

**BEFORE AN INDEPENDENT HEARING PANEL
APPOINTED BY QUEENSTOWN LAKES DISTRICT COUNCIL**

UNDER THE Resource Management Act 1991
IN THE MATTER of a Variation to the proposed Queenstown Lakes District Plan (Te Pūtahi Ladies Mile) in accordance with Part 5 of Schedule 1 to the Resource Management Act 1991

**AFFIDAVIT OF WERNER MURRAY REGARDING COUNCIL'S SUBMISSIONS AND
RIGHT OF REPLY REPORT**

AFFIRMED: 5 February 2023

Counsel acting:
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I, **WERNER MURRAY**, resource management planner, of Cromwell, truthfully and faithfully declare and affirm that:

Qualifications and experience

1. I hold the qualifications and experience as previously stated in my written brief of evidence dated 20 October 2023.
2. The purpose of this affidavit is to provide a record of the engagement undertaken by, and on behalf of, the Anna Hutchinson Family Trust (**AHFT**) with the Council in respect of the Queenstown Lakes District Plan Te Pūtahi Ladies Mile Masterplan (**Masterplan**) process and other Council-initiated processes, which led to the Te Pūtahi Ladies Mile Plan Variation (**Variation**) that is now subject to the current Streamlined Planning Process (**SPP**). The Council in its legal submissions in reply, and planning evidence in reply has called this engagement into question.
3. While the Council's right of reply submissions and s42A report focus on the Masterplan process, the inference that I have taken from the factual statements about AHFT's involvement and engagement with the Council prior to the notification of the Variation is that Mr Winchester on behalf of AHFT had misrepresented or overstated the efforts that AHFT had made with the Council in various processes with a view to having its land identified as appropriate for urban rezoning or development.
4. In particular, the Council raised the issue under the heading "Prior communication with the Council and AHFT involvement in prior processes" at paragraph [64] (in particular at sub paragraph (a) and (b) of its reply submissions. Paragraph [64](a) states: in terms of the Masterplan process that preceded the TPLM Variation, AHFT was not a submitter in relation to that process and no online feedback was provided. This is then restated in Paragraph [79](b).
5. The s42A report in reply also addresses these issues in paragraphs [19.1] – [19.5]. Based on my own knowledge and involvement in prior processes, I consider that the information provided to the Panel about prior



engagement by the AHFT is fundamentally incorrect and inaccurate, and therefore misleading. From my perspective, and based on the information that I outline below, the concerns expressed by Mr Winchester to the Hearing Panel about the Council's failure to properly engage with AHFT over a period of years preceding the notification of the Variation were both factually correct and justified.

6. I attach as an Exhibit Bundle a number of documents that I refer to, which I have had paginated and will refer to those page numbers where appropriate.

Code of conduct

7. While this affidavit primarily addresses factual matters, of which I have direct knowledge (or have seen or been send documentation in respect of), I confirm that I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2023 and confirm that I have complied with it in preparing this evidence. I confirm that the matters addressed in this evidence are within my area of expertise, except where I have indicated that I am relying on others' opinions. I have not omitted material facts known to me that might alter or detract from my evidence.

Response – initial engagement on the Masterplan with Council

8. Firstly, it is important to understand that the Council split its Masterplan consultation into two consultation pools, Pool 1, being invite only meetings; and Pool 2, being wider anonymous public consultation. My understanding is that Masterplan involved a process conducted by the Council under the Local Government Act 2002 (LGA) in order to provide a basis for its subsequent actions under the Resource Management Act 1991 (RMA).
9. Pool 1 was limited to persons who owned land on Ladies Mile and who were contacted directly and invited to comment on the Masterplan. AHFT was not invited to those meetings, despite part of its land being clearly included within the focus area within the Ladies Mile Te Putahi Masterplan Establishment Report February 2020 [Exhibit 001], which initiated the Masterplan process. While the Council's information stated that detailed



assessment of the land within the focus area *would* be undertaken (and that land outside that area *might* also be assessed), the Council did not in fact directly assess the AHFT land as part of Pool 1. That meant that the AHFT could only participate in the public sessions which I further describe below.

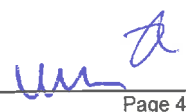
10. In respect of Pool 2, the public sessions, Bruce Weir¹ and myself, along with more than 50 other people² from the community, attended the open day that the Council had at the Shotover Primary School on 12 November 2020. This was the very first public consultation day held for the Masterplan. This shows that AHFT did in fact engage with the Masterplan process from the start and directly contradicts Mr Brown's statements at [19.3] and [19.4] of his s42A right of reply report.
11. At the open day, we spoke to Bruce Harland of the Ladies Mile Consortium as we understood him to be the project lead. Bruce Harland informed Bruce Weir and myself that the Council had a defined area and were not going to expand that area to include land at Lower Shotover. My very clear recollection was that Bruce Harland made a strong point of saying that there was a defensible edge, and that they Council would not be including any land outside of that defensible edge. I am surprised the Mr Harland has advised Mr Brown that he does not recall the AHFT land being raised during the public consultation phase, as stated at paragraph [19.4] of the s42A right of reply report. Bruce Weir was present and can confirm this conversation if need be.
12. While we were at the consultation day, we also spoke with Christine Edgely to get an idea of the planning thinking behind the proposed masterplan, as well as with Liz Simpson of QLDC. Again, this discussion is at odds with what Ms Edgely appears to have advised Mr Brown and is recorded in paragraph [19.4] of this right of reply report.
13. I have attached an email from Bruce Weir to the some of the AFHT team sent on 12 November 2020, sent later in the day of the open day **[Exhibit**

¹ I have confirmed that Bruce Weir arrived on NZ615 from Auckland on 12 November at 9.30am and returned back to Auckland at 6.:30pm.

² Section 3 of the Te Pūtahi Ladies Mile Engagement Summary Report Public Consultation - Draft Masterplan Diagrams 18 December 2020.

002]. This sets out Mr Weir's immediate thoughts and recollections, which I agree with.

- 14.** I have also attached a further email dated 16 November 2020 from Bruce Weir the wider AHFT team providing a summary of the open day meeting **[Exhibit 004]**. This email outlines in more detail Mr Weir's recollection of the open day meeting and interactions with the QLDC staff, and key take-outs. I can also confirm that his email dated 16 November 2020 is also consistent with my recollections.
- 15.** Mr Weir's email also corroborates the QLDC summary **[Exhibit 5]**. that the meeting was well attended and busy. Mr Weir also quite clearly lays out the resistance that we had from Council staff and consultants present at the open day. I note this is despite the Council previously issuing a resolution that included part of the AHFT land as being within the focus area, as referred to earlier. However, my honest assessment after the open day meeting was that there would be no focus on the AHFT land if the Council alone was to advance the Masterplan i.e. there was "no appetite" for the inclusion of the land.
- 16.** Once Bruce Weir and I left the open day we made preparations to lodge a submission on the Masterplan. Bruce Weir did so on 16 November 2020, and therefore became a submitter for AHFT into the Masterplan process on that day. I have attached an email between Bruce Weir and AHFT dated 17 November 2020 **[Exhibit 13]**, confirming that he made a submission including the confirmation email from Council notifications@engagementhq.com of the acceptance of his submission. I therefore cannot understand why the Council has, in the right of reply legal submissions and report, stated that there is no record of anyone promoting the AHFT land during the open days, no submission seeking a zone extension over the AHFT land on the draft variation when it and the draft masterplan were notified for submissions, and that no on-line feedback was received.
- 17.** I have also attached the Council's summary of submissions and highlighted Bruce Weir's submission **[Exhibit 016]**. This confirms his submission clearly



stated in response to the Question: *Is there anything you dislike about your preferred choice?* Answer: *Excludes the Lower Shotover area which is critical to getting better PT and pedestrian linkages.* It also talked about connections to Quail Rise and SH6 at the western end. This as it turns out is at the heart of the AHFT case, and it was submitted to the Council on the 4th day of public consultation. I consider that the issue of an extension of the future zone to include the AHFT and other nearby land was very clearly “on the radar” and that this should have been evident to the Council and its consultants.

Further engagement on the Masterplan

- 18.** Paragraph [64](b) of the Council’s legal reply states:

Counsel understands that the planner for AHFT did approach Council staff members in July and August 2022 to discuss whether the AHFT land could be included in the TPLM Masterplan. However, this was after the Council adopted the amended Masterplan, the Variation provisions, and gave approval to make an application to the Minister to undertake a Streamlined Planning Process for the Variation (which occurred at a full Council meeting on 30 June 2022).

- 19.** This is incorrect.

- 20.** I have identified the meetings that I have had on behalf of AHFT with Council Staff below (prior to the July and August 2022 dates identified in the Council’s legal submissions).

- 21.** *28 January 2021 to 10 February 2021:* After the Masterplan open days, Bruce Weir and I had a meeting with Simon Battrick. The reason for this meeting was that our instruction from the AHFT was for us to keep an open mind in relation to the Masterplan (ie. not to write it off yet). Bruce Harland had said at the open day that there would be certain uses that would unfortunately miss out on land in the masterplan due to the size of the land and the need for community services, as well as housing and commercial land uses. We went to speak to Simon Battrick to see if he knew of any uses

that would benefit from locating on the AHFT land. I attach email correspondence with Mr Battrick confirming these matters, dated 28 January 2021 [Exhibit 020], and 2 February 2021 [Exhibit 017].

22. From around March 2021 the engagement that we had with the QLDC was about not only the Ladies Mile Masterplan but also the Spatial Plan, as consultation about the QLDC Spatial Plan started about then, with a submission going into the QLDC Draft Spatial Plan on 19 April 2021 [Exhibit 022]. As AHFT has raised before, the Spatial Plan originally included its site, so it was strange despite this that it was not being considered as part of the Masterplan process going on at the same time. It was not as if, say, the Masterplan team decided to reject inclusion of the AHFT site once it was excluded from the Spatial Plan. They just never seem to have wanted to include the site or otherwise simply failed to give it any thought or consideration, notwithstanding the efforts that the AHFT team had made to advance the urban development or rezoning of the land with the Council.

Engaging with Minister Parker

23. In terms of significant dates and events mentioned in paragraph 64(b) of the Council's legal submissions in reply, there is also mention of the QLDC's application to the Minister to direct the SPP for the Variation.
24. AHFT in fact wrote to Minister Parker seeking direction from him on 22 December 2022 [Exhibit 049], which was before he made a decision to direct the SPP (which was confirmed in the 30 March 2023 Gazette Notice). The reason that AHFT wrote to Minister Parker was out of frustration at the Council having apparently ignored its efforts to have its land recognised and included in the Masterplan. AHFT thought that the Minister might be able to direct, or include in his statement of expectations, that the Council to consider additional land for inclusion in the Variation such as the AHFT land, which it identified in its letter.
25. The Minister responded on the 16th of February 2023 [Exhibit 054]. While he did not agree that he could consider the substance of or expanding the Variation as part of his SPP decision, he stated, if the SPP were directed, that:



... there will be an opportunity to submit on the Plan Variation raising your concerns. I encourage your continued engagement with QLDC as they are the council responsible for the proposed Plan Variation.

26. There is another point that is worth noting, which is the Council's apparent position that it could not do anything in terms of considering the AHFT land further after the Masterplan was adopted, and that effectively the AHFT had missed the boat because it had failed to engage through the Masterplan process. While I have already identified that the failure to engage suggestion is materially incorrect, I am also concerned at how the Council has advanced its understanding of its statutory role, which is consider potentially misleading. For example, Mr Brown states at [19.4] of his right of reply "*The approaches after the formal ratification and after the formal notification were too late for the Council to recognise the AHFT land in the original s32 (which was completed prior to June 2022)*". The Council's legal submissions in reply also make similar claims in paragraphs [64](b) and [64](e).
27. As I have noted earlier, the Masterplan was a LGA process. While Mr Brown refers to the "original s32", it was not a s32 report prepared for an RMA process, but rather was an analysis for a LGA decision which was based on s32 of the RMA. The Council adopted the Masterplan on 30 June 2022 and then sought a SPP direction from the Minister, which they duly received (Gazetted on 30 March 2023). In my view, the RMA process commenced after the SPP direction was made, and the Council should have both reconsidered and updated its actual section 32 report in support of the notified Variation (publicly notified on 27 April 2023) to address any new information or changes in circumstances.
28. I maintain my view that the Council's failures to address the AHFT land in the Masterplan are inexplicable given the factual circumstances identified. But I also believe that the Council's apparent view that its hands were "tied" after the adoption of the Masterplan is incorrect and reflects bad practice. The Council knew about and ought to have explained why it had excluded



the AHFT land and other land to the west of Lower Shotover Road in its actual section 32 report in support of the notified Variation. Instead, the Council and its legal counsel have placed considerable reliance on the lack of section 32 analysis of the AHFT land to support their position on scope (when the issue was well known to the Council and could have been addressed in an updated s32 assessment – even if to exclude it).

29. In my view, while the Council's reasons for the lack or recognition of the AHFT land in the Masterplan and Variation are factually incorrect, the issue here involves a direct failure of the Council and its consultants to do their jobs properly and thoroughly through both the Masterplan and as part of the preparation for notification of the Variation.

Engagement with the Queenstown Lakes Community Housing Trust (QLCHT)

30. As the Panel will be aware, AHFT has had extensive engagement with the QLCHT. This was because AHFT wanted to be part of the solution to Queenstown's housing crisis and are seeking to deliver affordable housing. This engagement strategy however did not involve only QLCHT, but also included engagement with the Council on affordable housing and the AHFT land. Throughout November 2022, AHFT and the QLCHT engaged with key Council staff members to try to gauge what the best process would be for advancing a change of use on the AHFT land.
31. I have included emails and meeting notes from the QLCHT between 17 November 2022 [Exhibit 056], 18 November 2022 [Exhibit 058], and 24 November 2022 [Exhibit 061], that relay the conversations that were had with key Council staff. I was fully aware of these discussions and was actively involved in developing and implementing the engagement strategy with Julie Scott. This included options around submitting into the SPP, but also the Spatial Plan and (at that time) the future Spatial Plan 2.0. At that time, the Council noted that there would be issues to address but were neutral on a SPP submission. It was suggested that AHFT should talk to the Council about a submission on the SPP (this occurred on 9 December 2022



as described in paragraph 40), and importantly did not ever suggest that there was no jurisdiction, such that the AHFT should not make a submission.

More on the Spatial Plan engagement

32. Paragraph 64(c) of the Council's legal submissions in reply states:

It is acknowledged that AHFT did lodge a submission on the Spatial Plan in 2021. However, importantly the Spatial Plan does not include the AHFT land. The relevance of the Spatial Plan in terms of the scope issue is also addressed further below.

33. I have identified the meetings and correspondence in relation to the above sub paragraph that I had on behalf of AHFT with Council staff below:

- (a) 31 March 2021 email to the Council [**Exhibit 065**]; and 13 April 2020 meeting with the Council regarding [**Exhibit 067**]: Pre-application *resource consent* meeting with the Council to discuss AHFT land and the implications of being included within the draft QLDC Spatial Plan;
- (b) 6 April 2021: Email correspondence with Caroline Dumas in relation to the QLDC Spatial Plan [**Exhibit 068**];
- (c) 19 April 2021: Submission to QLDC Spatial Plan [**Exhibit 022**].

34. This correspondence demonstrates that the AHFT land was originally included within the QLDC Spatial Plan. This led the project team to put more effort into the Spatial Plan process to confirm its inclusion rather than the Masterplan process, given that the Masterplan team had made it clear that they had little interest in contemplating any extension to accommodate the AHFT land.

35. As has been explained, the AHFT site was ultimately excluded from the Spatial Plan, but without any expert evidence supporting its exclusion. In hindsight, AHFT probably should have challenged that decision, as it no doubt compounded the Masterplan team's earlier inclination to exclude the AHFT site from that process. However, judicial review of a non-statutory



process (in the sense of the Spatial Plan having no particular statutory status), was seen at the time as an extreme step, which AHFT did not wish to take as they wanted to keep trying to work with the Council rather than litigate. AHFT also expected to be able to make a submission on the Variation that would ultimately result from the Masterplan process, and so did not think it had no other opportunity remaining.

36. It is also particularly relevant to understand, as can be seen from the above timelines, that the Masterplan and the Spatial Plan processes crossed over. During this time the AHFT consultant team made considerable and concerted efforts to engage with the Council between the Masterplan process, the resource consent team, and the Spatial Plan team to try and work out what the best course of action would be to have an opportunity to advance the rezoning or further development on the AHFT land. It is simply not credible to suggest that the Masterplan team were oblivious to all of the efforts by AHFT to have their land considered. Certainly, enough people at the Council knew of AHFT's wishes that the "Council" knew, and should have instructed the Masterplan team to look at it.

Later engagement with the Masterplan Team

37. Paragraph 64(e) of the Council's reply states:

Counsel is unaware of any desire to engage with Council or its experts prior to the notification of the TPLM Variation. After receiving submissions, the planner of AHFT contacted Brown and Company to see if there was information supporting their submission to inform the s42A Report assessment, however the sharing of information did not eventuate.

38. This is again, incorrect. I note that the SPP Variation was notified on 27 April 2023.
39. On 16 August 2022, I had email correspondence with Anita Vanstone and Liz Simpson stating that I had tried to engage with the Masterplan process and the Spatial Plan process [Exhibit 069]. I also re-iterated that the AHFT were keen to work collaboratively with the Council. I informed the Council



at that stage that Bruce Harland had said that he would not consider the site as it was out of scope, but noted that there would likely be uses that would not find a home on Ladies Mile, due to space constraints and competition for that space.

