

20 June 2022

Northlake Investments Limited  
C/- Marc Bretherton  
PO Box 250  
Wanaka 9305

**Private Plan Change 54 – Northlake**

Tēnā koe Marc

Your request for comment on the Private Plan Change request for Northlake refers. I respond for Aukaha Limited, which represents Te Rūnanga o Moeraki, Kati Huirapa Rūnaka ki Puketeraki, Te Rūnanga o Ōtākou and Hokonui Rūnanga – all of whom hold shared mana whenua interest in the Wānaka area (along with Murihiku rūnanga).

I have consulted with the Otago rūnaka and can respond as follows:

1. Sticky Forest access – kā rūnaka are supportive of the provision of access to the Sticky Forest land block as part of this plan change, to expedite future use of this land by beneficial Ngāi Tahu owners. This support is based on the access being of sufficient size to accommodate potential future traffic movements from this adjacent land – i.e. sized as a collector rather than a local road.
2. Expanded development – kā rūnaka reserve position on the expanded development as part of this plan, i.e. change into area B6, consequent reduction of E1, removal of the building restriction area. Kā rūnaka have not had time to fully understand these changes and retain some concern that this residential expansion may limit future uses of the Sticky Forest land. This may be the subject of a future submission.

The other thing to note is that your response (at 6.1) to the Queenstown-Lakes District Council's RFI, regarding consideration of iwi management plans, does not include consideration of the Kāi Tahu ki Otago Natural Resource Management Plan 2005.

Yours sincerely,



Michael Bathgate  
Senior Planner