu Active Travel Network</b></p> <p>Project is currently on hold. Remaining elements are not being actively progressed.</p>	> Revisit budget opportunities in 2027 LTP.	Amber ➡	QLDC, WK, ORC
10. Investigate establishing Upper Clutha and Sub-Regional public transport networks.	<p><b>Upper Clutha</b></p> <p>Wānaka/Upper Clutha public transport business case approved by ORC in Annual Plan 2025/26 without NZTA co-funding.</p>	> Early work on the point of entry phase underway.	Green ↑	QLDC, WK, ORC
	<p><b>Sub-regional</b></p> <p>Alexandra/Clyde/Cromwell to Queenstown trial removed and an investigation of options included in draft Otago Regional Council Annual Plan 2025/26.</p>	> Informed by Otago Regional Public Transport Plan 2025-2035 future regional network aspirations, investigate the best way to serve local residents and visitors travelling between Alexandra, Clyde or Cromwell and Queenstown.	Amber ➡	QLDC, WK, ORC




PRIORITY INITIATIVE	COMMENTARY	NEXT KEY MILESTONES	RAG STATUS	OWNERS
<b>OUTCOME 3: A sustainable tourism system</b>				
11. Develop and implement a Destination Management Strategy to align decision making and development with sustainable development principles.	<ul style="list-style-type: none"> <li>&gt; From 1 July, Destination Queenstown and Lake Wanaka Tourism (DQ and LWT), are operating under a single business plan as part of the shared services partnership.</li> <li>&gt; Following the dissolution of Destination Southern Lakes, there has been an evolved delivery structure with clearer frameworks and defined roles and responsibilities for both the Destination Management Steering Group and Working Group.</li> <li>&gt; Finalising the handover of the Optimal Visitation Project's (OVP) demand and dynamic models. Further development of the model is contingent on support via Regional Deal request for funding and additional tourism data sources.</li> <li>&gt; Host Tech and Electrify Queenstown events were extremely well received with sold out sessions and positive feedback from local businesses and attendees.</li> <li>&gt; Digital Catalyst continues with support for 4 x tourism &amp; hospitality businesses to explore tech solutions that drive productivity. Learnings to be shared via member capability events in October.</li> <li>&gt; The latest draft of the Decarbonisation Roadmap (Carbon Zero 2030), developed in partnership with Destination Think (DT) and has been shared with the DMSG for review and feedback ahead of finalisation.</li> <li>&gt; The Love Wānaka and Love Queenstown raised a record \$100,000+ to support grassroots environmental mahi across the district.</li> <li>&gt; A report benchmarking tourism's productivity value has highlighted the efficiency of Queenstown based tourism and suggests areas for further research that could have application for the broader sector in NZ.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Stakeholder workshop on 12/8 with QLDC teams and RTO (Regional Tourism Organisation) to build quarterly roadmap.</li> <li>&gt; Explore resource to integrate OVP into QLDC + RTO workflows and progress request for further MBIE development support via Regional Deal.</li> <li>&gt; Host Tech now contracted to Technology Queenstown who are bringing Web In Travel event to QT in 2026. Electrify Queenstown is confirmed for May 17-19, 2026.</li> <li>&gt; Catalyst businesses are currently undergoing a review by audit partners. Next check-in September to review findings and implementation of suggested solutions.</li> <li>&gt; DT team are progressing with design stage of both short and long form versions of Decarbonisation Implementation Plan.</li> <li>&gt; Impact grant assessment and allocation process currently underway.</li> <li>&gt; Final revision of draft report underway. This has led to conversations with UoO to further embed research relationship with a meeting in August to conversations with UoO to further embed research relationship with a meeting in August to determine next steps.</li> </ul>	<b>Green</b> 	Destination Southern Lakes (Destination Management Office)


PRIORITY INITIATIVE	COMMENTARY	NEXT KEY MILESTONES	RAG STATUS	OWNERS