40. The above email correspondence resulted in a meeting with QLDC (Tony Avery, Anita Vanstone, and Alyson Hutton) on 9 December 2022. My recollection of this meeting is that Council acknowledged that there had been a difficult path and also stated that it could be because the AHFT land is out of sequence. However, I distinctly recall that in terms of potential future processes it was stated that a submission should be made into the Te Pūtahi Ladies Mile SPP Variation process by the AHFT as a formal submitter.
41. Further engagement via email on 12 December 2022 addressed questions of housing supply and partnering with the Queenstown Lakes Community Housing Trust in the AHFT proposal [Exhibit 071].
42. Further, to set the record straight, I note that I engaged with Mr Brown before submissions closed – not after as stated by Wynn Williams. In my correspondence with Mr Brown, on the day that the Variation was notified on 27 April 2024, I informed Mr Brown that I had been in contact with Council staff who suggested that I let Mr Brown know that I was preparing a submission [Exhibit 073].
43. Accordingly, as has been demonstrated multiple times above, AHFT have been engaging with Council since November 2020 at multiple points of contact as well as through the formal SPP Variation process once notified. This factual record both addresses and in my view completely undermines the suggestions in paragraph 79(b) of the Council’s legal submissions in reply about the AHFT land not being “in the public arena”. The only reason why such a suggestion can be maintained is due to the conduct of the Council and its consultants, rather than a lack of effort or application by the AHFT team. There is no reasonable basis for the Council to suggest that the relief sought by the AHFT is either a surprise or involves a belated effort at the end of the statutory process.



44. As a side note, AHFT is still engaging with the Council on the Spatial Plan 2.0 and I made a submission, and also made enquiries on 28 June 2023 into how this process would be run in correspondence [Exhibit 074].

Closing remarks

45. The question of AHFT's and my involvement and engagement with Council over time in respect of inclusion of the AHFT land never occurred to me to be in dispute. Accordingly, I did not address the above matters in detail as part of my evidence. I also considered Mr Winchester's oral submissions and concerns expressed to the Hearing Panel on behalf of the AHFT (which appear to have provoked the Council's right of reply responses) to be entirely fair and accurate, based on my knowledge and understanding of the facts. Given however the Council's reply legal submissions and s42A reply which seek to revisit and mischaracterise this history, I have taken the time to refresh my mind as to the "process" for AHFT with the Council which has spanned over three years.
46. Overall, I think it is fair to say that AHFT has made significant and ongoing efforts to engage with the Council for its inclusion as part of the Spatial Plan, Masterplan and ultimately the SPP Variation (with the first two matters in particular overlapping in time). In my opinion, it has been far from any sort of fair or open-minded process from the Council's side. AHFT has consistently raised the same sort of issues that it raised in its formal SPP Variation submission (and its evidence, etc), right back from the first days of public consultation on the Masterplan in 2020.
47. Yet the Council has never, until it was required to respond through the SPP Variation process, engaged with AHFT in any meaningful way. While it still protests jurisdiction (including on the basis that AHFT did not ever bother raising its issues with the Council before the SPP process – which my affidavit shows is completely incorrect), its experts have essentially agreed with AHFT's position on the merits. It is incredibly frustrating that if the Council had engaged constructively on the merits earlier, then all the issues as to scope would have evaporated, and AHFT could have worked with the Council collaboratively on the finer points of detail.

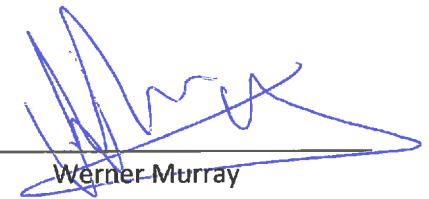


Affirmed at Queenstown)
This 5th day of February 2024)
before me:)



Solicitor of the High Court of New Zealand

Jamie Alan Apiata Robertson
Lawyer
Queenstown
New Zealand



Werner Murray

6 Geographic Scope

6.1 Area of focus and influence

The **Area of Focus** identifies where the primary focus for most of the initiatives, projects and key activities that will be as part of the Masterplan. This is largely the undeveloped area of Ladies Mile to the north and south of SH6. Queenstown Community Club has been excluded from the area of focus.

The **Area of Influence** identifies the area that will have a direct influence on the masterplanning process. Any development within the Ladies Mile Area of Focus will have to keep the Area of Interest front of mind throughout the process. A Masterplan that doesn't adequately consider the relationship between the areas of influence and focus will struggle to gain community buy-in.



Figure 9: Ladies Mile Area of Focus and Influence

EXHIBIT NOTE

This is the annexure marked "Exhibit Bundle" referred to in the affidavit of Werner Murray and sworn at Queenstown this 7th day of February 2024 before me:

Signature _____
Solicitor of the High Court

Jamie Alan Apiata Robertson
Lawyer
Queenstown
New Zealand

From: Bruce Weir <brucew@weir-associates.co.nz>
Sent: Thursday, November 12, 2020 8:16 PM
To: Werner Murray <wmurray@propertygroup.co.nz>; Quinn McIntyre <gmcintyre@propertygroup.co.nz>; Brad McLeay <BMcLeay@propertygroup.co.nz>
Subject: Ladies Mile - Draft Masterplan response

Gents

What an enlightening afternoon – great catching up. Back to Auckland lockdown 😊

Werner – was I correct we have until COB Monday to submit a response on-line?

My general comments for Mark and the Hutchinsons on the Ladies Mile Master Plan (LMMP) are:

- Lack of commerciality about the various options
 - Commercial / mixed use needs density
 - High density development is risky and specialized
 - Who's paying for this?
 - Can't pay from rates because Council is effectively broke
 - CCO /SPV's can fund but require a commercial ROR – where's this work?
 - Numerous one-sided main roads = expensive and unviable
 - Poor understanding of achieving synergistic (value add) outcomes
 - Slope is good for achieving density and legibility
 - Views = value
 - Can get smaller sites through undercroft parking
- Limited consideration of context (ie what about Slope Hill?)
 - Recent EC decisions? Bottom of hill has already been breached
 - Quail Rise – special zone
 - Use of development to create a defensible edge
- Impact of NZTA baselines for Ladies mile highway
 - How many full crossings?
 - Simply don't believe the number proposed (certainly not are all proposed full intersections, so what are they?)
 - Pedestrian crossing solution
 - Underpass? Overbridge?
 - Ramping requirements?
 - Park & Ride?
- What about Mark's entry and consents? Not leveraged
- Places development on land that can't realistically be developed (ie Jim Bolts) - rooky mistake that skews options / recommendations
- Generally
 - I would say not best practices urban design (legibility, wayfinding, CPTED)
 - Doesn't deliver 'added-value outcomes for Queenstown – “where's the wow factor?” exemplar
 - Proposed patterns undermines the objectives of
 - A defensible edge up Slope Hill, and;
 - A vibrant mixed use centre

Moving forward:

Murray Exhibit 002

1. Mark Tylden
 - a. Submission
 - b. Concept plan – demonstrate how his development can deliver exemplar outcomes
 - c. Engage directly with MoE for pre-sale
2. Hutchinsons – submission based on:
 - a. Inclusion in urban boundary unlikely (and potentially undesirable), however...
 - b. QLDC missing a vital component in their planning tool-kit. Peri-urban or semi-rural overlays
 - i. Lifestyle subdivision is simply a pre-cursor to future urban development – does not protect landscape or economy
 - ii. Urban development permitted in close proximity to urban areas based on the 'capacity of the land to accommodate development'
 - c. Any LMMP is therefore flawed without acknowledging / addressing this

Comments on draft options

Option A

- Fundamentally flawed by showing Jim's Bolt's land (which can't be developed)
- Location of schools creates a hollow in the centre of the development that will undermine intensive development desirability
- Council Parks in good location
- brings the Park & Ride into Play next to sports fields
- CPTED concerns – big distances of poorly surveiled public realm outside business hours

Option B

- Best option (c+ for effort) – community facilities fundamentally in the right location, but...
- Fundamentally flawed by same reasons as Option A above
- Fixable

Options C

- Generally arse-about-face but at least it brings the Park & Ride into Play next to sports fields

To be honest, the more I look at the work the more underwhelmed I get

Lets try and lockdown some agreements/budgets from clients to proceed tomorrow and then do a submission (high-level) on Monday

Bruce Weir

Principal | +64 21 620 725



From: Bruce Weir <brucew@weir-associates.co.nz>
Sent: Monday, November 16, 2020 4:24 PM
To: Tom Davies <Tom.Davies@craigsip.com>; gbb@jacksonv.co.nz; Anna Hutchinson <doublehill@netspeed.net.nz>
Cc: Werner Murray <wmurray@propertygroup.co.nz>
Subject: Ladies Mile Update

Afternoon all

Just filling you on our (myself and Werner Murray of The Property Group) perspective of the Ladies Mile Masterplan work undertaken by the Council team to date at the first Public Open Day held Thursday 12th last week. A second one was held on Saturday and we anticipated this was going to be even busier than the one we attended.

Now that they have been publicly released, you can see full details of draft plans here.
<https://letstalk.qldc.govt.nz/ladies-mile-masterplan>

To some extent it was what Werner and myself were anticipating with 3 distinct options but clearly one that was being favoured by Council. Whilst it was very busy Werner and myself managed to get alongside a number of key Council and Consultant team members and interrogate them further.

We are now having to move very quickly – because the Council is (. We are submitting a response (on-line) now to the process to get our position heard as there are very few opportunities to engage in the process

Our concerns are:

- The options fail to recognise the nature and intent of some of the land ownerships - being either unwilling to develop or are in legal structures that make development untenable.
- The northern and western context has all but been ignored (although this was supposedly phase 1) – this includes the land to the west (Lower Shotover (our land) and Slope Hill
- There has been no apparent thought to the nature and requirement of intersections along the Ladies mile Highway – this has a major ramification as to where and how you can implement a number of key elements
- Appears to have a very weak urban design rationale

As a result:

- This skews some of the options
- Means functional delivery in a meaningful timeframe will not be possible
- Does not deliver the fundamentals to ensure economically feasible development

Our gut feel was that we'll have real resistance to getting our area included within urban boundary (as this would open QLDC to a Plan Change), but that we might be able to push for a 'special overlay' that enables better development outcomes through an RC process. This needs more thought but in the interim we are preparing a holding submission to ensure we're fully at the table moving forward now.

Werner will take the lead on this and supply you with scope and estimates for the team members (including myself) moving forward.

I'll send a further link to the submission once QLDC load it to their system

Kind regards

Bruce Weir
Principal | +64 21 620 725

<image003.png>

Murray Exhibit 004

Te Pūtahi Ladies Mile Engagement Summary Report

Public Consultation - Draft Masterplan Diagrams

18 December 2020

1. Purpose of consultation

The first community engagement session for the Te Pūtahi Ladies Mile Masterplan project ran from 12-16 November, with an online survey and two public open day "drop-in" sessions at Shotover Primary School.

The purpose of the consultation was to provide the community with a first look at potential draft diagrams of the Te Pūtahi Ladies Mile Masterplan and to gather feedback on what aspects of the diagrams were liked and disliked with a view to using this information to develop a preferred draft Masterplan for further consultation in 2021.

The opportunity was also taken to provide background information on the goals of the Masterplan and the proposed methods to achieve the goals.

This round of public consultation very specifically focused on what form urban development should take at Te Pūtahi Ladies Mile, rather than whether urban development *should* occur here. This is because the brief from Council for this project is to comprehensively masterplan the area to ensure an integrated approach to transport, land use, housing, and infrastructure that promotes community outcomes, rather than to investigate the appetite for urban development in this location.

In addition, the brief also required engagement to build upon existing consultation that had already been undertaken. Consultation has already been undertaken in relation to several developments within this area (through both the previous Special Housing Area applications and the Establishment Report for the masterplan process) therefore this issue was not intended to be revisited as part of this process.

2. Overview

Three Masterplan diagrams (Diagrams A, B, and C) were presented to the community for feedback. A copy of the three masterplan Diagrams can be found in **Attachment A**. The key moves of each diagram, including those moves common to all diagrams, are set out in **Table 1** below.

Table 1: Key moves of three diagrams presented to public

Key Moves	Diagram A	Diagram B	Diagram C
Community Facilities	<ul style="list-style-type: none"> Consolidated proposed education facilities close to local centre Community sports hub centralised and south of SH-6 		
	<ul style="list-style-type: none"> Square arrangement to town centre Proposed education facilities are located side by side north of SH-6 	<ul style="list-style-type: none"> Streetscape based local centre/ commercial hub Proposed education facilities are separate, one south and one north of SH-6 	<ul style="list-style-type: none"> Square arrangement to town centre Proposed education facilities are separate, both north of SH-6
Parks and Open Space	<ul style="list-style-type: none"> Stormwater strategy to follow base of Slope Hill and provide public amenity connected into Open Space network Neighbourhood parks in short walking distance from all housing 		
	<ul style="list-style-type: none"> Significant Community Parks within housing areas on green corridors Maintain area of rural zoning to Lake Hayes edge to preserve lake edge character Open space connections to Lake Hayes 	<ul style="list-style-type: none"> Significant Community Parks within housing areas Open space network connection through Central Green Spine with connections through to SH-6 Maintain rural zoning to Lake Hayes edge to preserve lake edge character. Open space connections to Lake Hayes 	<ul style="list-style-type: none"> Community Park within housing area adjacent to rural zoning and outlook to lake Significant green spine Open Space at base of Slope Hill with open space connections to Lake Hayes Maintain existing large area of rural zoning to Lake Hayes edge to protect views and rural corridor.
Housing	<ul style="list-style-type: none"> Medium Density with mix of typologies across site. 		
	<ul style="list-style-type: none"> Additional height central to site within easy walking distance of community facilities adjacent to SH-6 	<ul style="list-style-type: none"> Additional height in central spine connecting to parks, schools and local centre 	<ul style="list-style-type: none"> Additional height adjacent to SH-6 and along main entry road by community facilities.
Transport	<ul style="list-style-type: none"> Potential new road link (including buses) from Lake Hayes Estate 		
	<ul style="list-style-type: none"> Two new road links to SH-6, one new connection from Lower Shotover Road Public Transport and Walking/ Cycling focus with new Transport Hub off SH-6 	<ul style="list-style-type: none"> Three new road links to SH-6, one new connection from Lower Shotover Road Public Transport and Walking/ Cycling focus with Interim Transport Hub off Howards drive co-located with Sports Hub parking 	<ul style="list-style-type: none"> Two new road links to SH-6, with main spine road connecting to Lower Shotover Road Public Transport and Walking/ Cycling focus with new Transport Hub off SH-6
State Highway 6 Corridor	<ul style="list-style-type: none"> Landscaped SH-6 with trees, cycleways and pedestrian paths to either side 		
	<ul style="list-style-type: none"> 75m setback to southern side to maintain views to Remarkables 	<ul style="list-style-type: none"> Urban edge to northern side of SH-6 (no setback) Reduced existing setback to 25m to south to maintain views to Remarkables but allow development 	<ul style="list-style-type: none"> Urban edge to northern side of SH-6 with additional building height (no setback). 75m setback to southern side to maintain views to Remarkables



Along with explanatory diagrams to explain the high-level concept thinking behind the diagrams, the goals and aspirations of the project were provided, and information about housing typologies and the Streamlined Planning Process. The public open day sessions also included an interactive “Make your own Masterplan” diagram, which enabled users to place the different components in their preferred position to generate discussion.

A summary booklet including the three Masterplan diagrams was available in hard copy at the public open day sessions for people to take away. All information was available for viewing or downloading on the Council’s Let’s Talk consultation page.

An online survey hosted on Let’s Talk was the primary method for collecting feedback, however some notes were taken contemporaneously by project team members during discussions at the public open day sessions, and email feedback was also received.

3. Public Open Day Sessions

Two public open day sessions were held at Shotover Primary School. The first was an afternoon session held from 3pm to 6pm on Thursday 12 November. Six LMC team members and three Council staff were in attendance. Over fifty people signed in at the door, however the attendance numbers are estimated to be significantly higher than this given not all who attended signed in. Attendance was steady across the three hours of the session, although the greatest numbers were earlier in the session following school pick-up.

The second session ran from 11am to 5.30pm on Saturday 14 November. Six LMC team members were present, and five Council staff attended for all or part of the session. Over 80 people signed in at the door, although again the number actually in attendance is estimated to be significantly higher than this. Attendance was highest from 11am until approximately 1.30pm, with a quieter period between 2pm and 4pm, with an increase again in the closing 1.5 hours.

The role of team members during these sessions was primarily to answer questions and stimulate conversation and discussion about the display material with members of the public. Attendees were directed towards the online survey to submit their feedback, although some contemporaneous notes were also taken. Attendees could fill in the online survey at the session if they wished, by using the iPads available.

4. Online Survey

An online survey hosted on Let’s Talk ran from the morning of Thursday 12 November to the end of Monday 16 November (extended from the original Sunday 15 November end date as a result of requests from public open day session attendees).

A total of 231 responses were received and there was a total of 1790 page views, meaning 13% of visits to the page resulted in a response being submitted.

The survey requested basic demographic information and asked respondents:

- (a) Which of the Masterplan diagrams they most preferred;
- (b) What they liked about their preferred option;
- (c) What they disliked about their preferred option; and
- (d) If there was any aspect of the other diagrams that they would like to see incorporated into their preferred option.

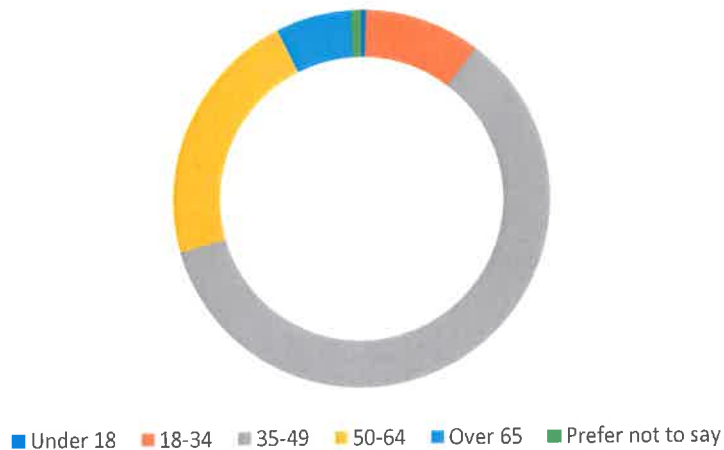


Feedback was also received directly from members of the public, landowners and stakeholders via email. A total of 14 emails were received, of which eight were from members of the public, three from landowners and three from other stakeholders.

