

These minutes were recorded.

*Refer to Queenstown Lakes District Council website under Private Plan Change 54 - Northlake
<https://www.qldc.govt.nz/your-council/district-plan/operative-district-plan/private-plan-change-54-northlake-hearing>*

MINUTES OF PRIVATE PLAN CHANGE 54 – NORTHLAKE

Minutes of Proposed District Plan Hearing heard by Independent Hearing Panel held at the Wanaka Community Hub, 34 McDougall Street Wanaka, Monday 24th July 2023.

PANEL

Commissioner Richard Blakey (Chair) and Commissioner Rachel Dimery.

IN ATTENDANCE

Alyson Hutton (Manager Policy Planning), Ian Munro (Planner), Mike Smith (Transport), Helen Mellsop (Landscape), Richard Powell (Chief Engineer), Kate Purton (Stormwater) Lynley Scott (P&D Technical Officer) and Shelley Dawson (Senior District Plan Administrator).

PUBLIC

One member of the public and no media.

Recording 1: Private Plan Change 54 – 24.07.2023.

Commissioner Blakey opened the hearing at 9:28 am. Commissioner Blakey provided an introduction to the hearing attendees. Then gave a brief background leading up to today's hearing. Commissioner Blakey explained that a site visit was completed yesterday.

9:31am Mr Warwick Goldsmith (Barrister) presented for the applicant Northlake Investments Limited and responded to questions from the panel.

10:20am Mr Marc Bretherton (General Manager – Winton) and Mr Goldsmith presented for the applicant and responded to questions from the panel.

10:35am Mr Alex Todd (Infrastructure) and Mr Goldsmith presented for the applicant and responded to questions from the panel.

The meeting adjourned for a break at 10:44am and reconvened at 11am

Recording 2: Private Plan Change 54 – 24.07.2023.

11:01am Mr Anthony Steel (Stormwater) and Mr Goldsmith presented for the applicant and responded to questions from the panel.

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11:21am Mr Stephen Skelton (Landscape Architecture) and Mr Goldsmith presented for the applicant and responded to the questions from the panel.

11:39am Mr Andrew Carr (Transport) and Mr Goldsmith presented for the applicant and responded to the questions from the panel.

12:23pm Mr Ian Munro (Planner for QLDC) sought answers to three questions about roading to the Panel for Mr Carr to respond; Mr Carr provided response.

Commissioner Blakey requested Mr Carr to provide clarification about QLDC requirements to consult on TMP's (Traffic Management Plan).

The meeting adjourned for a lunch break at 12:30pm and reconvened at 1:29pm

Recording 3: Private Plan Change 54 – 24.07.2023.

1:30pm Submitter 28 Mr Ian Greaves (Kiomoko No 3 Limited Partnership) spoke to his submission and answered questions from the Panel.

1:42pm Mr Andrew Carr (Transport) spoke to the panel clarifying requirements about public consultation and Traffic Management Plans.

1:47pm Mr Geoff Brown (Planning) presented for the applicant and responded to questions from the panel.

2:17pm Applicants case completed presentation. Council's experts commence their presentation to the panel.

2:20pm Ms Kate Purton (Stormwater) presented for Council and responded to questions from panel.

The panel are considering the option of addressing stormwater issues as Assessment Matters in section 12 (as proposed by Jeffrey Brown (Planning – NIL)), as an alternative to a rule in either section 12 (as proposed by Ian Munro (S42A)) or section 15.

Ms Purton to respond to Commissioners with her proposed changes to Jeffrey Brown's proposed text under 15.2.12.3 Assessment Matters for Consents.

2:48pm Richard Powell (Chief Engineer - QLDC) presented for Council and responded to questions from the panel.

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2:58pm Helen Mellsop (Landscape Architecture) presented for Council and responded to questions from the panel.

The meeting adjourned for the day at 3:15pm to be reconvened on Tuesday 25th July 9:30am 2023