11. Develop and implement a Destination Management Strategy to align decision making and development with sustainable development principles.	<ul style="list-style-type: none"> <li>&gt; RTO Sustainability Manager is working with Hospitality NZ and other RTO's (Auckland and Wellington) on ways the Cogo Vistr Carbon Manager tool can support the carbon measurement for tourism as NZ best practice.</li> <li>&gt; RTO and QLDC are establishing a methodology to measure tourism attribution of waste to landfill. RTO is currently reviewing all data sources to establish a method.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; August campaign to encourage sign-ups to the tool and provide awareness of the upcoming carbon reduction workshops.</li> <li>&gt; A method for tourism's attribution to landfill has been scoped and implemented.</li> </ul>	<b>Green</b> 	Destination Southern Lakes (Destination Management Office)
12. Implement a levy on visitor accommodation across the Queenstown Lakes.	<ul style="list-style-type: none"> <li>&gt; The levy would be used primarily to fund the capital expenditure attributable to visitors.</li> <li>&gt; Awaiting formal notification from Minister and/or Ministry officials.</li> <li>&gt; Formed part of the Regional deal proposal.</li> </ul>	> Otago Central Lakes has signed a Memoranda of Understanding with Central Government to negotiate the regional deal, including implementing a levy on visitor accommodation.	<b>Red</b> 	QLDC and DIA
13. Develop and implement a Tourism Travel Demand Strategy to encourage the use of public and active modes by visitors.	> This priority initiative is integrated with priority initiative 7: Complete and implement a mode shift plan for Queenstown including travel demand management measures.	> Project has yet to be started. May form part of the Travel Demand Management programme.	<b>Not started</b> 	QLDC, WK, ORC, Kai Tahu
14. Investigate establishing a sub-regional public transport network that provides for both local residents and visitor needs.	<ul style="list-style-type: none"> <li>&gt; This priority initiative is integrated with priority initiative 10: Investigate establishing Upper Clutha and Sub-Regional public transport networks through a Wānaka/Upper Clutha public transport business case.</li> <li>&gt; Alexandra/Clyde/Cromwell to Queenstown – trial removed in draft Otago Regional Council Annual Plan 2025/26, and an investigation of options included.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Early work on point of entry phase underway.</li> <li>&gt; Informed by Otago Regional Public Transport Plan 2025-2035 future regional network aspirations, investigate the best way to serve local residents and visitors travelling between Alexandra, Clyde or Cromwell and Queenstown.</li> </ul>	<b>Amber</b> 	QLDC, WK, ORC, Kai Tahu




PRIORITY INITIATIVE	COMMENTARY	NEXT KEY MILESTONES	RAG STATUS	OWNERS
<b>OUTCOME 4: Well-designed neighbourhoods that provide for everyday needs</b>				
15. Develop open space network plans to deliver the Blue-Green Networks.	<p>&gt; Draft Blue Green Network Plan has been workshopped with Grow Well Whaiora SG (Nov 24), and the Community &amp; Services Committee and Wānaka Upper Clutha Community Board (Feb 25). Draft Local Blue Green Plans have been prepared for public input.</p> <p>&gt; Draft Blue Green Network Plan informed Draft Te Tapuae Southern Corridor Structure plan which is out for public input.</p>	> Draft Blue Green Network Plan scheduled for Public Consultation 04 August –01 September 2025.	Amber ➡	QLDC, Kai Tahu
16. Complete, update and implement QLDC Community Facilities, Parks and Reserves and Community Wellbeing strategies and plans.	<p><b>516 Ladies Mile Community Facilities</b></p> <p>&gt; Project Managers have been appointed to deliver the 516 Ladies Mile Community Facilities and to start work around scope, timings and consequential impacts of other projects, i.e. Howards Drive intersection and QLDC infrastructure services. Ongoing discussions regarding servicing the site and the conditions of the Ladies Mile Zoning.</p>	<p><b>516 Ladies Mile Community Facilities</b></p> <p>&gt; Confirmation of QLDC infrastructure capacity and ability to proceed – August 2025.</p>	Amber ⬇️	QLDC
	<p><b>Queenstown Events Centre Upgrades</b></p> <p>&gt; Procurement has been completed for project management services and a design team to being Concept and Preliminary design of 4x new indoor courts, fitness centre and associated infrastructure services/parking at QEC.</p>	<p><b>Queenstown Events Centre Upgrades</b></p> <p>&gt; Stakeholder engagement and design workshops – August to October.</p> <p>&gt; Concept design – December 2025.</p>	Green ➡	