5. Summary of feedback

5.1 Demographics

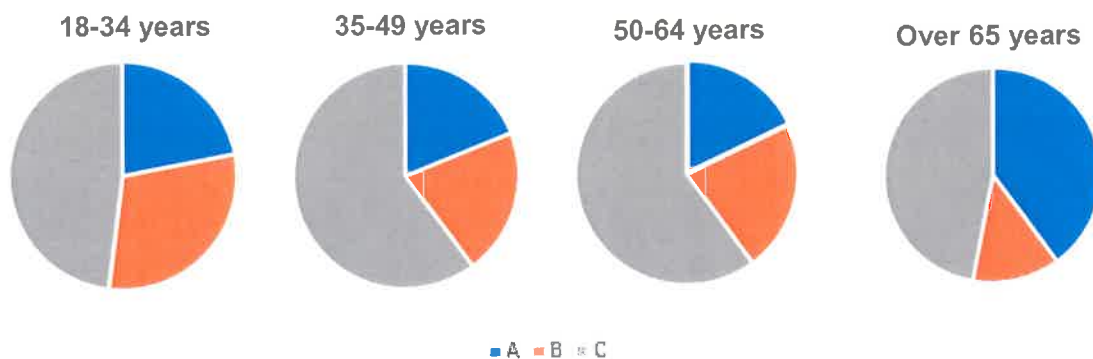
Age of respondents



The majority of respondents were aged between 35-49 (60%), with those aged 50-64 (22%) and 18-34 (10%) the next two largest groups. There was relatively low turnout from those aged over 65 (7%), and only one respondent who was aged under 18 years.

Due to the timing of the open days in mid-November, a session with school students from Wakatipu High School was not possible due to the proximity to exams. However, more feedback from young people is anticipated in the next round of community engagement due to take place in early 2021.

Preferred option by age group



The two age groups that make up over 80% of respondents (35-64 years) had nearly identical results on their preferred Masterplan diagram, with 60% of both groups preferring Diagram C, compared with Diagram A (19%) and Diagram B (21%).

The preference for Diagram C remained in the two other major age groups at 48% (18-34 years) and 47% (over 65 years), although the Over 65 years saw a significant increase in the proportion of people who preferred Diagram A (40%) when compared to the other age groups (which ranged from 18-22%)

The single Under 18 years response was in favour of Diagram B.

Nearly all respondents were property owners or residents of the District (98%), with this split between property owners (80%) and residents (20%). There was a similar response to the diagrams between the two groups, with Diagram C the preferred option (57-58%), with the remainder relatively evenly split between Diagrams A and B.

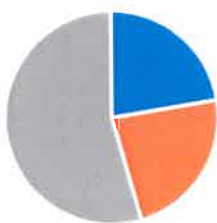
A total of 75% of the respondents identified themselves as living within the area of focus or the area of influence (being State Highway 6 – Ladies Mile Highway, Lake Hayes Estate, Shotover Country or Bridesdale). Of these, Diagram C was the preferred option (54%) with the remainder evenly split between Diagrams A and B (23% each).

Diagram C was also the preferred option for all other area groups, although the extent to which it was preferred did vary. Respondents from outside of the District favoured Diagram C equally with Diagram B (40%), while those in other parts of wider Queenstown area significantly preferred Diagram C (62-67%), although those in the Wakatipu Basin had a stronger preference for Diagram A (21%) compared to those in the other Queenstown suburbs who had preferred Option B (29%) more than Option A (10%).

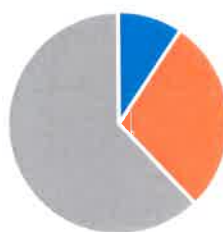
Of those areas not covered below, respondents from Arrowtown, who made up 3% of the total, preferred Diagram C (100%), as did the single respondent from outside of the District.

Preferred option by location

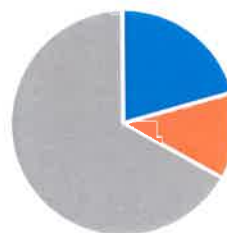
Ladies Mile / Lake Hayes Estate / Shotover Country / Bridesdale



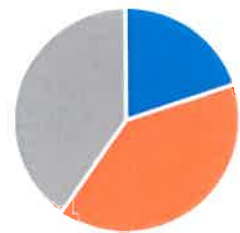
Other Queenstown Suburbs (area of interest)



Elsewhere in the Wakatipu Basin / Wakatipu Basin Rural



Outside of District



■ A ■ B ■ C



5.2 Development at Te Pūtahi Ladies Mile

The purpose of the online survey was to evaluate the preference of respondents in relation to the three diagrams provided, and as such, required a preferred option to be selected in order to proceed with the survey.

Of the online survey responses received, half of respondents included in their feedback an opposition to urban development in this location. Of these, 75% identified themselves as living within the area of focus or the area of influence (being State Highway 6 – Ladies Mile Highway, Lake Hayes Estate, Shotover Country or Bridesdale). The remaining respondents opposed to urban development identified themselves as living elsewhere within the wider Queenstown and Wakatipu area.

The key themes for opposition to development as identified by respondents included:

- Traffic congestion on State Highway 6 and at the Stalker Road roundabout;
- Capacity of Shotover Bridge;
- Retention of rural corridor as entry to Queenstown;
- Intensity of residential density proposed in all three diagrams, including height; and
- Alternative locations for urban development, including Arthurs Point and Frankton.

Existing issues with traffic congestion and the capacity of Shotover Bridge, and how these would be affected by additional urban development adjacent to State Highway 6, were the two biggest issues raised by those in opposition to the draft proposals, mentioned in 83% of the responses opposing urban development at this location.

Of those respondents who indicated they were opposed to urban development in this area, 63% selected Diagram C as their preferred option, however a significant number of responses indicated that this was selected due to the requirement of the survey to choose, and that they did not wish to select any of the three available diagrams as their preferred. Nearly a quarter of all respondents (23%) indicated in their response that they did not have a preferred diagram.

A common comment was that Diagram C, being the option with the least amount of development proposed, was essentially selected by default by those opposed to urban development at Te Pūtahi Ladies Mile.

Of those that did not mention opposing urban development in this location, 51% preferred Diagram C, with Diagram A and B gaining 17% and 32% respectively.

In addition to the online survey responses received, fourteen email responses were also received, eleven of these were in opposition to urban development in this area. Nine of the eleven in opposition cited traffic congestion / constraints on roading infrastructure as a key concern.

5.3 Preferred Masterplan features

Table 2 below sets out the key features that respondents identified in their responses to what they liked and disliked about the Masterplan options.

Table 2: Masterplan option feature preferences and dislikes

	Preferred Features	Least Preferred Features
Diagram A	<ul style="list-style-type: none"> • High level of community facilities • Setback from State Highway 6 	<ul style="list-style-type: none"> • Lack of setback • Too much high density / building height



	Preferred Features	Least Preferred Features
	<ul style="list-style-type: none"> • Location of community heart • Grouping of density • Level of green space • Co-location of schools • Retention of trees on State Highway 6 	<ul style="list-style-type: none"> • Lack of underpasses • Size of Park & Ride • Not enough retail space
Diagram B	<ul style="list-style-type: none"> • Location of density away from State Highway 6 • Location of school facilities • Location of school and sports fields • Amount of land available for development • Location of community hub on the south side of State Highway 6 	<ul style="list-style-type: none"> • Sylvan Street bus link • Development of the eastern end • Commercial area too small • Not enough road setback • Park & Ride location
Diagram C	<ul style="list-style-type: none"> • Least amount of development • Development located away from Lake Hayes • Amount of green space • Location of central hub • Retention of Threepwood area for rural residential purposes • Location of education facilities • Tree-lined State Highway 6 	<ul style="list-style-type: none"> • Density / height on edge of State Highway 6 • Too much development • Inclusion of transport hub / Park & Ride • Too much high density • Sylvan Street bus link • Marshall Avenue track • Location of Park & Ride

Overall, the key themes arising from the feedback included:

- Less development and density is preferred;
- Keeping development back from State Highway 6, either through increased building setback or lowering height adjacent to the road;
- Keeping development away from the western shore of Lake Hayes;
- The retention of the Council-owned land on the south side of State Highway 6 for the benefit of the local community (e.g. community facilities and sports fields) rather than activities that would provide for District-wide benefits;
- Where there is increased building height and density, locating this to the base of Slope Hill rather than adjacent to State Highway 6;
- Support for creating a community focal point including increasing the size of the commercial / retail centre;
- Removal of the proposed roading link to Sylvan Street in Lake Hayes Estate due to effects on privacy and amenity of adjoining landowners;
- Removal of the Marshall Avenue link due to effects on the viability of Threepwood Farm; and
- Retention of existing mature trees.

From conversations held with members of the public during the public open day sessions, it was clear that while traffic congestion was a concern, there was general support for the masterplanning of any future development.



5.4 Conclusion

The feedback demonstrated that the preference was for less intensive development, particularly when viewed from key public places such as State Highway 6 and Lake Hayes. Diagram C was conclusively the preferred diagram of the three diagrams. One of the main drivers for this preference was the fact that it provided for the smallest amount of developable area.

The provision of more local services and activities such as the new commercial centre, local schools and community facilities was seen as a positive from feedback received. The use of the Council-owned land on the south side of State Highway 6 for community facilities and sports fields was viewed as positive for its community benefits and central location.

6. Next Steps

Following the close of the consultation period, the design team have been working on developing a preferred draft Masterplan. The responses received through the public consultation period along with additional transport modelling will be taken into account in preparation of this draft Masterplan.

A preferred draft Masterplan concept will be notified for further public feedback in 2021.

ATTACHMENTS:

- A. Masterplan Diagrams A, B and C
- B. Online Survey Responses



From: Bruce Weir <brucew@weir-associates.co.nz>
Sent: Tuesday, November 17, 2020 7:26 AM
To: 'Tom Davies' <Tom.Davies@craigsjp.com>; gbb@jacksonv.co.nz
Cc: Werner Murray <wmurray@propertygroup.co.nz>; 'Tim Hutchinson' <aviationwest@netspeed.net.nz>
Subject: FW: Your response on Ladies Mile Masterplan

Thanks for your feedback yesterday Anna / team

Here's the none too subtle on-line response to the draft master plan work by council we submitted yesterday. Very simple but its really just to become a submitter.

As outlined Werner and I feel the best approach is to keep firing in further information and detail via email directly to the project team now that the process is underway. Our first submission will be to outline who we are and the core issues (which starts at a principle-level) and then maintain regular communication which builds on the key points. This approach is not following the programme prescribed by Council but given the ridiculous timeframes imposed and limited opportunities for formal input, we have no choice but to adopt a different approach.

We're pulling together the scope and budgets for this work now.

Bruce Weir
Principal | +64 21 620 725

<image003.png>

From: QLDC <notifications@engagementhq.com>
Sent: Monday, 16 November 2020 4:33 pm
To: Bruce Weir <brucew@weir-associates.co.nz>
Subject: Your response on Ladies Mile Masterplan

Thank you for your response on [Ladies Mile Masterplan](#)

Let's Talk Queenstown Lakes District Council

Hi ,

Thank you for completing the survey Community check in on early Masterplan Concepts.
Your responses are listed below for your reference:

Name

Bruce Weir

Email address:

brucew@weir-associates.co.nz

What is your age range:

50-64

What is your relationship with the Queenstown Lakes District?

I regularly visit from outside the district

Murray Exhibit 013

Where do you live?

Outside of the district

Please select the diagram you most prefer:

Diagram B

What are the things you like about your preferred choice?

Sports field, park and ride and high school are on the right side of SH6 Density is around amenity (greenspace and hills)

Is there anything you dislike about your preferred choice? Please share it here

None are particularly good to be honest Flaws are: - Includes the Threepwood area (Farm Park) which can't realistically be developed - therefore skews the concept - Does not meaningfully integrate or utilise Slope Hill -Excludes the Lower Shotover area which is critical to getting better PT and pedestrian linkages -Basic urban pattern is flawed (option C is better in that respect)

What are the things you didn't like about the other diagrams?

The ideas are a bit disconnected - for example, is the proposal to build a pedestrian over-bridge over SH6 at the western end. What about the connections to Quail Rise Where's the landscape rationale?

Is there anything you liked about the other diagrams that you would like to see brought into a preferred option? Please share it here

Too much to write down here - email to follow with overlays

I understand that my feedback will be made public

I understand

Thank you,
Queenstown-Lakes District Council

Other projects that might interest you**Arthurs Point Crossing**

The Way to Go group has made good progress to plan for a future new crossing of the Kimiākau...

[View Project](#)

Parking in the Anderson Heights Commercial Area

Do you regularly visit businesses and shops in the Anderson Heights commercial area and find it...

[View Project](#)

Ten Year Plan 2021-31

The 2021-31 Ten Year Plan is coming up early in the new year and we'd love to hear your thoughts...

[View Project](#)

Murray Exhibit 014

[View all projects](#)

You are receiving this email because you participated on [Let's Talk Queenstown Lakes District Council.](#)
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From: Bruce Weir <brucew@weir-associates.co.nz>
Sent: Tuesday, February 2, 2021 12:15 PM
To: Werner Murray <wmurray@propertygroup.co.nz>; Miri Houliston <Miriam.Houliston@qldc.govt.nz>
Subject: Re: Ladies Mile

Perfect - thanks so much Miri

Get [Outlook for Android](#)

From: Miri Houliston <Miriam.Houliston@qldc.govt.nz>
Sent: Tuesday, February 2, 2021 11:21:14 AM
To: Bruce Weir <brucew@weir-associates.co.nz>; Werner Murray <wmurray@propertygroup.co.nz>
Subject: RE: Ladies Mile

Hi Bruce and Werner,

I just had another look and I can move Simon's 10:30am meeting, but he has another at 11am I can't move.

I'll send you an invite for 10:15am, then Werner can start with Simon and Bruce can join when he arrives.
Does that give you both enough time? Or would it be better to have an online meeting another day?

Ngā mihi
Miri

Miriam Houliston | Business Operations
Coordinator |
Sport & Recreation
Queenstown Lakes District Council
M: +64 21 074 0758
E: miriam.houliston@qldc.govt.nz

<[image002.png](#)> <[image003.png](#)>

<[image004.jpg](#)>

From: Bruce Weir <brucew@weir-associates.co.nz>
Sent: Tuesday, 2 February 2021 11:15 AM
To: Miri Houliston <Miriam.Houliston@qldc.govt.nz>; Werner Murray <wmurray@propertygroup.co.nz>
Subject: RE: Ladies Mile

Morning Miri

Murray Exhibit 017

I arrive at 10am so allowing 30mins to grab the car I could be there for 10.30am. Maybe Werner gets there earlier and I join them asap?

Kind regards

Bruce Weir

Principal | +64 21 620 725

<image001.png>

From: Miri Houliston <[Miri.Houliston@qldc.govt.nz](mailto:Miriam.Houliston@qldc.govt.nz)>
Sent: Tuesday, 2 February 2021 11:08 am
To: Werner Murray <wmurray@propertygroup.co.nz>
Cc: Bruce Weir <brucew@weir-associates.co.nz>
Subject: RE: Ladies Mile

Morena,

What time do you get to town on the 10th Bruce?
Simon does still have some space that morning, he's available from 8:30 – 10:30am if any time then works?

Ngā mihi
Miri

Miriam Houliston | Business Operations
Coordinator |
Sport & Recreation
Queenstown Lakes District Council
M: +64 21 074 0758
E: miriam.houliston@qldc.govt.nz

<image002.png> <image003.png>

<image004.jpg>

From: Werner Murray <wmurray@propertygroup.co.nz>
Sent: Tuesday, 2 February 2021 10:30 AM
To: Miri Houliston <[Miri.Houliston@qldc.govt.nz](mailto:Miriam.Houliston@qldc.govt.nz)>
Cc: Bruce Weir <brucew@weir-associates.co.nz>
Subject: RE: Ladies Mile

Hi Miri,

Bruce will be in town from Auckland on the 10th if we could fit into Simon's diary on that day. Otherwise we could do a zoom call.

Thanks

Werner

Werner Murray
Senior Planner

<image007.png>

Mobile: 027 445 6845

<image008.png> <image009.png> <image010.png>

Murray Exhibit 018

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Reception: 03 363 5901

Level 3 / Five Mile Centre, 36 Grant Road, Frankton, Queenstown 9371
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From: Miri Houliston <[Miri.Houliston@qldc.govt.nz](mailto:Miriam.Houliston@qldc.govt.nz)>
Sent: Friday, 29 January 2021 8:53 AM
To: Werner Murray <wmurray@propertygroup.co.nz>
Cc: Bruce Weir <brucew@weir-associates.co.nz>
Subject: RE: Ladies Mile

Morena Werner and Bruce,

Would next Friday 5 February work for you both for a catch up?
Simon currently has space in his diary that afternoon from 12:30pm.

I can book the meeting room here at the Queenstown Event Centre and/or send a Teams or Skype meeting invite if that's easier too.

Ngā mihi
Miri

Miriam Houliston | Business Operations
Coordinator |
Sport & Recreation
Queenstown Lakes District Council
M: +64 21 074 0758
E: miriam.houliston@qldc.govt.nz

[<image002.png>](#) [<image003.png>](#)

[<image004.jpg>](#)

From: Simon Battrick <Simon.Battrick@qldc.govt.nz>
Sent: Friday, 29 January 2021 8:31 AM
To: Werner Murray <wmurray@propertygroup.co.nz>
Cc: Bruce Weir <brucew@weir-associates.co.nz>; Miri Houliston <[Miri.Houliston@qldc.govt.nz](mailto:Miriam.Houliston@qldc.govt.nz)>
Subject: RE: Ladies Mile

Werner,
Always interested in having a chat around possibilities....we have a long list of needs but very little money!!! I will get Miri (Business Support Coordinator) to setup a meeting with you to further discuss.
Cheers

Simon Battrick | Sport & Recreation Manager |
Queenstown Lakes District Council
DDI: +64 3 451 0476 P: +64 3 450 9005 M: +64 27 480 1126
E: simon.battrick@qldc.govt.nz

[<image011.png>](#)

Murray Exhibit 019

"Live as if you were to die tomorrow. Learn as if you were to live forever." — Mahatma Gandhi

From: Werner Murray <wmurray@propertygroup.co.nz>
Sent: Thursday, 28 January 2021 4:23 PM
To: Simon Battrick <Simon.Battrick@qldc.govt.nz>
Cc: Bruce Weir <brucew@weir-associates.co.nz>
Subject: RE: Ladies Mile

Hi Simon,

It sure has been a hectic start to the year especially with the Ladies Mile Master Plan consultation in full swing. I was just wondering if you have had any thoughts around potential community uses that are on a wish list that have missed the cut but would be nice to have to serve the Ladies Mile Community.

