

**BEFORE HEARING COMMISSIONERS  
IN QUEENSTOWN | TĀHUNA ROHE**

**UNDER THE** Resource Management Act 1991 (“**Act**”)

**IN THE MATTER OF** a variation to Chapter 21 Rural Zone of the Proposed Queenstown Lakes District Plan, to introduce Priority Area Landscape Schedules 21.22 and 21.23 (**PA Schedules**)

**AND IN THE MATTER OF** a submission on the PA Schedules

**BETWEEN** **THE MILSTEAD TRUST**  
Submitter

**AND** **QUEENSTOWN LAKES DISTRICT COUNCIL**  
Planning authority

**STATEMENT OF EVIDENCE OF MARK TYLDEN**

*Before a Hearing Panel: Jane Taylor (Chair),  
Commissioner Peter Kensington and Councillor Quentin Smith*

**Introduction**

1. My name is Mark Tylden.
2. The Panel has directed, in respect of lay evidence:
 

Written lay evidence should identify and address the key issues of concern, identify and address any relevant matters identified in the s42A report and in s32AA of the RMA ... and, where appropriate, provide specific District Plan drafting (i.e., proposed or alternative rules, assessment matters and so on) for the Hearing Panel to address their concerns.
3. The Milstead Trust has engaged Ms Nicola Smetham and Mr Blair Devlin to give expert evidence on its behalf, and they will address the technical matters.
4. The purpose of this lay evidence is to give short direct “personal” evidence, on behalf of the Milstead Trust and its beneficiaries, who are “people” and part of the “community”. This follows a quick review of the joint witness

statements (released yesterday) which do not appear to address a key matter of concern to me.

### **Background**

5. The Milstead Trust owns the land known as Glenpanel Homestead. The landholding extends up into the Slope Hill ONF. The Milstead Trust is essentially a family trust, with family living at the existing homestead. So we know a lot about the current environment, how we use the property, and what our future aspirations are.
6. My background is in International Oil and Gas Exploration and Production – specifically Deepwater Subsea Engineering on large and complex projects. I have held a number of senior roles in major projects, including as lead engineer, principal engineer and in senior management.
7. I draw on all these experiences for my evidence, but confirm that the evidence is given on behalf of the Milstead Trust and I am authorised to give this evidence on its behalf.

### **Concerns**

8. I have a very personal connection with the land. As mentioned, the existing Glenpanel Homestead is the family home, which the family farms.
9. As part of the intended development, including that envisaged under the current SPP Variation process, the historic Glenpanel Homestead and its immediate grounds is intended to be opened to the public in some way. We already hold a consent for it to be used as a café, but it could become a function centre, wedding venue, art gallery, or similar, supported by mixed use and residential development in the immediate and wider vicinity. Having community facilities around the Homestead will be positive for the surrounding areas of the Mile, particularly as more development occurs into the future.
10. However, this outcome will mean that we will have to leave our current family home. We wish to stay on the land, however, and continue to farm it. That will only be possible if we are able to develop a farm dwelling part-way up Slope Hill.

11. From what I have seen, its ONF status is a significant impediment to this, and the landscape scheduled will reinforce this. If they do, then that will render the balance of the Milstead Trust's land (which will be separated from the land to be developed for public good) incapable of reasonable use. If we cannot live on the land, it will not be practicable for us to farm it. It will become some sort of de facto scenic reserve for the public to appreciate, but which they will not have paid for, and in respect of which we will still be expected to maintain, pay rates for, etc.
12. This is a significant, and undue, interference in private property rights.
13. I say undue, because to normal people – the people who live in the community – the Slope Hill ONF is not a sacred feature that should not be used. Normal people might appreciate it as a pleasant, mostly open, green hill, but people do not stop to pause and look at it because it is a breathtaking sight (unlike, say the Remarkables). I understand that the importance of landscapes and features should be informed by the community's views of them. The community does not value this ONF to the same extent as many others.
14. The only way to protect the ONF in the long term, is to allow its reasonable use. Or, if the Council wants it as a scenic reserve, then it should acquire it as one.
15. I am passionate about these matters, wish to speak further on them at the hearing.

**13 October 2023**

**Mark Tylden**