	<p><b>Parks &amp; Open Spaces Strategy – Implementation</b></p> <p><b>Parks Capital Programme</b> Project Tohu (Coronet Forest Revegetation) – Autumn planting complete with approximately 80,000 plants planted at the site. Stage 1 build of mountain bike trails has been underway.</p> <p><b>Supporting and undertaking environmental initiatives with volunteer groups</b> Ongoing work with volunteer groups to support revegetation projects on reserves. In the last quarter in the Whakatipu, Parks has been planning for spring plantings and the expansion of keystone sites with rabbit fencing. In the Upper Clutha, planting is ongoing. An example is planting in the Atherton Wetland with Te Kākano, Beacon Point Restoration Group and WAI Wānaka in July 2025.</p>	<p><b>Parks Capital Programme</b> Project Tohu (Coronet Forest Revegetation) – Minimal activity at the site during the winter months. November/December 2025 – Completion of stage 1 build of the mountain bike trails. March/April 2026 – Autumn planting.</p> <p><b>Supporting and undertaking environmental initiatives with volunteer groups</b> Ongoing work with volunteer groups focusing on plantings. In the Whakatipu this will involve undertaking spring plantings with the Whakatipu Reforestation Trust and other community/volunteer groups, and ongoing maintenance of planting sites. An industry planting day is planned for 16 October at Jardine Park. This is a collaboration between the Whakatipu Reforestation Trust, QLDC, Love Queenstown and Skyline. In the Upper Clutha, this will involve supporting ongoing planting by Te Kākano e.g. Hāwea Food Forest and Templeton Park.</p>	Green ➡	

PRIORITY INITIATIVE	COMMENTARY	NEXT KEY MILESTONES	RAG STATUS	OWNERS
16. Complete, update and implement QLDC Community Facilities, Parks and Reserves and Community Wellbeing strategies and plans.	<p><b>Key planning document development</b></p> <p><b>Te-Taumata-o-Hakitekura Ben Lomond &amp; Te Tapunui Queenstown Hill Reserve Management Plan (RMP)</b> The final RMP was recommended by the Community and Services Committee on 3 July for adoption by Council. Council will consider whether to adopt the plan at their meeting on 31 July 2025. The RMP provides a vision for how the reserve is experienced and valued, now and into the future. It will guide Council decision making in relation to the reserve.</p> <p><b>Te Tapunui Queenstown Hill Draft Forestry Plan</b> The draft Forestry Management Plan proposes removing all wilding tree species on the reserve and replanting the site with a mix of native/exotic forest and scrub/tussock grassland. Submissions on the draft Forestry Plan were open between 5 June and 6 July 2025. 92 submissions were received and considered by a hearing panel of councillors on 21 July 2025. The hearing panel then deliberated on changes to the draft Forestry Plan as a result of submissions received.</p> <p><b>Subdivisions and new reserves</b> This quarter the following amount of reserve land has been vested to QLDC: Whakatipu – 56,512m<sup>2</sup> Upper Clutha – 5,276m<sup>2</sup></p>	<p><b>Te Tapunui Queenstown Hill Draft Forestry Plan</b> The draft Forestry Plan will be considered for approval by Council at their 4 September 2025 meeting.</p> <p><b>Subdivisions and new reserves</b> The Parks Team will continue to work with landowners on new reserve land and improvements design.</p>	<p>Green ➡</p>	QLDC
	<p><b>Community Partnerships Plan – Development</b> &gt; Community Partnerships Plan has successfully received funding from 3 Waters Better Off fund (\$250k).</p> <p><b>Creativity, Culture and Heritage Strategy (CCS)</b> &gt; Te Muka Toi, Te Muka Tākata Creativity Culture and Heritage Hui 2025 (12-15 June). First regional hui; key focus areas include the creative economy, placemaking, empowering creatives and building sustainable careers, public art installations.</p> <p>&gt; Supporting Te Atamira Arts and Culture Hub with additional operational funding to ensure sustainability of core programmes in 2024-2026. This facility has become an essential provider of creative and community space in Queenstown.</p> <p>&gt; Scoping research project to understand the need for arts and cultural facilities in the region (30 year focus).</p> <p>&gt; Scoping research for heritage projects in 2025-2026 e.g. celebration of the Kawarau Bridge 100 year centenary.</p>	<p>&gt; Key partners QLDC, Three Lakes Cultural Trust (TLCT) and Lakes District Museum, scoping detailed work programme, project management approach and communications plan for 2024-2026; planning for delivery of key actions in the first two years of the strategy implementation plan, including monitoring, evaluation and reporting.</p> <p>&gt; Overarching strategy programme management and key reporting will be managed by TLCT - the Regional Arts Organisation (RAO) - in collaboration with key partners.</p> <p>&gt; To enhance the partnership, QLDC's Mayor Glyn Lewers has joined the Board of Three Lakes Cultural Trust.</p>	<p>Green ➡</p>	QLDC and partners