Thanks

Werner Murray
Senior Planner

<[image007.png](#)>

<[image008.png](#)><[image009.png](#)><[image010.png](#)>

Mobile: 027 445 6845
Reception: 03 363 5901

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From: Werner Murray
Sent: Friday, 8 January 2021 11:17 AM
To: Simon.Battrick@qldc.govt.nz
Cc: Bruce Weir <brucew@weir-associates.co.nz>
Subject: Ladies Mile

Morning Simon,

Bruce and I briefly caught up with you at one of the open days for the Ladies Mile master plan, and briefly chatted about open space requirements and community facility requirements.

Bruce and I have some clients that own land just outside of the Master Plan area and they are also looking at what might be next for them given that there will be a lot higher density neighbouring them when the master plan development commences. They are not necessarily looking to develop housing, and so we have started floating the idea that given that they have good large flat sites perhaps some community facilities that could not be fit into the master plan area could be something to look at.

Bruce and I would like to catch up with you next Tuesday if you are around to see if there are some possibilities for community facilities that you think could benefit the growing community out at Shotover Country and Ladies Mile.

Let me know if you are available,

Thanks

Murray Exhibit 020

frankton

Werner

Werner Murray
Senior Planner

[<image007.png>](#)

[<image008.png>](#)[<image009.png>](#)[<image010.png>](#)

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Reception: 03 363 5901

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Murray Exhibit 021

Werner Murray

From: Werner Murray
Sent: Monday, 19 April 2021 4:44 pm
To: QLDC Communications
Cc: caroline.dumas@qldc.govt.nz
Subject: "draft Queenstown Lakes Spatial Plan submission"
Attachments: Spatial Plan Presentation_Hutchinson_April 2021.pdf; 20201222_Hutchinson Concept Diagram.pdf; Hutchinson - QLDC Spatial Plan_ Submission.pdf; Large Lot Plan.pdf; Lower Shorover Key Principles.pdf

Hi,

Please find attached the additional information supporting our submission on the draft spatial plan. I have filled in the online form and attached a word version of the attached submission but this email contains all the attached plans.

Thanks

Werner Murray
Senior Planner



Mobile: 027 445 6845
Reception: 03 363 5901

Level 3 / Five Mile Centre, 36 Grant Road, Frankton, Queenstown 9371
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Murray Exhibit 022

HUTCHINSON SUBMISSION TO THE QLDC SPATIAL PLAN

Executive Summary

1. This is a submission made to the QLDC Spatial Plan in relation to the eastern growth corridor and the mapping of land to which this submission relates. The Queenstown Lakes Spatial Plan is a vision and framework for how and where the communities of Wakatipu and Upper Clutha can Grow Well and develop to ensure our wellbeing and prosperity. It is acknowledged that the Spatial Plan process is ultimately about giving physical effect to QLDC's growth aspirations and strategic vision in the district through Land Use patterns, and Infrastructure design and provision.
2. We agree with and support the proposed Spatial Plan especially as it relates to the eastern growth corridor. It is our view that the site to which this submission relates is located within the future urban area and is also earmarked as a priority development area, and as this submission shows Council had good reason to do so. However, we suggest some changes to the extent of the area with respect to the Lower Shotover so that development in that locality falls into a concise landscape unit and creates a defensible edge where urban development ends and rural residential devilmnt begins. We have suggested this in order to discourage urban sprawl but encourage comprehensive development.
3. The subject site is located adjacent to the Ladies Mile Masterplan area that is commonly acknowledged as an area that is a sunny, easily serviceable part of the Wakatipu Basin that is not prone to hazards. The Ladies Mile is also adjacent to an existing developed area, and not far from Frankton Flats and its industrial zones. It is one of the few undeveloped areas remaining in Queenstown and can be connected up to major infrastructure relatively easily. As part of this submission we make a case for developing as part of the status quo which would result in rural residential development. Or alternatively we could develop with a longer view and develop in accordance with the direction put forward by the spatial plan as part of a future urban area. We have done this in order to present to Council the issues and options that we have looked at as part of a development strategy for the subject site.
4. As part of this submission we have also put an option forward for the future funding of infrastructure and we have given a brief overview of why we believe the Infrastructure Funding and Financing Act 2020, through Special Purpose Vehicles would be a good funding option for Development in the District.
5. Finally it is concluded that we support the Spatial Plan in its inclusion of the subject site within not only the future urban area and also a priority development area.

Introduction

6. This submission is primarily in relation to land that is located at 63 Lower Shotover road (referred to herein as the subject site). The subject site is located to the north of State Highway 6 on the river terraces west of Slope Hill, between Lower Shotover Road and Spence Road, as shown in Figure 1 below. The subject site comprises of a number of titles with a total land area of approximately 12.4 Ha.



Figure 1: Subject site indicated in red

7. The principal purpose of this submission is to ensure that the QLDC Spatial Plan recognises the unique circumstances associated with Ladies Mile in general and specifically how the subject site integrates with development along Ladies Mile. We recognise that the Spatial Plan covers the land that makes up the subject site and will form part of the regulatory tools that will provide for its potential future development.
8. It is acknowledged that the Spatial Plan is a high-level guiding document, and detailed matters of zoning and property specific policy are the domain of a Future Development Strategy that will likely be implemented under the yet to be released Strategic Planning Act, and the District Plan and not the Spatial Plan. However, The owners of the subject site seek to ensure through this submission that the direction, language and context provided by the Spatial Plan does not directly, implicitly or inadvertently preclude future development on the subject site or fail to recognise its unique qualities.

Current State and Challenges

9. There are currently a number of processes that are currently underway that affect the subject site, these are outlined below along with the challenges that are presented as part of the various processes occurring.
10. QLDC is in the process of completing the review of its District Plan (PDP) and has rezoned the subject site from Rural land to Wakatipu Basin Lifestyle Precinct.

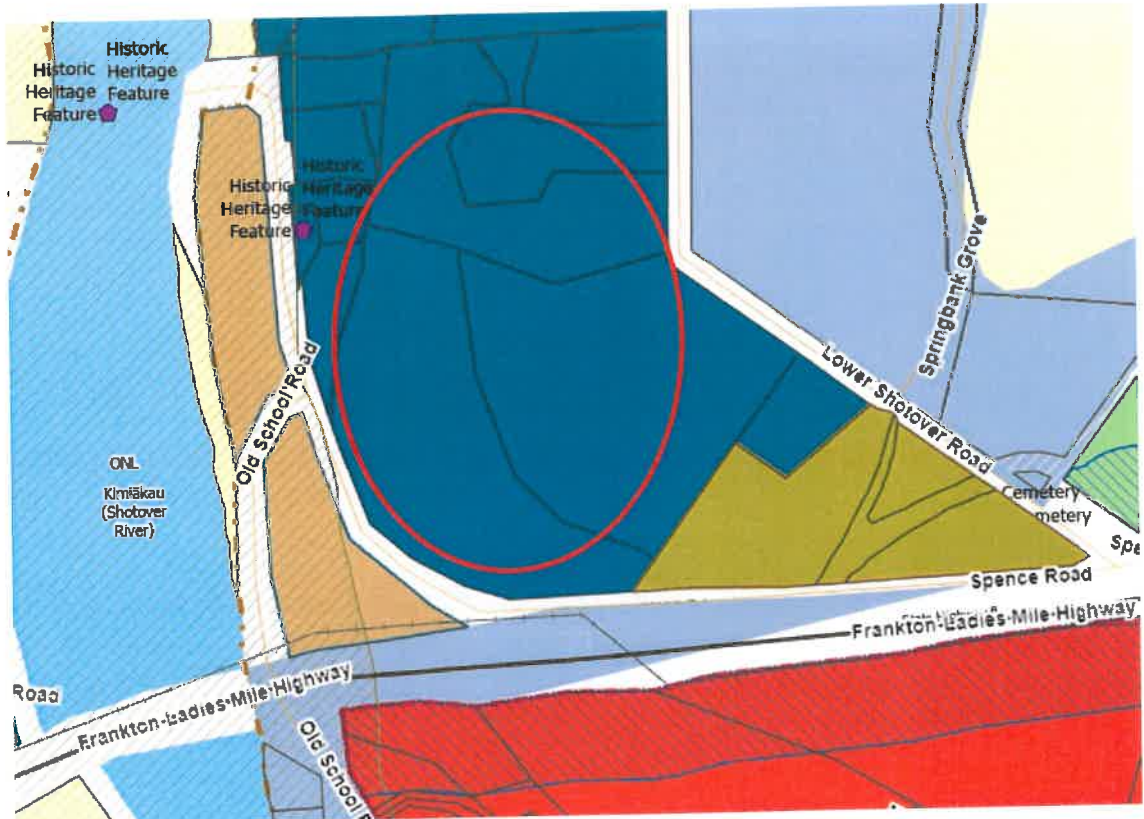


Figure 2: Location of the subject site within the Wakatipu Basin Lifestyle Precinct

11. As growth continues in Queenstown the Ladies Mile area has obvious attributes that make it an important consideration in planning future development in the district. The development of a sustainable community east of the Shotover River is a unique opportunity that comes with a number of significant challenges as well as great potential.
12. Given the importance of the land to the east of the Shotover River to help Queenstown cope with future growth, QLDC are undertaking a Master planning exercise within the Ladies Mile area. The land that is subject to the Ladies Mile Masterplan area is directly adjacent to the subject site as shown in Figure 3 below.



Figure 3: Ladies Mile development area (source: Masterplan Options Diagram A), subject site shown in red (approx.)

13. While the subject site was not included in the Masterplan area it shares many of the same attributes of the land that is contained within the Ladies Mile Masterplan. The subject site is located on land that is sunny, easily serviceable (see figure 4 below for current water and wastewater locations), and not prone to significant hazards. It is also adjacent to an existing developed area, and not far from Frankton Flats and its industrial, retail and mixed use zones, employment centres and airport.
14. The subject site is one of the few relatively large undeveloped landholdings remaining near Queenstown and can be connected up to major infrastructure relatively easily. It also lies on the main transport corridor into Queenstown, which are highly conducive to connection by public transport. Noting that all the Masterplan options (see figure 3 above) include a new intersection on Lower Shotover Road in close proximity (approximately 200 metres) to the subject site which will give good access into the Ladies Mile Masterplan area.



Figure 4: Water along SH6

Sewer along SH6

15. The site has been earmarked as future urban and priority development within the eastern development corridor of the Spatial Plan. It is understood that the spatial plan is a high level document and is not intended to be accurate to the property scale but given the location, size, and uniqueness of the subject site it is considered that it was intended or should be intended to be included within the future development area. Figure 5 shows the approximate location of the subject site within the Spatial Plan.

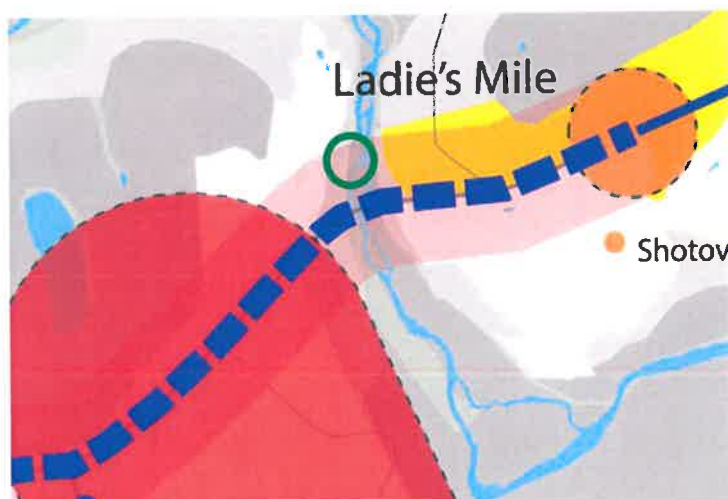


Figure 5: Location of the subject site in the Spatial Plan (shown in green)

16. There are two development scenarios open to the owners of the subject site, namely:

- Option 1 – pursue a development that is inline with the PDP
- Option 2 – pursue a comprehensive development that is inline with the direction of the Spatial Plan which is urban development (priority development area)

Option 1: Develop in accordance with the District Plan PDP zoning

17. Outlined below are the anticipated results of development as an option should it be pursued as allowed for under the Proposed District Plan.

Development pattern

18. The subject site is zoned Wakatipu Basin Lifestyle Precinct under the QLDC Proposed District Plan. Under the current zoning, Rule 27.6.1 (Subdivision) allows for lots with a minimum area of 6000m² and an average area of 1ha, and 24.5.1.1 allows for, a maximum of one residential unit per site, within the Wakatipu Basin Lifestyle Precinct (Land use) on sites with a net site area of 1ha or less.

19. We have prepared a draft subdivision plan that would comply with these requirements. The plan would result in 11 rural lifestyle properties as shown in Figure 6 below.



Figure 6: Development potential under the Wakatipu Lifestyle Precinct

As the concept plans provided illustrate, whilst looking 'green', this results in:

- Residual land outside the curtilage area that is largely impractical for any 'rural activity',
- Multiple driveway crossings

- 11 individual wastewater systems
 - A water take from the Shotover River (note that applicant has access via road reserve)
20. As mentioned above, given the sites specific attributes and proximity to both the Ladies Mile Masterplan area, Quail Rise neighbourhood and existing Ladies Mile urban environs, the transition of the area from a 'rural' to an 'urban' environment is a logical and necessary change.
21. Should development be undertaken in accordance with the PDP zoning it would mean that essentially the lifestyle subdivision (figure 4 above) would result in large lot suburban subdivision which is merely a precursor to further urban infill development over time.

Rural Character

22. The PDP recognised the subject site as being located within the Domain Road River Terrace (Land Scale Unit 7). The capability to absorb additional development within this character unit is moderate to high. It is noted that the PDP through the character units shows a desire to maintain and enhance the underlying landscape character attributes.
23. We have undertaken a high-level landscape study over the subject site. Tony Milne from Rough and Mile has prepared a Concept Diagram and this has been included within Appendices of this submission and Figure 7 below. We note the following in relation to the landscape character:

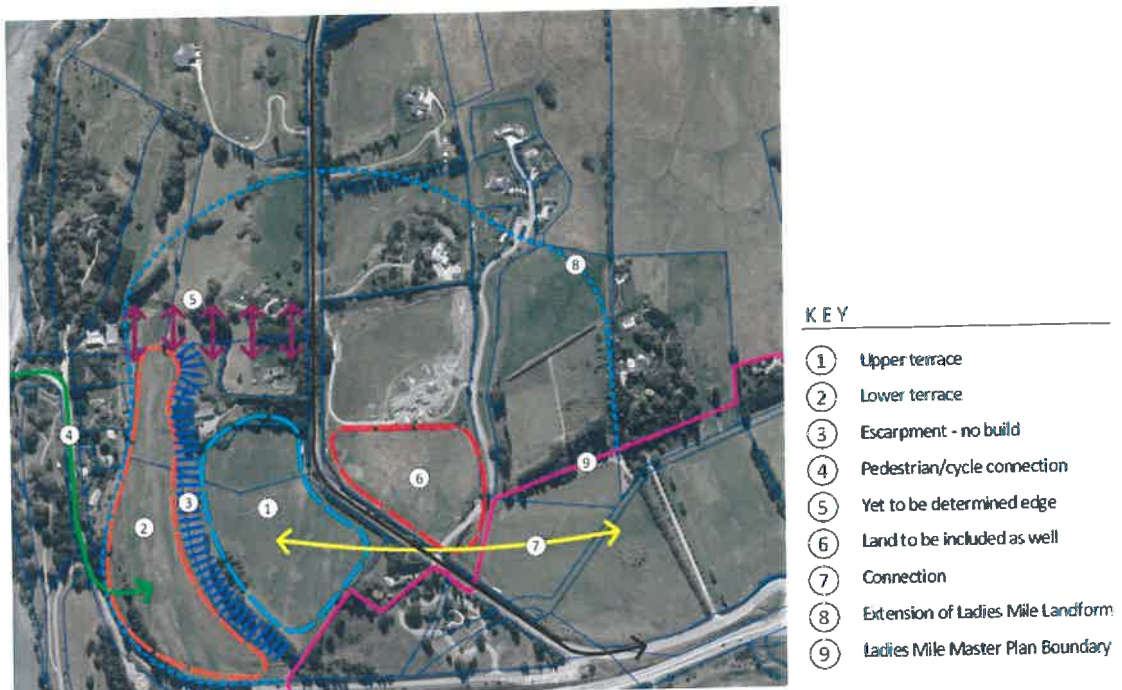


Figure 7: Landscape Concept Diagram

- Regarding landscape and landform the land seems to be a logical extension to the Ladies Mile Masterplan land.
- We consider that if the subject site was not included or considered for future development then it would appear as an anomaly, given the existing development between it and the river and the planned development of Ladies Mile.

- Currently the boundary between Ladies Mile Masterplan area and the subject site is a road, and the cemetery. In drafting the Wakatipu Basin Land Planning Study it was thought that roads in the District should be considered the lowest in the scale of defensible boundaries for a transition between rural and urban development. We believe that there is a defensible boundary to the north west of the site.
- The land has been categorised in the above study as having moderate – high capacity to absorb development. We concur with this.
- The escarpment between the two terraces should be free of development.
- The upper terrace (area 1) is more sensitive to development and would suit more open space
- In places the existing vegetation provides very good external screening so any future development should look to maintain some of this.

