

These minutes were recorded.

Refer to Queenstown Lakes District Council website under Urban Intensification Variation - <https://www.qldc.govt.nz/your-council/district-plan/private-plan-change-1-the-hills-resort-zone/>

MINUTES OF PROPOSED DISTRICT PLAN HEARING

Hearing of submissions and further submissions made on the Variation to the Queenstown Lakes Proposed District Plan: Private Plan Change 1 - The Hills Resort Zone.

Minutes of Proposed District Plan Hearing heard by Independent Hearing Panel held at The Crowne Plaza Hotel, Queenstown: Tuesday April 14th, 2026.

INDEPENDENT HEARING PANEL

Dr Lee Beattie (Commissioner Chair) and Lisa Mein (Commissioner)

IN ATTENDANCE

Craig Barr: Planning Expert, Bridget Gilbert: Landscape Architect, Thaddeus Ryan: Legal Counsel.

Rebecca Wolt: Counsel for Applicant, Emma Hill: Applicant, Chris Day: Noise Expert, Jeff Brown; Expert Planner, Yvonne Pfluger: Landscape Expert and Brett Thomson: Master Planning.

3 Public and No Media

Recording 1: Private Plan Change 1 – The Hills Resort Zone – 14.04.2026.

Applicant and Experts Presented to the Independent Hearing Panel.

Commissioner Beattie opened the hearing at 10:58am. Commissioner Beattie introduced the panel and hearing staff. Then gave a brief background leading up to today's hearing.

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| 11:03am | Applicant Counsel Rebecca Wolt presented and responded to questions from the panel. |
| 11:30am | Applicant Emma Hill presented and responded to questions from the panel. |
| 11:38am | Applicant Counsel Rebecca Wolt presented and responded to questions from the panel. |
| 11:41am | Brett Thomson Master Planner for the Applicant presented and responded to questions from the panel. |
| 11:52am | Applicant Counsel Rebecca Wolt presented and responded to questions from the panel. |
| 11:55am | Yvonne Pfluger: Landscape Expert for the Applicant presented and responded to questions from the panel. |
| 12:12pm | Chris Day: Noise Expert for the Applicant presented and responded to questions from the panel. |

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The meeting adjourned for Lunch at 12:28pm and reconvened at 1:30pm

Recording 2: Private Plan Change 2 – The Hills Resort Zone – 14.04.2026

1:30pm Jeff Brown: Planning Expert for the Applicant presented and responded to questions from the panel.

1:43pm Applicant Counsel Rebecca Wolt presented and responded to questions from the panel.

QLDC Counsel and Experts Presented to the Independent Hearing Panel

1:44pm Thaddeus Ryan: Legal Counsel for QLDC presented and responded to questions from the panel.

Recording 3: Private Plan Change 2 – The Hills Resort Zone – 14.04.2026

2:15pm Bridget Gilbert Landscape Architect Expert - presented and responded to questions from the panel.

2:18pm Craig Barr Planning Expert - presented and responded to questions from the panel.

2:40pm General discussions regarding location of Trail Trust and referencing the plans provided by Applicant.

Meeting adjourned at 2:44 pm to be reconvened on Wednesday 15th of April 2026 at 9am