

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

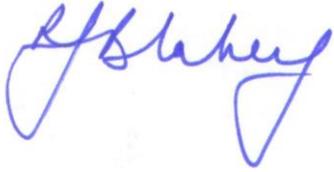
AND

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

MINUTE 4 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 was held on 24 and 25 July 2023.
4. The Hearing Panel acknowledges receipt of the response memoranda from Council officers (dated 26 and 27 July 2023) and the Closing Submissions made on behalf of the Requestor (dated 4 August 2023).
5. The Hearing Panel is now considering whether it can close the hearing. Before doing so, it has determined that there is a minor matter of clarification for which it seeks the advice of the planning adviser for the Requestor, Mr Jeffrey Brown in the first instance. The Panel's query is as follows:
 - (i) The proposed amendment to Zone Standard 12.34.4.2.iv (Building Height) at (a), relating to 'flat sites', is to stipulate a maximum height of 401.5m above sea level.
 - (ii) At (b), relating to 'sloping sites' (where ground level is greater than 6 degrees, or 1:9.5), the height limit would remain at 7.0m above ground level.
6. From observations during the Panel's site visit, it appears at least possible that land in the upper (northern) part of proposed Activity Area B6, if not terraced and retained, may be able to rely on the higher standard under (b), rather than (a).
7. The Panel would therefore be assisted by Mr Brown providing an indication of whether, in his view (but informed by Mr Munro for the Council as necessary), Standard 12.34.4.2.iv(b) could apply to the land (and any reasonably envisaged development of that land), and if so, whether an amendment to this standard is required.
8. A response on this matter is sought by 12pm Wednesday 9 August 2023 if possible.

9. 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@gldc.govt.nz.



Richard Blakey

Chairperson

7 August 2023