Development Feasibility

24. We have undertaken a high-level review of the development economics and feasibility as it relates to development on the subject site under the PDP zoning. We believe that it is important to consider the development economics from a developers/landowner's perspective as at the end of the day this will be a major determining factor in any future development of not only the subject site but any site.
25. The Hutchinson property is of sufficient size (12.3ha more or less) to be relatively-easily subdivided into 1 ha (average) lots. Concept plans indicate that 11 lots could be achieved.
26. It is not uncommon for rural lifestyle sections in the Wakatipu Basin to sell for between \$1.5m-\$1.9m.
27. Should a subdivision yield 11 rural lifestyle lots as expected revenue from the sale for those lots could be in the order of \$17.6m. The approximate cost of completing the works required for the subdivision including services and access would be in the order of \$1.875m. The rateable value of the land is approximately \$7.45m. That would make the total cost of a subdivision approximately \$10.709m. That would leave a gross profit of \$6.89m. Noting that the applicants own the land that realisation would be substantially higher if the land cost were different.
28. As can be seen from the above calculation it makes good financial sense to subdivide into rural residential lots given the level of additional capital that is needed and the level of risk that would be involved.

Option 2: Develop in accordance with the direction set out in the Spatial Plan

Case for development of a higher density on the Subject site

29. The subject site is signalled as being a future urban area and a priority development area under the Spatial Plan. We understand that the spatial plan is a high-

level document and in this section we build the case for development in accordance with the Spatial Plan as it relates to the subject site.

30. The Ladies Mile provides the opportunity to establish dwellings at a density that can support improved community facilities and recreational areas to what will likely become the largest population centre in the Wakatipu Basin. The challenge with this area is that it needs to be properly planned to support such a large population and also to ensure that the development supports passenger transport modal shift.
31. As part of the Spatial Plan Council undertook a study focusing on the constraints that exist within the Queenstown area Figure 8 below shows that the subject site is light purple which represents fewer constraints.

Constraints

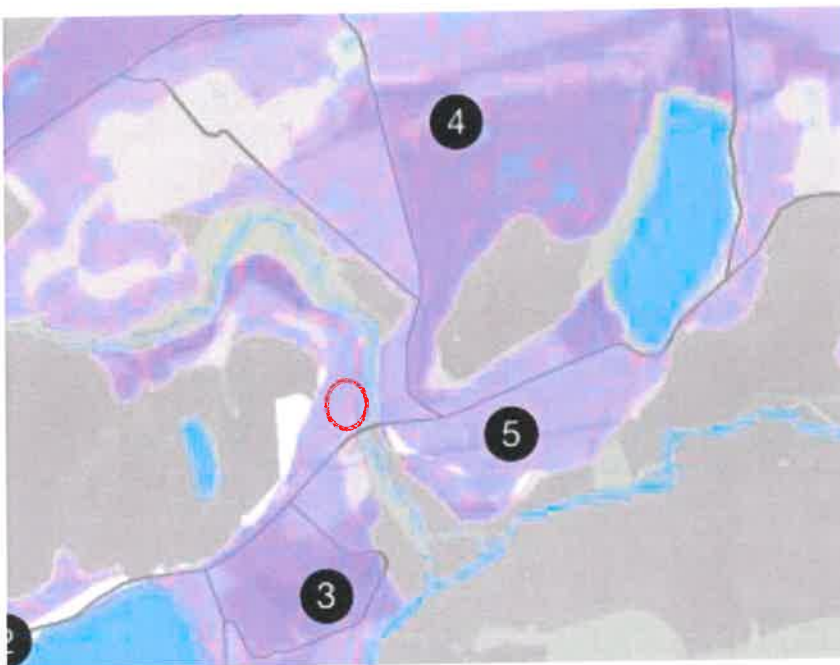


Figure 8: Constraints Map subject site (in red), light purple denotes land with fewest constraints (source: QLDC Spatial Plan Map 4)

Access and Services

32. Further to this the subject site has access to services that are in close proximity to the site (water and wastewater as shown in Figure 4 above. QLDC has secured funding to improve the infrastructure in Ladies Mile and these services will continue to be improved over time.
33. Access to the site is via Spence Road and Lower Shotover Road and as can be seen in Figure 3 above a new intersection which could be serviced by a bus route in the future is to be established as part of development that will be in accordance with the Ladies Mile Masterplan.
34. It is also noted that we make the case here that the pedestrian networks that are proposed under the Ladies Mile Masterplan as critical for the sustainable future development of the eastern corridor as modal shift and active transport options are the cornerstone to being able to deal with future traffic volumes. Having a pedestrian link going

from Lake Hayes to the River is an important principal of the Ladies Mile Master Plan. We consider that the subject site is an important part of that strategy as it provides for direct connection to the Old Lower Shotover Bridge and on to the river and Quail Rise. Figure 9 below illustrates the connection and compares it to the connection shown in the Ladies Mile Masterplan.

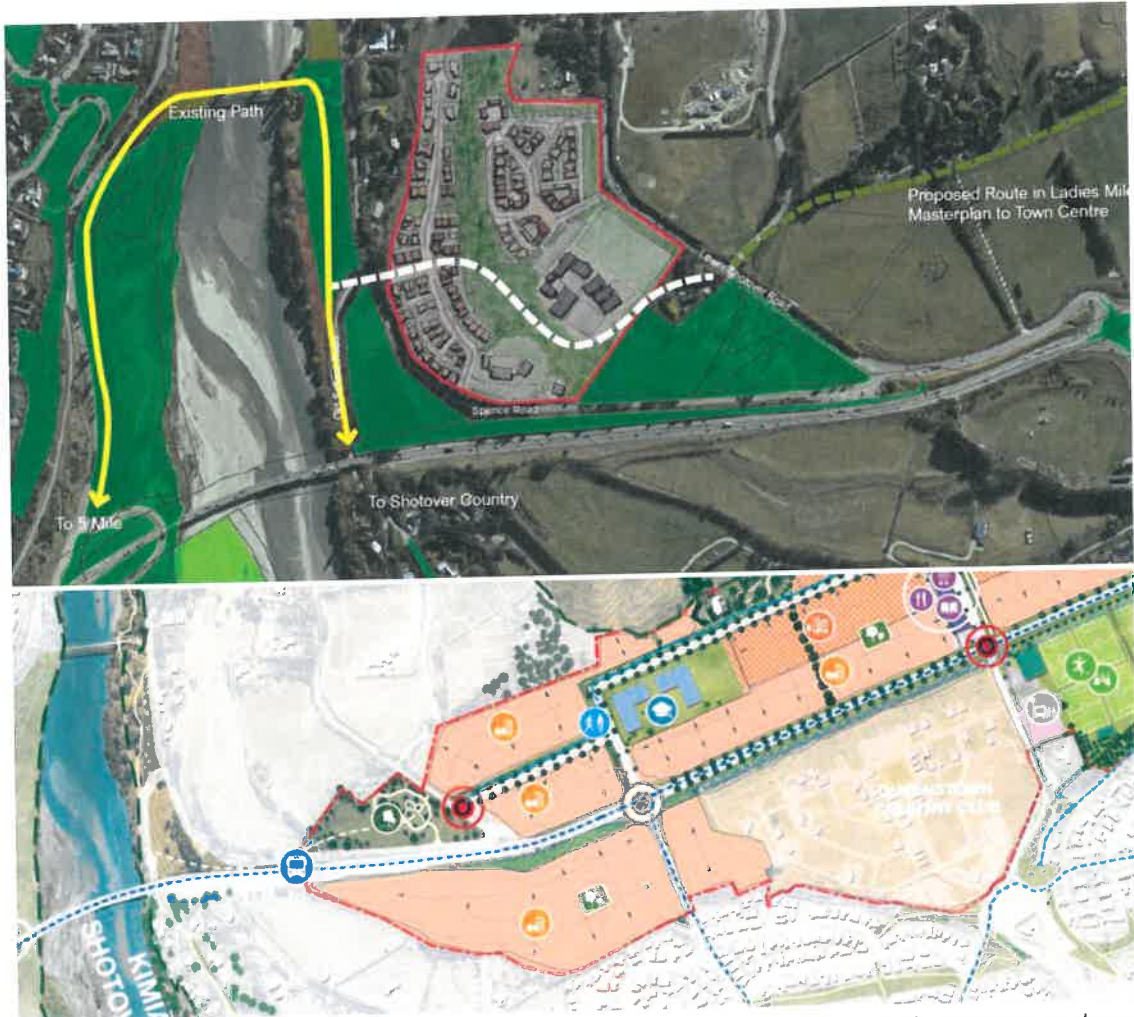


Figure 9: Top: pedestrian link through the subject site; bottom: Pedestrian link through the cemetery as shown in the Ladies Mile Master Plan options

Hazards

35. The subject site has largely the same status in relation to Hazards as all the land along Ladies Mile.

Pressure on the Environment

36. The Ladies Mile provides the opportunity to establish dwellings at a density that can support improved community facilities and recreational areas to what will likely become the largest population centre in the Wakatipu Basin. The challenge with this area is that it needs to be properly planned to support such a large population and also to ensure that the development supports passenger transport modal shift. It is important to note that development on the northern part of Ladies Mile will not happen overnight.

Comprehensive approach to growth with a principled approach

37. Notwithstanding, even if the land is transitioned from rural to urban, there remains a strong economic disincentive from pursuing better development outcomes. In the example given above, the potential 11 lifestyle lots at current prices of \$1.6-1.9m+ per lot, produces a substantial profit for relatively low cost and risk. Consequently, as the marginal profit on smaller lots is greatly reduced, to achieve and incentivise better outcomes (environmental, economic, social and built form) for both landowners and the community requires a substantial increase in the potential yield.
38. We believe the only credible way to achieve this, meet the objectives and policies of the zone and deliver quality outcomes is through principle-led comprehensive development that aligns with and delivers on the 'Grow Well' or 'Whaiora' framework from the Spatial Plan.
39. We have included a first draft of the principals that could guide development should a comprehensive development approach be taken on the subject site (included in the appendices of this submission). The principals that could be developed to be sensitive to the rural character of the site at present, and also acknowledge we need to plan for growth in a comprehensive manner while setting up a defensible edge to guard against un-necessary urban sprawl.
40. Such principles should include:
- That the development footprint is less than 50% of any developable area so that landscape character attributes can be maintained and enhanced
 - Enabling sufficient density to ensure higher yields within the urban footprint
 - Optimising landscape outcomes
 - Enabling and supporting other commercially-viable non-residential activities
 - Providing affordable housing options through innovative funding models
 - Ensuring whole of life model with housing for elderly, young, families, singles etc.
 - Reducing the environmental footprint of development
41. We have prepared a draft plan of what comprehensive development could look like on the subject site and has been included in the appendices of this submission, and shown in Figure 10 below.

Concept Plan

Total Site Area: 12.39ha

LandUse Areas

	%	ha
Living	40%	4.95
	40%	4.95
	20%	2.48

FEATURES

1. Main entry to upper village area
2. School with playing fields towards road
3. More intensive housing around central piazza area
4. Secondary entry to manor house complex and village area
5. Manor house complex
6. Main pedestrian/cycle path to Ladies Mile masterplan area
7. Potential northern pedestrian/cycle connection to other future development
8. Restorative landscape along bank edge
9. Eco-tourism, production and community facility
10. Facility entry from Spence Road
11. Lower village core with shared space and higher density living options accessed from dedicated Spence Road entry
12. Compact urban village housing
13. Visual/amenity breaks in development to extend landscape
14. Larger housing options



Figure 10: Possible comprehensive development plan for the subject site.

42. As an overview the plan that we have prepared as comprehensive development as one possible scenario which aims to achieve the following:

- Providing for appropriate non-residential activities (including visitor accommodation, commercial recreation activities and community activities, schools or medical centres), with more space around them within the upper terrace (area 1 as shown in Figure 7 above) that would aim to provide for work opportunities close to home, and in doing so:
 - Reduce transport demands and issues
 - Support local business and investment
 - Create opportunity for locals
- Comprehensive urban development enables and supports alternate infrastructure solutions that often diverge from the Code of Practice but deliver outstanding benefits to both users and the community. These include but are not limited to:
 - Alternate 3 waters infrastructure (low pressure systems) and processing
 - Local energy generation and distribution systems
- In terms of the extent of the Spatial Plan in the Lower Shotover area, we concur with our Landscape Architects (Tony Milne for Rough and Milne) that:
 - Roads are not defensible edges, and in this instance;
 - That the 'top of bank' edge on the southern side of the large depression (approximately at the 107 Lower Shotover Road entry) is a defined edge to the north. The recommended character zone edge is shown on the Landscape Context Plan attached within the Appendices of this submission. On this basis, we believe that the recommended character zone edge should be the

northern extent of the future urban land as marked in the Spatial Plan in this locale. As shown in Figure 11 below.



Figure 11: Proposed addition to the northern edge of the future urban zone of the Spatial Plan (shown in yellow)

43. A 'capacity of the land to absorb development' approach coupled with quality, compact urban development, we believe, will deliver the right outcomes that give effect to both the Landscape Character objectives as well as the Grow Well or 'Whaiora' aspiration of QLDC.

Priority Initiatives (Our Approach)

QLDC Spatial Plan/Future Development Strategy/Plan Changes

44. A limited amount of land is expected to change from rural to urban use over the next 30 years. These locations are identified as future urban areas within the QLDC Spatial Plan. This change will be phased with the delivery of enabling infrastructure to ensure the needs of the revised land use are well met. As well as housing, the future urban areas will provide space for business activities and employment, new open spaces and community facilities. The scale of these areas present opportunities to Masterplan new neighbourhoods focused around public transport, walking and cycling and well-designed medium and high-density dwellings that will provide more housing choices for residents.
45. We have prepared a draft master plan over the subject site that we believe gives an insight into what a comprehensively designed neighbourhood that is principal led and is sensitive to The Grow well aspirations of the District could look like. We understand that the suitability of these the subject site for future development requires more detailed investigation as well as confirming how they will be serviced by public transport, which is a prerequisite for any new significant area of urban growth. However we are of the view that including the subject site within the Spatial Plan is the correct approach to providing for more comprehensive development that can meet the future needs of the community.

46. We understand that developing the subject site to the higher density put forward in option 2 above would require more time and would be dependent on:
- Review zoning and other levers to enable higher densities and more flexible use of land within the existing and new urban areas in appropriate locations identified in the Spatial Plan.
 - Structure plans potentially being part of Future Development Strategy prepared under the yet to be release Strategic Planning Act.

Funding Infrastructure

47. We understand that funding infrastructure needs to go through a Council Long Term Planning process and having an idea of what future development could look like aids that process. We also understand that infrastructure along Ladies Mile will partially be delivered through the Housing and Infrastructure Funding that has already been secured.
48. We believe that Council should also investigate the use of alternative funding and financing tools to accelerate infrastructure delivery. One of these tools is the Infrastructure Funding and Finance Act 2020 (IFFA), that has been used in Auckland for the development of Milldale.
49. The IFFA is a particularly powerful tool because it provides for the delivery of public infrastructure under a 'user pays' model. Under the IFFA, any person or entity can request any council or regional council, or combination of councils, to form a Special Purpose Vehicle ('SPV') for the funding and installation of infrastructure for a development. Any expenditure that will be recouped through a levy.
50. We believe that a targeted approach through IFFA would suit Queenstown District well, given the different speeds and development requirements that all the settlements in the district have.

Conclusion

51. As part of this submission we have looked at the two development pathways that are currently open to the applicant. Option 1 being a rural residential development in accordance with the QLDC PDP zoning, the other being Option 2 which is a comprehensive development to a future urban density. We have demonstrated the allure of developing in accordance with the District Plan zone from a financial returns perspective. However, we do not consider that this type of development is conducive to growing our community well.
52. We consider that a principled and comprehensive approach will result in better outcomes over the long run, and we agree with the direction of the Spatial Plan that earmarks the subject site for Future Turban Development (Priority Development Area). We do also want to acknowledge that a comprehensive development strategy would take longer to complete and result in delayed financial return. It is also acknowledged that a comprehensive development approach would be best realised through a design and build process rather than selling individual sections that would allow for unknown built form outcomes. This type of development carries a higher level of investment and as such is of a higher risk. That would means that medium to hi density

development would suit a comprehensive development strategy being pursued over the long term.

53. The applicants wish to thank the Queenstown Lakes District Council for the opportunity to submit on this Spatial Plan and have our views taken into consideration. We look forward to seeing the matters contained in this submission addressed and continuing to work with Queenstown Lakes District Council in the future.