17. Develop a Grow-well Design Guide to improve the quality of built form and embrace Kāi Tahu cultural values.	<p>This priority initiative has not yet commenced.</p> <p>Funding is available to commence this project. However project is contingent on resourcing, with the focus on Blue-Green Network completion first.</p>	<p>&gt; Project scoping discussions to be held between Kai Tahu and QLDC.</p> <p>&gt; Project plan to be initiated once resourcing allows.</p>	<p>Not started ➡</p>	Kai Tahu, QLDC

PRIORITY INITIATIVE	COMMENTARY	NEXT KEY MILESTONES	RAG STATUS	OWNERS
<b>OUTCOME 5: A diverse economy where everyone can thrive</b>				
18. Develop an Economic Diversification Plan.	<ul style="list-style-type: none"> <li>&gt; Communications strategy in development to support wider diversification engagement.</li> <li>&gt; Startup Queenstown Lakes Micro-Grants contract finalised to support local founders.</li> <li>&gt; Cluster programmes underway. Including a new initiative with Wānaka Chamber of Commerce to explore a Wānaka beverage cluster.</li> <li>&gt; The Host-Tech event was successfully delivered during Tech Week in May, with strong engagement from tourism, hospitality, and tech sectors. Momentum continues, with Technology Queenstown securing an international travel-tech conference for 2026 and taking over the cluster coordination.</li> <li>&gt; Local tourism and hospitality businesses were supported to adopt new technologies through the Digital Catalyst initiative.</li> <li>&gt; Learn Queenstown Lakes was delivered to explore local workforce development needs. The project provided valuable insights into regional skill gaps and laid groundwork for future employer-led collaboration.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; <b>August:</b> Queenstown &amp; Wānaka BA5 events delivered in partnership with Chamber – August.</li> <li>&gt; <b>August – September:</b> Strategic planning underway, building on insights and outcomes from 2024–25 initiatives.</li> </ul>	<b>Green</b> 	QLDC, MBIE
19. Support the Otago Regional Economic Development Network to continue to deliver regionally connected initiatives.	<ul style="list-style-type: none"> <li>&gt; Regional Growth summit supported by ORED (May 16).</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Continue advocating for economic development related projects within the regional deals.</li> </ul>	<b>Green</b> 	QLDC, MBIE
20. Review and update the zoning of centres and major employment locations in the District Plan to be consistent with the Spatial Plan.	<p>This priority initiative aligns with priority initiatives 1 and 2. It is integrated within implementing Policy 5 of the NPS UD and the Priority Development Area work.</p>	<ul style="list-style-type: none"> <li>&gt; Initiate development of structure plans for all PDAs (except Ladies Mile).</li> </ul>	<b>Green</b> 	QLDC

PRIORITY INITIATIVE	COMMENTARY	NEXT KEY MILESTONES	RAG STATUS	OWNERS
21. Establish a Queenstown Lakes utility infrastructure providers forum to improve coordination with Spatial Plan outcomes and resilience of the networks.	<p><b>Electricity Sector</b></p> <ul style="list-style-type: none"> <li>&gt; In May, two new 120 MVA transformers were successfully installed at Transpower's Frankton substation. This, combined with a tactical upgrade to the Cromwell–Queenstown transmission line, has increased available capacity from ~90 MW to ~108 MW, sufficient to meet growth through roughly 2030–2032.</li> <li>&gt; On 21 July 2025, Transpower, Aurora Energy, and PowerNet launched public consultation on four shortlisted long-term electricity transmission options for the Queenstown/ Whakatipu Basin. A website for the consultation has been launched (<a href="http://www.energisingqueenstown.co.nz">www.energisingqueenstown.co.nz</a>) which provides information and details on how to make a submission.