

IN THE MATTER of the Resource Management Act 1991 (**RMA**)

AND

IN THE MATTER of Private Plan Change 54 to the Operative District Plan
(**PC54**)

MINUTE 1 FROM THE HEARING PANEL

1. Pursuant to sections 34 and 34A of the RMA, Queenstown-Lakes District Council (**the Council**) has appointed hearing commissioners Richard Blakey (Chairperson) and Rachel Dimery to hear and determine the request by Northlake Investments Limited (**the Requestor**) for a change to the Operative Queenstown Lakes District Plan (**PC54**).
2. PC54 seeks to provide for an increase in the residential yield possible on part of the land within the Northlake Special Zone in Wanaka by up to 63 dwellings, and to provide a local road access connection to the Special Zone boundary with land known as Sticky Forest.
3. The hearing has been set down for three days commencing at 9.30am on **Monday 24 July 2023**. Directions relating to the exchange of evidence will be issued separately.

Preliminary matters

4. The Panel has received a strike-out application (**Application**) by the Peak View Ridge Lot Owners (**PVRLO**), an unincorporated group of landowners who reside on Peak View Ridge, Wanaka. PVRLO filed a further submission (Submission 35) in respect of the submission by WFH Properties Limited (**WFH**) (Submission 21) to the plan change.
5. The Application seeks directions from the Panel that the submission of WFH is struck out in its entirety.
6. The Application by PVRLO states that the WFH submission seeks relief that falls outside the scope of PC54. It has requested that a decision is made on the strike-out application in advance of the evidence exchange timetable to prevent unnecessary costs to the submitters (and Applicant).
7. The Panel has considered the Application, Submission 21, and the Further Submissions of PVRLO and the Requestor.¹
8. The Panel wishes to provide WFH with an opportunity to respond to the Application, to ensure it is appraised of all relevant matters before making a determination on the Application. The Panel also considers that it would be appropriate to allow the Requestor to provide a response to the Application should it wish to do so.

¹ Further submission 34, ref OS 21.1

Directions

9. The Panel directs that:
 - (a) WFH are to provide a response to the Application by 5pm on **Wednesday 17 May 2023**;
 - (b) The Requestor and any other submitter may respond by 5pm on **Wednesday 24 May 2023**, if they so wish;
 - (c) The Applicant (PVRLO) may provide further submissions or a response by 5pm **Monday 29 May 2023**;
 - (d) The matter will be heard on the papers; and
 - (e) All parties may seek any further directions they see fit.
10. The relevant documents are attached to this Minute as Appendices 1 – 4.
11. Any enquiries regarding this Minute or any other matters relating to the hearing should be directed to the Council's Planning and Development Technical Officer by email at Lynley.Scott@qldc.govt.nz.



Richard Blakey

Chairperson

9 May 2023

Appendices

- Appendix 1 WFH submission
- Appendix 2 PVRLO further submission
- Appendix 3 PVRLO strike-out application