Landscape Context



Concept Plan

Total Site Area: 12.39ha

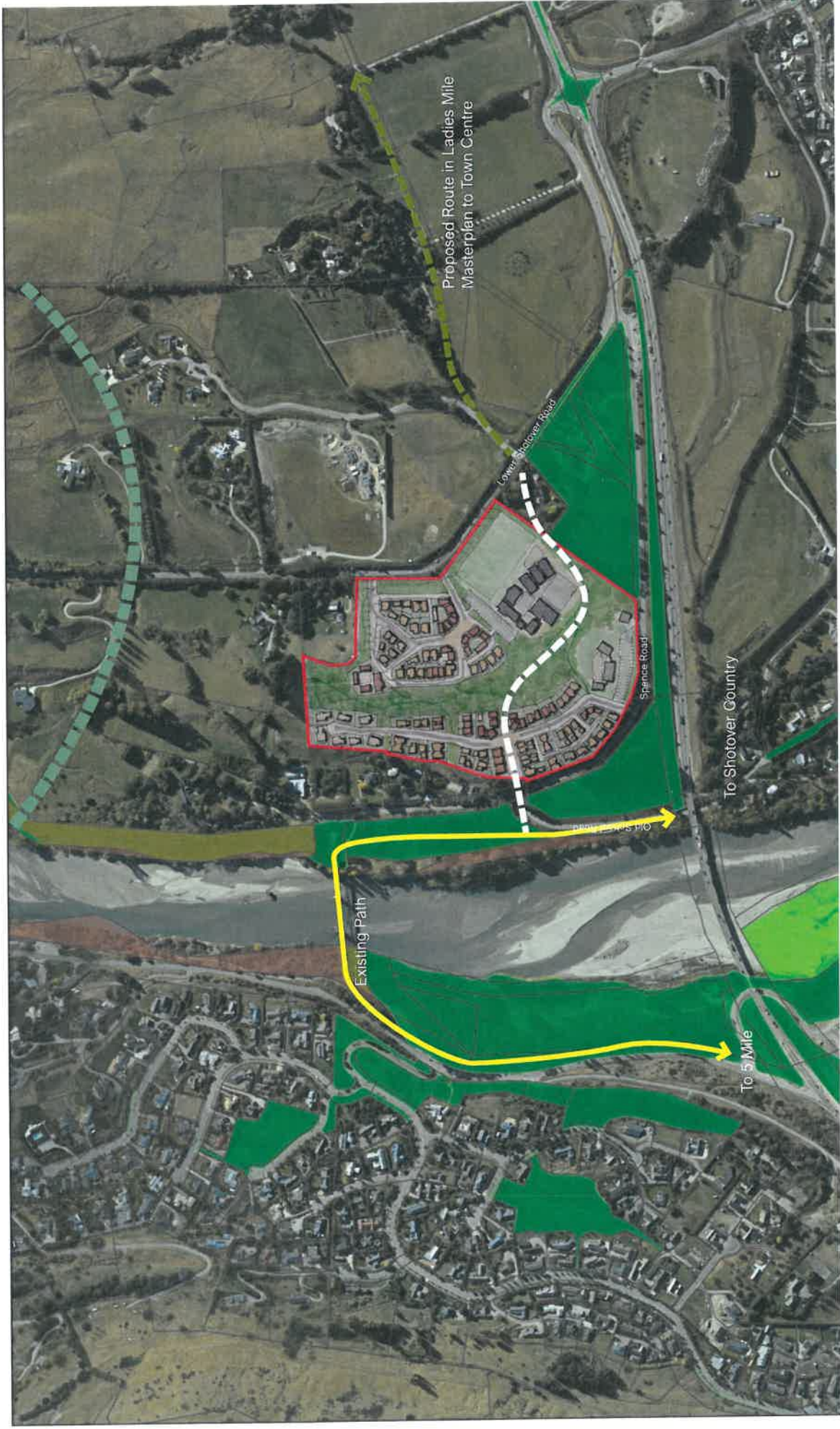
LandUse Areas	%	ha
Living	40%	4.95
Productive	40%	4.95
Restorative	20%	2.48

FEATURES

1. Main entry to upper village area
2. School with playing fields towards road
3. More intensive housing around central piazza area
4. Secondary entry to manor house complex and village area
5. Manor house complex
6. Main pedestrian/cycle path to Ladies Mile masterplan area
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10. Facility entry from Spence Road
11. Lower village core with shared space and higher density living options accessed from dedicated Spence Road entry
12. Compact urban village housing
13. Visual/amenity breaks in development to extend landscape
14. Larger housing options



Public Openspace + Pedestrian/Cycle Path Linkages





QLDC Property Map



The information provided on this map is intended to be general information only. While considerable effort has been made to ensure that the information provided on this map is accurate, current and otherwise adequate in all respects, Queenstown Lakes District Council does not accept any responsibility for content and shall not be responsible for, and excludes all liability, with relation to any claims whatsoever arising from the use of this map and data held within.



QUEENSTOWN
LAKES DISTRICT
COUNCIL

Scale: 1:2,500

0

155

310

620 m

Map Date:
19/01/2021



SPENCE ROAD, LADIES MILE, QUEENSTOWN



Murray Exhibit 042

DEFINE
DEFINE GROUP LTD

CLIENT Anna Hutchinson Family Trust

PROJECT SKETCH CONCEPT

DATE 02 November 2022

Subdivision

8,000m² Average

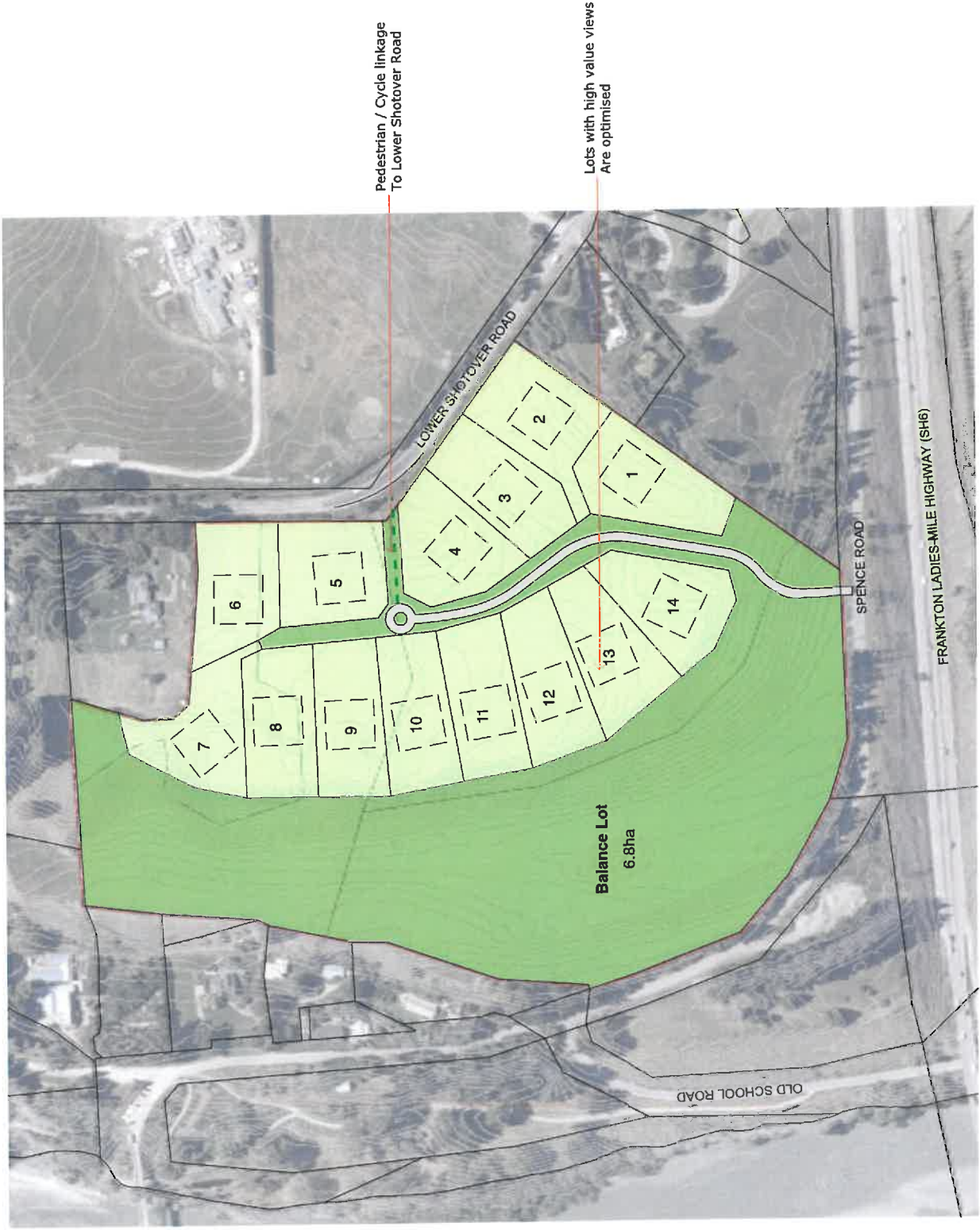
4,000m² Minimum Net Lot Size

STANDARDS

Road Setback 10m

Internal Boundaries 4m

Building Platform
30m x 30m



DRAWING TITLE
**Compliant Stage 1 - 14 x
4,000m² Lots + Balance**

PROJECT
SPENCE ROAD, LADIES MILE

PROJECT STATUS
SKETCH CONCEPT

DATE 02 November 2022

JOB # WA_21-007-03

SHEET SK

REVISION -

DRAWN BW CHECKED AS

Subdivision

8,000m² Average

4,000m² Minimum Net Lot Size

STANDARDS

Road Setback 10m

Internal Boundaries 4m

Building Platform
30m x 30m



4.5m wide lane to access
4 properties - can be
accommodated on slope

Pedestrian / Cycle linkage
To River Trails network

Large boulder acts as feature
And supports way finding

DRAWING TITLE
Compliant Stage 2 -
Additional 7 Lots

PROJECT
SPENCE ROAD, LADIES MILE

PROJECT STATUS
SKETCH CONCEPT

DATE 02 November 2022

JOB # WA_21-007-03

SHEET SK

REVISION

DRAWN BW **CHECKED** AS

Subdivision

8,000m² Average

4,000m² Minimum Net Lot Size

STANDARDS

Road Setback 10m

Internal Boundaries 4m

Building Platform
30m x 30m



Theoretically an additional 2 lots should be possible however slope, access and earth working limitations preclude this.



Stage 1 & 2 Subdivision

Murray Exhibit 045

DRAWING TITLE
Compliant Stage 3 -
Additional 2 x 4,000m²

PROJECT
SPENCE ROAD, LADIES MILE
PROJECT STATUS
SKETCH CONCEPT

DATE 02 November 2022

JOB # WA_21-007-03

SHEET SK

REVISION

DRAWN BW **CHECKED** AS

TOTAL SITE AREA: 12.41ha

Roads & Access 1.30ha (10%)

Landscape 0.74ha (6%)

Residential 8.32ha (68%)

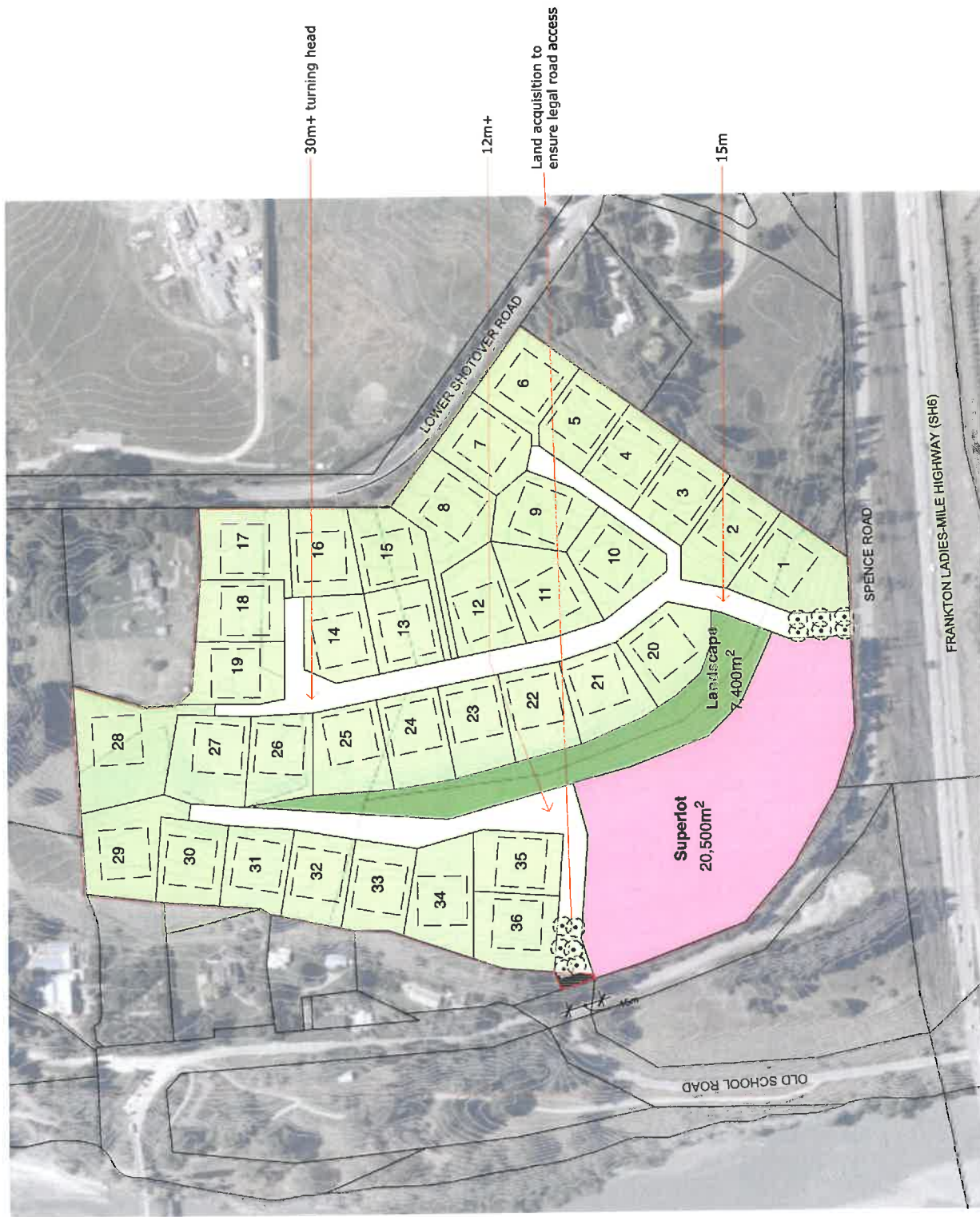
Superlot 2.05ha (16%)

STANDARDS

Road Setback 10m

Internal Boundaries 4m

Building Platform
30m x 30m



DRAWING TITLE
**Integrated QLCHT + Large
Lots (2,000m²)**

PROJECT
SPENCE ROAD, LADIES MILE

PROJECT STATUS
SKETCH CONCEPT

DATE 02 November 2022

JOB # WA_21-007-03

SHEET SK 01

REVISION

DRAWN BW CHECKED AS

TOTAL SITE AREA: 12.41ha

Roads & Access 1.30ha (10%)

Landscape 0.74ha (6%)

Residential 8.32ha (68%)

Superlot 2.05ha (16%)

STANDARDS

Road Setback 10m

Internal Boundaries 4m

Building Platform
30m x 30m

DRAWING TITLE
**Integrated QLCHT + Large
Lots (2,000m²) Lifestyle**

PROJECT
SPENCE ROAD, LADIES MILE

PROJECT STATUS
SKETCH CONCEPT

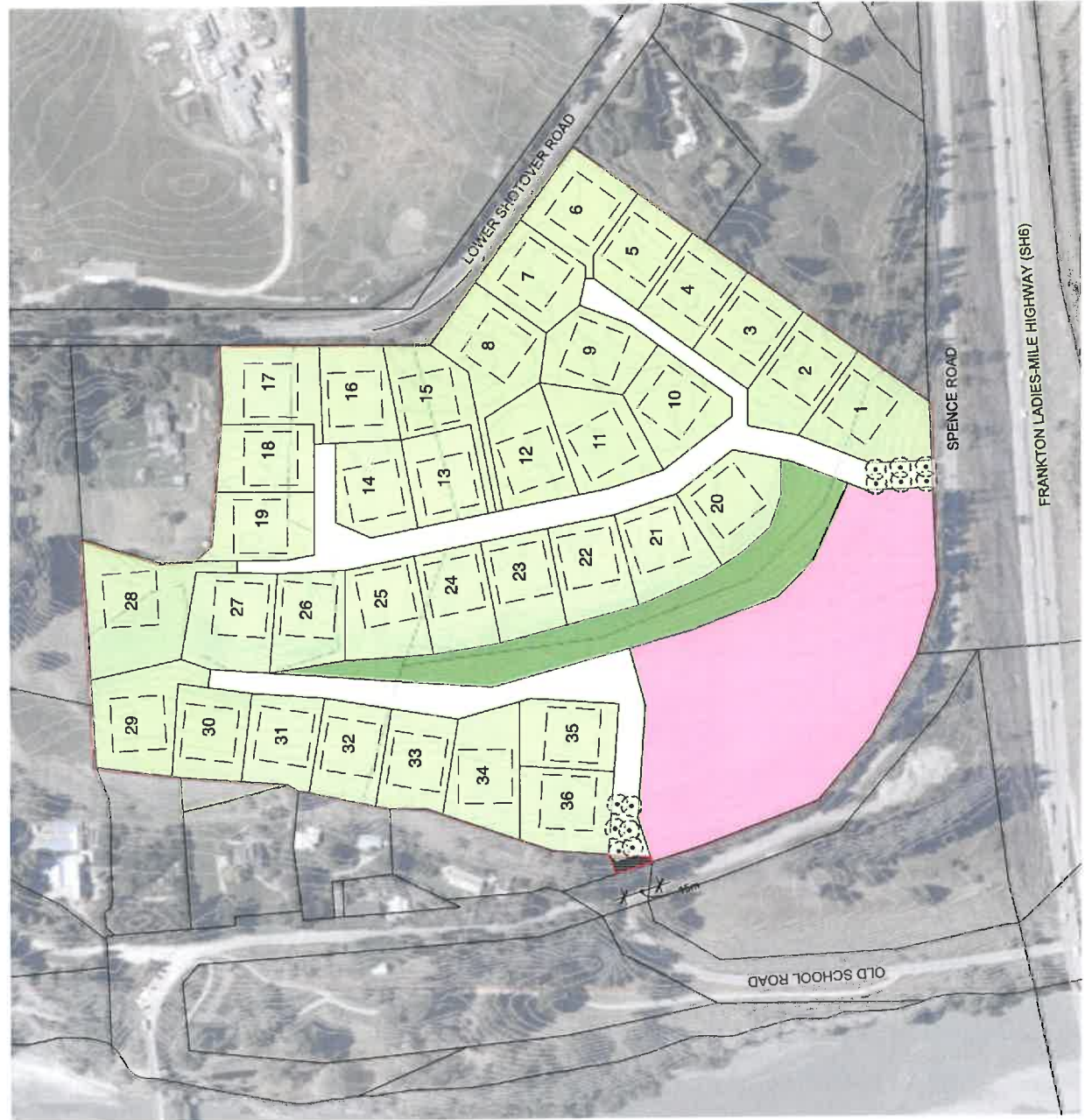
DATE 02 November 2022

JOB # WA_21-007-03

SHEET SK 02

REVISION

DRAWN BW CHECKED AS



Murray Exhibit 047

TOTAL SITE AREA: 12.41ha

Roads & Access 1.30ha (10%)

Landscape 0.86ha (7%)

Residential 8.32ha (68%)

Superlot 2.05ha (16%)

STANDARDS

Road Setback 10m

Internal Boundaries 4m

Building Platform
30m x 30m

DRAWING TITLE
**Maximum Large Lot
(2,000m²)**

PROJECT
SPENCE ROAD, LADIES MILE
PROJECT STATUS
SKETCH CONCEPT

DATE 02 November 2022

JOB # WA_21-007-03

SHEET SK 03

REVISION

DRAWN BW CHECKED AS



22 December 2022

Honourable David Parker
Minister for the Environment
Private Bag 18 888
Parliament Buildings
Wellington 6160

By email: d.parker@ministers.govt.nz

Dear Minister Parker

Urgent and pressing matters regarding Queenstown Lakes Housing

We are writing to you as we are land owners of a substantial parcel of land located within what we consider to be Queenstown's eastern growth corridor. The Queenstown Lakes District Council are currently undertaking a district plan review along the Ladies Mile and have requested to be allowed to do so under the Streamline Planning Process that is currently with your office awaiting a decision.

