

Queenstown Lakes District Council

Variation to Queenstown Lakes Proposed District Plan: Te Pūtahi Ladies Mile

Hearing Panel Minute: Response to memorandum of counsel for the Council dated 28 March 2024

- 1.1 In their memorandum of 28 March 2024 counsel for the Council asked:
- (a) At paragraph 9 whether our expectations are different to the approach the Council proposes to the collation of submitter comments. They are not; the Panel is happy with the Council's proposed approach.
 - (b) At paragraph 14 whether the Panel wished to alter the building heights plan at the western end to reflect the inclusion of the AHFT Extension Area.
- 1.2 In response to the question in 1(b) the Panel's comments are:
- (a) The graduated building height arose through the Masterplan process to integrate with surrounding (less developed) zones.
 - (b) GW and SE Stalker (71) sought an 5m height limit for the first row of houses and a 25m setbacks from their property boundary along the western edge. In the s42A Report the 25m setback was rejected and the 5m concept was accepted in part (with an 8m limit wrapped further around to include that boundary).
 - (c) In its submission AHFT sought (at paragraph 17(iii)) "to apply appropriate height limits over the Extension Area and on land currently in the western end of the Variation area to better integrate the urban form across the Variation area (including the Extension Area)."
 - (d) Our draft recommendation was to include the AHFT Extension Area and we also emphasised the importance of, where reasonable, maximising density. The Council has rightly asked what that means for the graduated building heights.
- 1.3 We consider that, and ask the Council to amend the Structure Plan to reflect:
- (a) The building height reductions at the western end with the inclusion of the Extension Area no longer serve the purpose they were designed for apart for along the Stalker boundary.
 - (b) We have scope under the AHFT submission to change the building heights at the western end to "better integrate urban form across the Variation area".
 - (c) Removing the western end graduated height limit, except onto the Stalker boundary, better reflects the inclusion of medium density on the AHFT land and enables the potential for greater density.
 - (d) Along the Stalker boundary an 8m height limit apply in a strip, at the same size as at present at the northern end of that boundary.
 - (e) Otherwise, the graduated height limits at the western end be removed and the standard medium density height limit applies.

1.4 We thank the Council for raising these matters and the Panel is available if the Council has additional questions this week.

David Allen, Gillian Crowcroft, Hoani Langsbury, Judith Makinson and Ian Munro.

Independent Hearing Commissioners

2 April 2024