</li> <li>&gt; The Queenstown Electrification Accelerator (QEA) was launched in June 2025 (<a href="http://www.qea.nz">www.qea.nz</a>). This project is being led by Rewiring Aotearoa in partnership with QLDC, Destination Queenstown, Ara Ake, and the Electricity Authority. A local delivery team has been recruited to coordinate a range of workstreams focussed on free electrification guides, expert advice, community workshops, bulk-buy deals for EVs, solar, and heat pumps, as well as support for innovative renter-solar schemes and vehicle-to-grid pilots.</li> </ul> <p><b>Otago Lifeline Utilities Group</b></p> <ul style="list-style-type: none"> <li>&gt; The Otago Lifeline Utilities Group has advanced several key initiatives to bolster critical infrastructure resilience across the region.</li> <li>&gt; A communications plan for lifeline utilities is currently under development, including updates to the Lifeline Utilities Coordinator Protocols (2023), guidance on Starlink ground stations, and other satellite and alternative communication arrangements.</li> <li>&gt; Work has also commenced on a Regional Generator Plan, mapping essential service locations capable of receiving back-up power during outages and establishing MOUs with generator suppliers.</li> <li>&gt; The Group is further advancing a training and exercising programme, providing baseline CIMS training sessions to utility members to strengthen response coordination.</li> <li>&gt; Upgrades are underway to the Otago Lifelines GIS Viewer: integrating updated utility infrastructure data, hazard layers from Otago Regional Council, and non open source sensitivities reflected in updated hosting agreements.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; The Energising Queenstown consultation closes on 19 September 2025. Feedback from community submissions will be fed into the final analysis of shortlisted options.</li> <li>&gt; Over the next 18 months, QEA will work with local suppliers, installers, and community groups to accelerate uptake, directly supporting Spatial Plan objectives around low-emissions growth, energy resilience, and equitable access to clean technology.</li> <li>&gt; Next Otago Lifelines Group Meeting is on 3rd September</li> </ul>	<p>Green</p> 	QLDC
22. Identify and ensure the efficient operation of main freight routes by developing a Network Operating Plan.	Expansion of the Network Operating Frameworks and business cases to elevate the current understanding to a District Wide level.	<ul style="list-style-type: none"> <li>&gt; Subject to funding availability.</li> <li>&gt; Undertake a Business Case Analysis.</li> </ul>	Not started	QLDC, WK, ORC

PRIORITY INITIATIVE	COMMENTARY	NEXT KEY MILESTONES	RAG STATUS	OWNERS
<b>GENERATION 2.0 OF SPATIAL PLAN (FUTURE DEVELOPMENT STRATEGY)</b>				
Development of Spatial Plan Gen 2.0	<p>A review of the districts Challenges and Opportunities to inform Spatial Plan Gen 2.0 was shared with the Partnership Steering Group, resulting in general agreement on several key recommendations, including the addition of a new Environment Outcome to the Spatial Plan Framework.</p> <p>Development of the Spatial Plan Gen 2.0 spatial scenarios are further delayed due to confirmation that the Housing and Business Capacity Assessment (HBA) Report will not be taken to Full Council for adoption until after the Urban Intensification Variation concludes at the end of August.</p> <p>It has been agreed to pause the Spatial Plan work programme until a decision is made on the regional deal proposal submitted by QLDC, CODC, and ORC anticipated by the end of June. If successful, this proposal may significantly influence how the Spatial Plan is developed going forward.</p> <p>This project is flagged Amber due to the delay to the overall programme timeframe caused first by the HBA and now by the regional deal proposal.</p>	<p>&gt; Otago Central Lakes has been selected as one of the three areas selected to progress with a Regional Deal. Building on the existing relationship with the Grow Well Whaiora Partnership, this is the next step in being able to partner closer with central government to address some of the significant challenges the subregion is facing. The Subregional Deal will have implications for the Grow Well Whaiora Partnership and the work programme for Spatial Plan Gen 2.0.</p> <p>&gt; It is likely the focus of the Spatial Plan Gen 2.0 will need to be broadened to include the subregion and this be undertaken in partnership with Otago Regional Council, Central Otago Regional Council, Kai Tahu and government.</p>	<p><b>Amber</b></p> 	QLDC, ORC





[www.qldc.govt.nz/your-council/major-projects/queenstown-lakes-spatial-plan](http://www.qldc.govt.nz/your-council/major-projects/queenstown-lakes-spatial-plan)