We have asked the Council if it is possible for our land to be included as it is a logical extension to the Ladies Mile and was also at one point included within the Queenstown Lakes Spatial Plan as a priority urban area.

The reason for writing to you is to firstly point out that approximately 35Ha (below on Figures 1-4 shown in pink) of land located within Threepwood that is earmarked for future urban land use under the Spatial Plan, and the current district plan. However, this land will not be rezoned under the Ladies Mile Plan Change. This leaves QLDC with a shortfall of over 500 dwellings within the eastern growth corridor over the long term. Note in Figure 4 below the spatial plan is reflected in the Strategic chapters of the QLDC District Plan. Chapter 4 of the QLDC District Plan has been developed to give effect to the National Policy Statement on Urban Development (NPS-UD), which requires that local authorities provide sufficient development capacity to meet the current and future needs of the District's community.

The land that we are writing to you about is shown in red on Figures 1-4 below. We believe that given the proximity of the Lower Shotover Road site to services, the importance of the site as a connection for active transport to the old Shotover Bridge, this site should be substituted into the SPP rather than the Threepwood land which has been excluded because the landowners are not willing to develop Threepwood into urban land uses.

We are however willing to look at long term objectives rather than short term gains with our land. We are not developers, however as a long-standing Queenstown Family we would like to see this land go into a land use that would be of benefit to the working residents of Queenstown.

To that end, we have sought out a partnership with the Queenstown Lakes Community Housing Trust (QLCHT) that would allow QLCHT to develop the land as a first true partnership between the QLCHT and a landowner that would see far more than 25% of the dwellings go into an affordable housing pool that would then be protected in perpetuity under the QLCHT secure homes programme. We include within Attachment 1, a concept sketch that has been prepared with this partnership in mind. This concept

shows a first stage (number 3) as affordable housing if the land however was rezoned as part of the SPP process then this land could all be developed into affordable housing.

In short, we are seeking the opportunity to engage further with your office on this project with the aim of ensuring our land will be included within the QLDC Ladies Mile Plan Change Variation that is currently going through the SPP process. To that end, we are specifically seeking, if you are to direct a Streamlined Planning Process, that you include in your statement of expectation that QLDC include our land in the Variation as notified, so it can be considered on a substantive basis for inclusion into the PDP.

Many of your officials will be familiar with the Ladies Mile project which has involved staff across MHUD, NZTA, MoE and Kianga Ora. We would be very happy to brief you or your officers on our proposal in order to give you a full picture of what the QLCHT and us are intending to achieve on our land. Please do not hesitate to contact me, with any further queries.

Yours sincerely

Tim and Anna Hutchinson

Landowners

63 Lower Shotover Road Rd 1 Queenstown 9371 (Lot 3 DP 516751, Lot 2 DP 310444, Lot 3 DP 310444, and Lot 2 DP 516751

Figures 1-4

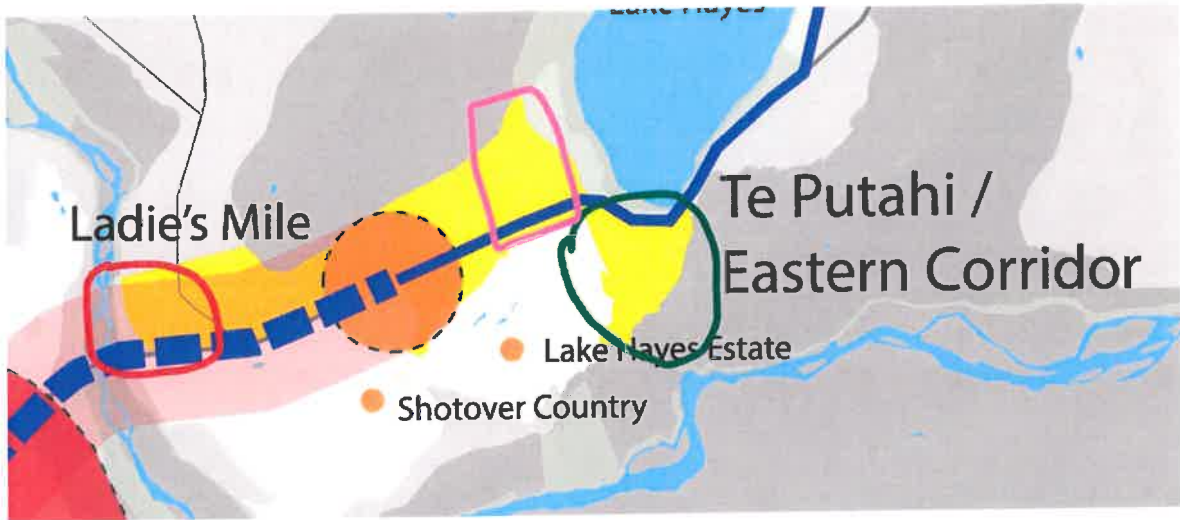


FIGURE 1 QLDC SPATIAL PLAN (BEFORE COMMISSIONERS DECISION)



FIGURE 2 QLDC SPATIAL PLAN (AFTER COMMISSIONERS DECISION)

Suggested Zoning Plan

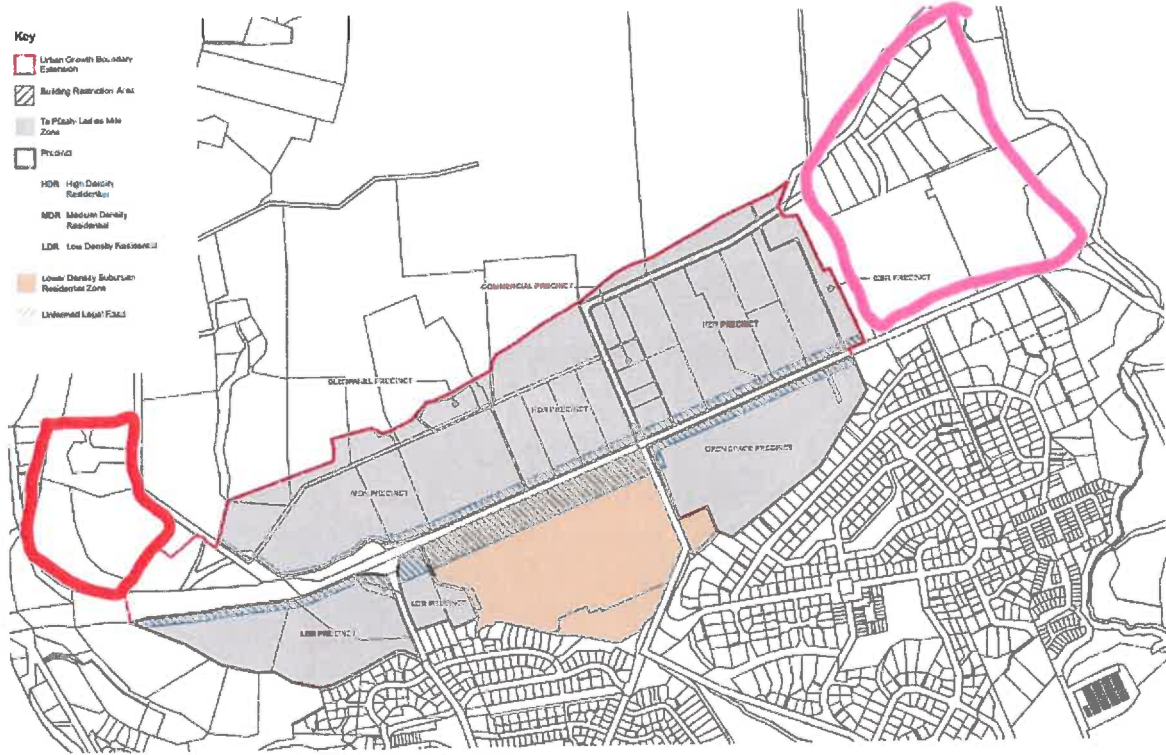


FIGURE 3 QLDC SPP ZONE PLAN

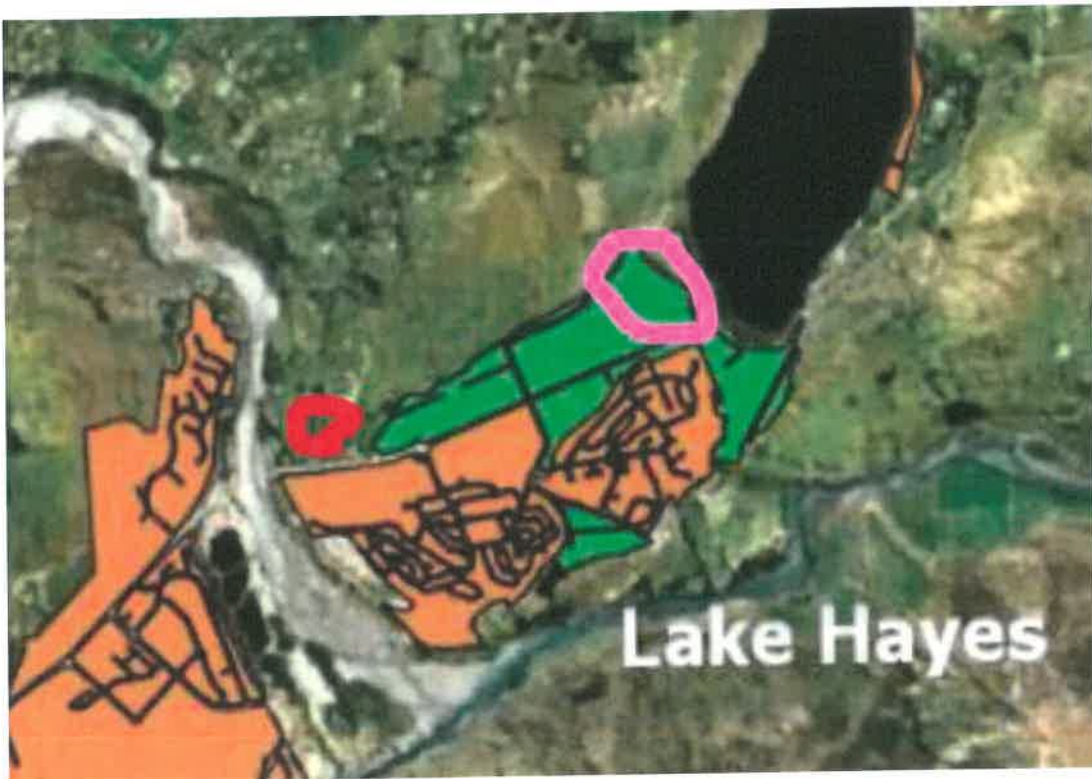


FIGURE 4 QLDC DISTRICT PLAN URBAN LAND (ORANGE – URBAN GROWTH BOUNDARY; GREEN INDICATIVE FUTURE EXPANSION AREA)

Attachment A - Queenstown Lakes Community Housing Trust Concept

Hon David Parker BCom, LLB

Attorney-General
Minister for the Environment
Minister of Revenue
Associate Minister of Finance



COR3728

16 February 2023

Tim and Anna Hutchinson
doublehill@netspeed.net.nz

Dear Tim and Anna Hutchinson

Thank you for your letter of 9 January 2023 about the inclusion of your land in the proposed Queenstown Lakes District (QLDC) Plan Variation at Te Pūtahi and the Ladies Mile (proposed Plan Variation).

As you are aware, QLDC have applied for a Direction to enable the Plan Variation at Te Pūtahi to be prepared through a streamlined planning process (SPP). There is no mechanism in the SPP which enables submissions based on the merits or scope of the application to me as Minister for the Environment, to be considered when making a decision on whether to approve or decline an application to use the SPP.

If the decision to issue QLDC a Direction to use the SPP is made, Clause 78 of Schedule 1 of the Resource Management Act 1991 will require that Direction to include an opportunity for written submissions to QLDC on the proposed Plan Variation. At that stage, subject to my decision to approve or decline the use of SPP, there will be an opportunity to submit on the Plan Variation raising your concerns.

I encourage your continued engagement with QLDC as they are the council responsible for the proposed Plan Variation.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'David Parker'.

Hon David Parker
Minister for the Environment

Murray Exhibit 055

From: Julie Scott <julie@qlcht.org.nz>
Sent: Thursday, November 17, 2022 3:44 PM
To: Werner Murray <wmurray@propertygroup.co.nz>
Cc: Trish Daley <trish@qlcht.org.nz>
Subject: Hutchinson's strategy

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi both

See attached draft strategy notes.

Please feel free to add to this, particularly further benefits and details for the points for discussion with Anita (and subsequent to this Tony, Quentin etc)

GSHP report also attached. I will send The Urban Advisory's doc separately as it's a massive file.

I got an automatic reply from Anita saying she's on leave and then at a conference, returning to work on the 28 Nov. I'll flick her a text and check if she has any availability at all before then. Her email says for urgent queries please contact Gabrielle Marsh, but I'm reluctant to do this. Would rather go straight to Tony if we can't get in front of Anita before the 28th.

Let me know your thoughts on this Werner.

Cheers,
Julie

[Check out our short film!!](#)

<image001.png>

<image002.png> julie@qlcht.org.nz

Julie Scott
Chief Executive Officer

+64 27 645 2447

PO Box 1748, Queenstown
9348

qlcht.org.nz | [Facebook](#)

<Hutchinson's strategy, Nov22.docx><Revolve GSHP Feasibility Report, Jul22.pdf>

Hutchinson's masterplan strategy

17 November 2022

Stage 1

Meet and discuss with Anita Vanstone (QLDC Strategic Growth Manager). Sound Anita out on the proposal noting the following key points:

- Ideally located next to cycle trail for active transport – will assist with QLDC's desire for modal shift'
- Proposed to be consistent with next door neighbour, Flints Park (medium density);
- QLDC reserve area next door could be rezoned into MDR (noting QLDC's Ladies Mile site now provides sufficient reserve space), could change Lots 1&2 to MDR;
- Mixed tenure development outcomes;
- Voluntary IH story with Hutchinson's is great PR and will assist with IH Plan Change;
- Great example of achieving housing as discussed in the current Joint Housing Action Plan;
- Developer is flexible with timing and staging of development – happy to work in with infrastructure supply.

Questions for Anita:

- Rezoning pathway – which is best in her opinion – Fast Track or SPP or both until either confirmed?
- Opinion on QLDC's desire for supporting Eastern vs. Southern corridors?
- Best way to approach Tony and Councillors – any further thoughts on how to gain support?

Stage 2

Meet and discuss with Tony Avery (QLDC GM Planning & Development) to gain further Council officer support.

Stage 3

Meet and discuss with Quentin Smith and other select Councillors to attain elected member advocates.

From: James Gardner-Hopkins james@jgh.nz
Subject: Re: Hutchinson's strategy
Date: 5 February 2024 at 10:49 PM
To: Werner Murray wmurray@propertygroup.co.nz
Bcc: James Gardner-Hopkins james@jgh.nz



From: Julie Scott <julie@qlcht.org.nz>
Sent: Friday, November 18, 2022 10:59 AM
To: Werner Murray <wmurray@propertygroup.co.nz>
Cc: Trish Daley <trish@qlcht.org.nz>
Subject: RE: Hutchinson's strategy

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Update in attached following Teams chat with Anita. In essence, I think she's on the fence. Sees the pros but thinks it's a fairly long shot without the site already being in master plan or spatial plan.

I'll set up a meeting with Tony next week.

From: Julie Scott
Sent: Friday, 18 November 2022 9:03 AM
To: Werner Murray <wmurray@propertygroup.co.nz>
Subject: RE: Hutchinson's strategy

Hi Werner

I have a call lined up with Anita this morning – will keep it just her and I, given she can't meet in person.

Let me know if you have any updates for that word doc re benefits of site before I connect with her at 10am.

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Cc: Trish Daley <trish@qlcht.org.nz>
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Let me know your thoughts on this Werner.

Murray Exhibit 058

Cheers,
Julie

[Check out our short film!!](#)

[<image001.png>](#)

[<Hutchinson's strategy, Nov22.docx>](#)

Julie Scott

Chief Executive Officer

[+64 27 645 2447](#)

[<image002.png>julie@qlcht.org.nz](#)

PO Box 1748, Queenstown
9348

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Hutchinson's masterplan strategy

17 November 2022

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Questions for Anita:

- Rezoning pathway – which is best in her opinion – Fast Track or SPP or both until either confirmed? **Anita has advised she thinks both Fast track and SPP will have relatively low level of success due to the site not already being in the masterplan or spatial plan. But agreed if they are happy to take the risk, then it's worth trying. She thinks best bet is to apply to get the site into the spatial plan and go from there. She advised Council's original position of why it wasn't suitable for current masterplan, but acknowledged the voluntary IH and close proximity to micro transport corridors were influential.**
- Opinion on QLDC's desire for supporting Eastern vs. Southern corridors? **Advised Council is working with Government on alternative ways to fund infrastructure for both corridors, eg deferred land development costs which then get passed on to homeowners over time via rates system. QLDC is not keen on this but required to consider. Doesn't think there's any favouritism towards Southern over Eastern but did note Eastern has been lost to central Government, so keen to ensure they maintain control over Southern.**
- Best way to approach Tony and Councillors – any further thoughts on how to gain support? **Advised to go in selling IH story and discuss FT/SPP**

Stage 2

Meet and discuss with Tony Avery (QLDC GM Planning & Development) to gain further Council officer support.

Stage 3

Meet and discuss with Quentin Smith and other select Councillors to attain elected member advocates.

From: Julie Scott <julie@qlcht.org.nz>
Sent: Thursday, November 24, 2022 4:41 PM
To: Werner Murray <wmurray@propertygroup.co.nz>
Cc: Trish Daley <trish@qlcht.org.nz>
Subject: RE: Hutchinson's strategy

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Hi Werner

Further update following a chat with Tony. Essentially, he says come in and have a chat with him. He's fairly neutral at this point.

