

*These minutes were recorded.
Refer to Queenstown Lakes District Council website under Te Pūtahi Ladies Mile - <https://www.qldc.govt.nz/your-council/district-plan/proposed-district-plan/hearings/te-putahi-ladies-mile>*

MINUTES OF PROPOSED DISTRICT PLAN HEARING

Hearing of submissions and further submissions made on the Variation to the Queenstown Lakes Proposed District Plan: Te Pūtahi Ladies Mile

Minutes of Proposed District Plan Hearing heard by Independent Hearing Panel held the Crowne Plaza, Queenstown at 9.27am on Wednesday 13 December 2023.

PANEL

Commissioner David Allen (Chair) Hoani Langsbury, Ian Munro, Gillian Crowcroft and Judith Makinson

IN ATTENDANCE

Kate Woods (Legal), Lucy de Latour (legal) and Jeffrey Brown (Planning) for Council, Shelley Dawson Hearing Administrator.

PUBLIC

25 members of the public and 0 media

Recording 1: Te Pūtahi Ladies Mile – 13.12.2023

The Commissioner Chair David Allen thanked everyone for joining and opened the hearing.

9.27am The Anna Hutchinson Family Trust (Submitter #107) team continued presenting to the panel.

9.28am James Gardner-Hopkins for Glenpanel (Submitter #73) spoke to the Panel and noted the relief sought by his client regarding the ONF and zoning. He noted that for the purposes of the Hearing Glenpanel was withdrawing their request for the amendment to the extension of the zone boundary and shift of the ONF. Mr Gardner-Hopkins clarified that the UGB issue was still on the table (the issue of reservoirs). Mr Murray may speak to this later this afternoon. The Chair noted Mr Gardner-Hopkins comments and asked for an email copy of the withdrawal.

9.32pm Jason Bartlett (Transport) and Mr Don McKenzie (Transport) for Anna Hutchinson Family Trust presented to the panel and responded to questions from the panel.

The Chair asked for any proposed updates to the Structure Plan as discussed by the experts to be lodged by close of business Monday 18 December 2023 for the Panel to consider.

The meeting adjourned for a break at 10.45am and reconvened at 10.55am

Recording 2: Te Pūtahi Ladies Mile – 13.12.2023

The Chair outlined how they wished to hear the rest of the evidence from AHFT to keep the hearing to time

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10.57am Mr Winchester for Anna Hutchinson Family Trust noted that Mr Murray and himself were flexible with timing later in the afternoon

10.58am Julie Scott (Housing Trust) for Anna Hutchinson Family Trust presented to the panel and responded to questions from the panel.

Commissioner Munro requested that the Council team investigate in regards to the issue of housing affordability, how the proposed provisions could show discretion where arrangements had been entered into with organisations such as the Housing Trust.

11.03am The Anna Hutchinson Family Trust (Submitter #107) team continued presenting to the panel. Mr Winchester spoke to issues of density and the mechanics and architecture of the variation. He noted there was a risk of the variation becoming commercially unfeasible. Mr Winchester suggested conferencing around density ranges.

The Chair noted that the Panel would discuss this issue during the break at lunch.

11.06am Tim Church (Urban Design) for Anna Hutchinson Family Trust presented to the panel and responded to questions from the panel. Mr Winchester spoke to the issue of density to the Panel.

11.31am Joshua Leckie representing the Roman Catholic Diocese of Dunedin (Submitter #82) presented to the panel and responded to questions from the panel.

11.38am Alex Dunn (Planning) for the Roman Catholic Diocese of Dunedin presented to the panel and responded to questions from the panel.

11.40am The Anna Hutchinson Family Trust (Submitter #107) team continued presenting to the panel. Mr Winchester clarified points on density from the Trust's original submission for the Panel.

11.45am Bruce Weir (Urban Design) for Anna Hutchinson Family Trust presented to the panel and responded to questions from the panel. He noted that he will work with Mr Brown (Council) on errors and omissions in the proposed provisions.

12.07pm Rick Pettit (Submitter #5) presented to the panel and responded to questions from the panel.

The Chair noted that if the afternoon's submitters arrived early, that the hearing could potentially start earlier than the scheduled 1.30pm. They noted questions for Mr Winchester and Mr Murray (AHFT-Submitter #107) to consider before they spoke later this afternoon.

The meeting adjourned for lunch at 12.28pm and reconvened at 1.29pm

Recording 3: Te Pūtahi Ladies Mile – 13.12.2023

1.30pm Threepwood Farm Residents Association & Threepwood Custodians (Submitter #33) represented by Justin Crane presented to the panel and responded to questions from the panel.

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- 1.55pm Friends of Lake Hayes (Submitter #39) represented by Michael Hanff presented to the panel and responded to questions from the panel.
- 2.36m The Anna Hutchinson Family Trust (Submitter #107) team continued presenting to the panel.
- 2.37pm Werner Murray (Planning) for Anna Hutchinson Family Trust (Submitter #107) presented to the panel and responded to questions from the panel.

The Chair thanked Mr Murray and the AHFT team for their flexibility in speaking times. The Chair commented that they would leave organisation of further conferencing in the hands of the parties. He indicated that there may also be questions in writing to be circulated from the Panel for the AHFT experts.

- 3.11pm Mr Winchester for Anna Hutchinson Family Trust (Submitter #107) responded to questions from the panel. Mr Winchester confirmed that they would lodge written answers to specific questions from the panel.

Recording 4: Te Pūtahi Ladies Mile – 13.12.2023

- 3.15pm David Finlin (Submitter #101) presented to the panel and responded to questions from the panel.

The meeting adjourned for a break at 3.34pm and reconvened at 3.45pm

Recording 5: Te Pūtahi Ladies Mile – 13.12.2023

- 3.45pm Jim Robinson (Submitter #27) presented to the panel and responded to questions from the panel.
- 4.10pm Philip Blakely (Submitter #74) presented to the panel and responded to questions from the panel.
- 4.30pm Rosemary Crick (Submitter #123) presented to the panel and responded to questions from the panel.

Meeting adjourned at 4.57pm to reconvene on Wednesday 13 December 2023 at 9.30am