Let me know if you need anything further from me.

From: Julie Scott
Sent: Friday, 18 November 2022 10:59 AM
To: Werner Murray <wmurray@propertygroup.co.nz>
Cc: Trish Daley <trish@qlcht.org.nz>
Subject: RE: Hutchinson's strategy

Update in attached following Teams chat with Anita. In essence, I think she's on the fence. Sees the pros but thinks it's a fairly long shot without the site already being in master plan or spatial plan.

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To: Werner Murray <wmurray@propertygroup.co.nz>
Cc: Trish Daley <trish@qlcht.org.nz>
Subject: Hutchinson's strategy

Hi both

See attached draft strategy notes.

Murray Exhibit 061

Please feel free to add to this, particularly further benefits and details for the points for discussion with Anita (and subsequent to this Tony, Quentin etc)

GSHP report also attached. I will send The Urban Advisory's doc separately as it's a massive file.

I got an automatic reply from Anita saying she's on leave and then at a conference, returning to work on the 28 Nov. I'll flick her a text and check if she has any availability at all before then. Her email says for urgent queries please contact Gabrielle Marsh, but I'm reluctant to do this. Would rather go straight to Tony if we can't get in front of Anita before the 28th.

Let me know your thoughts on this Werner.

Cheers,
Julie

[Check out our short film!!](#)

<image001.png>

<image002.png> julie@qlcht.org.nz

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<Hutchinson's strategy, Nov22.docx>

Hutchinson's masterplan strategy

17 November 2022

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- Best way to approach Tony and Councillors – any further thoughts on how to gain support? **Advised to go in selling IH story and discuss FT/SPP.**

Stage 2

Meet and discuss with Tony Avery (QLDC GM Planning & Development) to gain further Council officer support.

Teams meeting with Tony 24/11/22 – who advised that certainly a voluntary IH contribution would have an impact on Council's assessment of the proposal. He was otherwise fairly neutral on the site and suggested the developers/Werner come in for a meeting to discuss further.

Stage 3

Meet and discuss with Quentin Smith and other select Councillors to attain elected member advocates.

From: Resource Consent <resourceconsent@qldc.govt.nz>
Sent: Wednesday, March 31, 2021 3:10 PM
To: Werner Murray <wmurray@propertygroup.co.nz>
Cc: Alana Standish <Alana.Standish@qldc.govt.nz>
Subject: Pre-application Meeting – Anna Hutchinson Family Trust (PA210044)

Hi Werner,

Thank you for your email and your request for a pre-application meeting.

We have entered the details into the system and the pre-application has been assigned reference PA210044.

This will be allocated to a Planner who will be your main contact person throughout this project. The Planner will be in contact as soon as possible to organise a meeting with you and the relevant Council staff.

Kind Regards,

Juanita Jones | Planning Support | Planning and Development
Queenstown Lakes District Council
DD: +64 3 450 1750 | P: +64 3 441 0499
E: juanita.jones@qldc.govt.nz



 Please consider the environment before printing this e-mail

From: Werner Murray <wmurray@propertygroup.co.nz>
Sent: Wednesday, 31 March 2021 11:44 AM
To: Resource Consent <resourceconsent@qldc.govt.nz>
Cc: Alana Standish <Alana.Standish@qldc.govt.nz>
Subject: Pre Application Tuesday 13th April

Hi,

Could I please book a pre application meeting for 13th April (Bruce weir the urban designer is flying down from Auckland on that day) I have attached the pre-application form and a site plan – Bruce will provide more detailed plans once a planner has been allocated.

We are keen to get pre-application advice on:

- Location and possible uses on the site – these could include Community Facilities, residential and VA
- The Site is included in the Spatial Plan as Future Urban and a Priority development area (black circle below)



Murray Exhibit 065



- Intersection on Lower Shotover Road
- Cycle/pedestrian connection between Ladies Mile and the pedestrian bridge over the Shotover River to Quail Rise
- Parks and recreation/open space there may be some land uses that have missed out on space through the Ladies Mile master Plan and need a spot. Could be something like a food forest or temporary nursery area for Beech trees

Thanks

Werner Murray
Senior Planner



Mobile: 027 445 6845
Reception: 03 363 5901

Level 3 / Five Mile Centre, 36 Grant Road, Frankton, Queenstown 9371
PO Box 2130, Queenstown 9371

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Werner Murray

Subject: Pre-app for PA210044 - Anna Hutchinson Family Trust
Location: Shotover St Mt Aspiring Meeting Room

Start: Tue 13/04/2021 2:00 pm
End: Tue 13/04/2021 3:00 pm

Recurrence: (none)

Meeting Status: Accepted

Organizer: Andrew Woodford
Resources: Shotover St Mt Aspiring Meeting Room

Hi Werner

Locking in this meeting time and location.

Regards

Andrew Woodford | Senior Planner | Planning & Development
Queenstown Lakes District Council
DD: +64 3 450 1726 | P: +64 3 441 0499
E: andrew.woodford@qldc.govt.nz



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English (Australia)

[Find a local number](#)

Conference ID: 6597127

[Forgot your dial-in PIN?](#) | [Help](#)



Werner Murray

From: Werner Murray
Sent: Tuesday, 6 April 2021 6:51 am
To: caroline.dumas@qldc.govt.nz
Cc: Bruce Weir
Subject: QLDC Spatial Plan

Morning Caroline,

I am doing some work on behalf of some land owners that own land with a land use indicated in the Spatial plan as Future Urban and Priority Development Area, and is also located within a frequent public transport corridor.

Bruce Weir and I are looking to put a submission in on their behalf in support of the Spatial Plan. It would be really good if Bruce and I are able to catch up with you to have a quick chat about how you see the Spatial Plan rolling out and what future documents Council may be working on that would support the Spatial plan. We would also like to chat about some of the issues and opportunities that we see with implementing the Spatial Plan as they relate to our client's land.

Bruce is in town on Tuesday 13th mid morning if we are able to come and see you that would be great.

Thanks

Werner Murray
Senior Planner



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Reception: 03 363 5901

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Subject:

FW: Hutchinson's - Ladies Mile

From: Werner Murray

Sent: Tuesday, August 16, 2022 1:02 PM

To: Anita Vanstone <Anita.Vanstone@gldc.govt.nz>; Liz Simpson <Liz.Simpson@gldc.govt.nz>

Cc: Bruce Weir <brucew@weir-associates.co.nz>

Subject: RE: Hutchinson's - Ladies Mile

Hi Anita and Liz,

Second email in as many days, it is all happening at the moment.

Bruce and I are working for a number of projects along Ladies Mile with 63A Lower Shotover Road being one of them (Marked in red below). Bruce and I would be keen to catch up with you to talk about what future options might be possible on the site. The owners are not developers but multi-generational farmers who have owned land in the district for a long time. The owners would like to think about their site strategically and look to the long term future of the site, and are very keen to work collaboratively with Council and other entities like the housing trust.

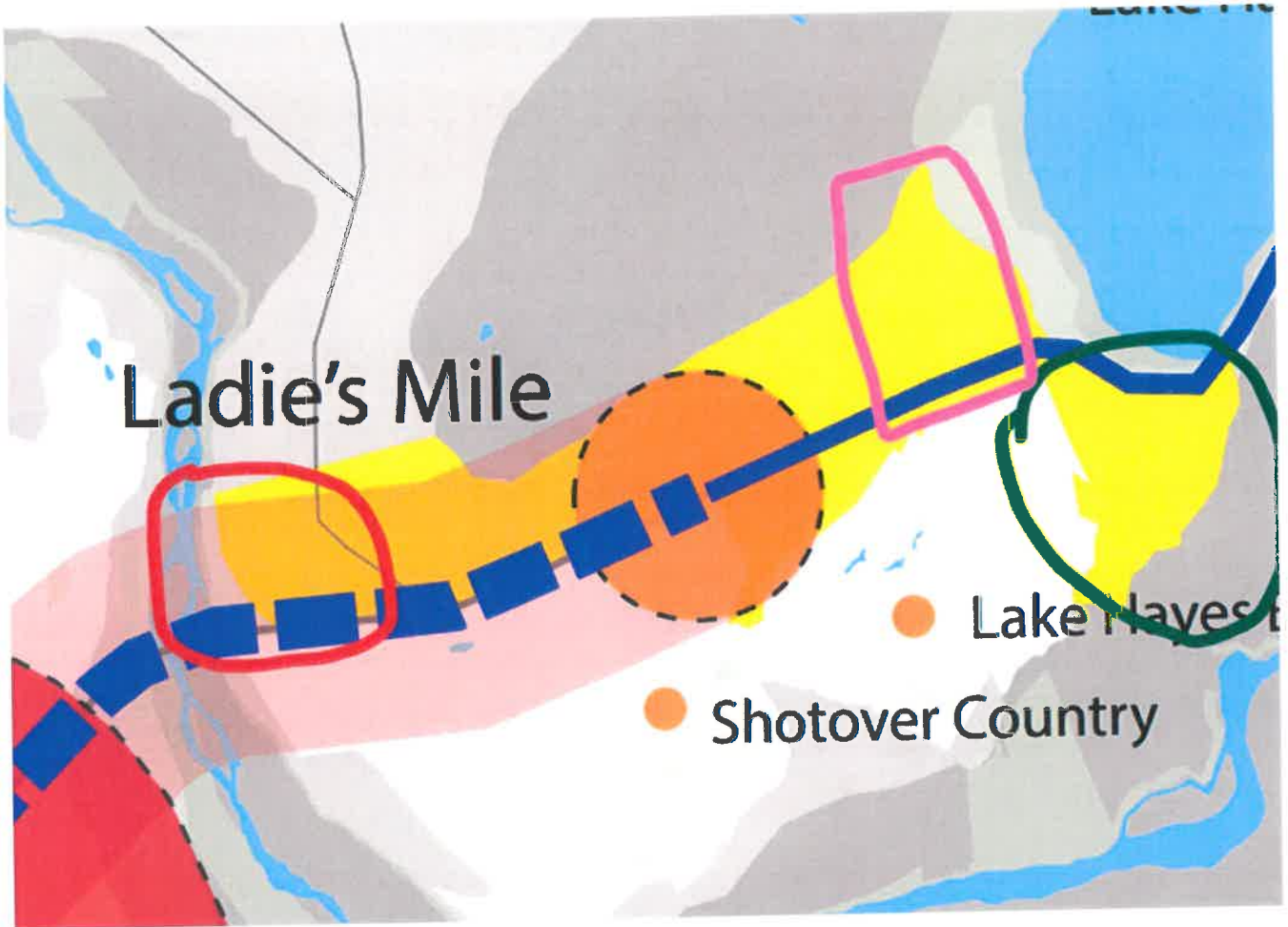
As a bit of background the site was initially included in the Spatial Plan and has a moderate to high absorption capacity (Wakatipu Basin Land Use Study). Note that this is the same as for the land to the south-west of Lake Hayes (marked in green below). We went to the Spatial plan hearing to support the Draft version of the Spatial Plan as it related to the Lower Shotover site. At the hearing potential landscape issues (but never articulated) were mentioned by the commissioners and as a result the Lower Shotover site was removed from the Spatial Plan.

Also Note Liz that the site is outside the Ladies Mile Master Plan area. Bruce and I did attend the consultation in relation to the Masterplan and Bruce Harland said that he would not consider the site as it "was out of scope", but noted that there would likely be uses that would not find a home on Ladies Mile due to space constraints and competition for that space.

It is potentially the case that further aged care/retirement living is excluded from the Ladies Mile Masterplan area, as generally the density that they are developed to is far lower than the density required under the Masterplan. So this could be an option for the Lower Shotover site.

One of the reasons that Bruce and I were keen to catch up with you is that approximately 35Ha (pink below) of land located within Threepwood that is earmarked for future urban under the Spatial Plan but the Ladies Mile Plan Change will not re-zone this land to urban. Given the proximity of the Lower Shotover Road site to services, the importance of the site as a connection for active transport to the old Shotover Bridge, the willingness of the owners to look at long term objectives rather than short term gains, the changes to Lower Shotover Road as a result of the Masterplan, and the loss of Spatial Plan future urban land at Threepwood, we would like to find out from you what your thoughts are on the future of the site.

Murray Exhibit 069



Bruce is in town next week Tuesday/Wednesday and it would be great if we could catch up to discuss.

Thanks

Werner

Werner Murray
Senior Planner



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Reception: 03 363 5901

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... inMailX Truncated Message ...

Murray Exhibit 070

Subject: FW: Spence Rd Housing trust partnership

From: Werner Murray
Sent: Monday, December 12, 2022 8:54 AM
To: Tony Avery <tony.avery@qldc.govt.nz>; alyson.hutton@qldc.govt.nz
Subject: Spence Rd Housing trust partnership

Morning Tony and Alyson,

Thanks so much for making the time to meet with me on Friday. Just to summarise our discussion: Council's current thinking is that there is enough dwelling capacity in Queenstown as suggested by the *Housing Development Capacity Assessment 2021* (excerpt below), and that there is sufficient other land that could be rezoned if required.

9.4 Total District Sufficiency – Total Dwelling Growth

Table 9.6 shows the sufficiency of dwelling capacity for the total district overall. It combines the demand within the rural (no margin) and urban (with margin) environments, then compares it to capacity across both the rural and urban environments. The assessment uses the infrastructure constrained RER capacity for the urban environment and the plan enabled capacity for the rural environment as discussed in previous sections.

In total, there is a projected surplus of around 2,400 dwellings in the short term. This is projected to increase to 3,100 dwellings in the medium term and decrease to around 450 dwellings in the long-term.

Table 9.6 – Total District Dwelling Sufficiency Excl. Existing Estate by Ward – Change the Path Future

Ward	Demand for Additional Dwellings			Urban Env. Serviced, Feasible, RER + Rural Env. Plan Enabled			Sufficiency of Dwelling Capacity		
	2020-2021	2020-2030	2020-2050	Short Term	Medium Term	Long Term	Short Term	Medium Term	Long Term
Wakatipu Ward Total:	580	3,860	11,920	2,320	6,350	12,270	1,740	2,490	350
Urban Environment (+ Margin)	560	3,750	11,580	1,600	5,630	11,550	1,040	1,880	30
Rural Environment	20	110	340	720	720	720	700	610	380
Wairaka Ward Total:	380	2,550	7,860	1,070	3,190	7,950	690	640	100
Urban Environment (+ Margin)	370	2,470	7,620	790	2,910	7,680	420	460	60
Rural Environment	10	80	240	280	280	280	270	200	40
Total District	960	6,410	19,780	3,390	9,540	20,230	2,430	3,130	450
Urban Environment (+ Margin)*	930	6,220	19,200	2,390	8,530	19,230	1,460	2,310	30
Rural Environment	30	190	580	1,000	1,000	1,000	970	820	420

Source: QLD Council Growth Projections July 2020 (High Growth), MLE QLD Dwelling Demand Model 2021, MLE QLD Capacity Model 2021. * Demand figures equate to Housing Bottom Lines. Rural environment capacity included in the table is not infrastructure constrained. Figures rounded to nearest 10.

As I am not a particularly good “salesperson”, I just wanted to summarise my thinking. The reason I wanted to start some dialog with Council about the Spence Road land is not to simply develop more land, but to address the issue that the *Housing Development Capacity Assessment 2021* highlights (excerpt below) - that there is a shortfall of 2,350 affordable dwellings.

7. However, housing prices have been and will continue to be affected by a range of local and especially national-level factors which are expected to place upward pressure on housing prices in QLD. In the long term, that has been associated with the high popularity of the district as a place for holiday dwellings, which has meant additional demand for housing and sections beyond that from permanent residents. These pressures are expected to see affordability in QLD decline in the future for non-owner households, which are not attributable to QLDC planning and infrastructure. That shortfall is estimated at just under 7,000 affordable dwellings for non-owner households by 2050, compared with an estimated current shortfall of 2,350 affordable dwellings.

As I am sure Julie relayed to you as well, this would be a Housing Trust led development opportunity for Queenstown residents no just a regular residential development. The owners Tim and Anna would likely be looking to provide vendor finance to the housing trust to develop the land. This would be a true partnership between the Queenstown Housing Trust and Tim and Anna, who have already drawn up their first heads of agreement that outlines how they would work together.

If you do happen to give this further consideration and think there might be some merit please let me know, otherwise I am also happy to report back to the Housing Trust and Tim and Anna that perhaps they should be looking at different options.

Thanks

Werner

Werner Murray
Senior Planner



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Reception: 03 363 5901

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Murray Exhibit 072

Werner Murray

From: Werner Murray
Sent: Thursday, 27 April 2023 6:31 am
To: Jeff Brown
Subject: QLDC Ladies Mile SPP process

Morning Jeff,

The owners of some land that is adjacent to the land that will make up the Te Pūtahi SPP have asked me to prepare a submission on the SPP process once it is notified.

I have been engaging with Council on this as well and Alyson suggested that we get in touch with you as you would be taking the plan change through the hearing process.

I was keen to chat about how we can appropriately engage with you in the context of your role, including as to the merits of the submission, what evidence we are thinking to prepare, and which experts we are looking to engage. We are hoping to engage informally at this stage, but also are considering - at the appropriate time - seeking formal conferencing directions from the panel, etc, if necessary. We are sure the Panel would see the benefit in such engagement.

If you were able to make some time in the next week or so for a catch up that would be great.

Thanks

Werner

Werner Murray
Senior Planner



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Murray Exhibit 073

Subject:

FW: Spatial Plan 2.0

From: Werner Murray

Sent: Wednesday, June 28, 2023 8:34 AM

To: Liz Simpson <Liz.Simpson@qldc.govt.nz>

Subject: Spatial Plan 2.0

Hi Liz,

How are things going? It has been a while since I have been in touch...

I was just wondering about Spatial Plan timeframes, I saw that the "Call for Sites" web site has gone live so I am looking to put forward some development sites for various clients. I was trying to get a gauge on when to submit and also how much detail to put in.

Are you able to let me know what the timeframes are for the "Call for Sites", and then also what the process will be from there.

Thanks

Werner

Werner Murray
Senior Planner



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Murray Exhibit 074