

These minutes were recorded.

Refer to Queenstown Lakes District Council website under Inclusionary Housing - <https://www.qldc.govt.nz/your-council/district-plan/proposed-district-plan/hearings/inclusionary-housing/>

MINUTES OF PROPOSED DISTRICT PLAN HEARING

Hearing of submissions and further submissions made on the Variation to the Queenstown Lakes Proposed District Plan: Inclusionary Housing Variation

Minutes of Proposed District Plan Hearing heard by Independent Hearing Panel held at The Crowne Plaza Hotel, Queenstown at 9:28am on Wednesday 28 February 2024.

PANEL

Commissioner: Jan Caunter (Chair) and Commissioner Panel: Dr Lee Beattie, Jane Taylor, and Ken Fletcher.

IN ATTENDANCE

Lynley Scott (P&D Technical Officer), Rosemary Dixon, Monique King, Katrina Ellis, Lorriane Rouse, Tanya Stevens, Rachael Pull, Monica Theriault, Tom Scott, Julie Scott, Jayne MacDonald, Michelle Van Kampen (by phone), James Gardner-Hopkins, and David Mead.

PUBLIC

4 members of the public and no media

Recording 1: Inclusionary Housing – 28.02.2024

Commissioner Caunter opened the hearing at 9:28am and introduced the panel to submitters.

9:28am Rosemary Dixon (Counsel) introduced submitters to the Panel presented for Submitter 127 (Sticky Forrest - Te Arawhiti) and responded to questions from the panel.

Monique King paid a tribute to submitters who have passed Mr Theo Bunker, Mr Mike Beresford and Dr Terry Ryan.

9:34am Rosemary Dixon (Counsel) presented on behalf of Submitter 127 (Sticky Forrest - Te Arawhiti) and responded to questions from the panel.

10:36am Lorriane Rouse Submitter 205 presented and responded to questions from the panel.

The meeting adjourned for a short break at 10:46am and reconvened at 12:00pm.

Recording 2: Inclusionary Housing – 28.02.2024

10:57am Tanya Stevens (Planner) presented for Submitter 72 (Ngai Tahu) and responded to questions from the panel.

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11:07am Rachael Pull (Environmental Advisor) presented for Submitter 72 (Ngai Tahu) and responded to questions from the panel.

11:23am Monique King presented on behalf of Submitter 127 (Sticky Forrest - Te Arawhiti) and responded to questions from the panel.

11:30am Katrina Ellis Planner presented on behalf of Submitter 127 (Sticky Forrest - Te Arawhiti) and responded to questions from the panel.

Maps to be provided to the Panel.

The meeting adjourned for a short break 11:50am and reconvened at 12pm.

Recording 3: Inclusionary Housing – 28.02.2024

12pm Monica Theriault (Policy Advisor) and Tom Scott (Health Protection Officer) presented on behalf of Submitter 38 (Te Whatu Ora) and responded to questions from the panel.

(Expert evidence not accepted by Panel as it was not provided within the time frame of Minute 1 along with other pre circulated evidence, submitter asked to summarise verbally the important points to the panel)

NB: There was a misunderstanding from the submitter about lay and expert evidence. Being new to the hearing process, the submitter was presenting lay evidence.

The meeting adjourned for Lunch at 12:38pm and reconvened at 1:27pm.

Recording 4: Inclusionary Housing – 28.02.2024

1:27pm Julie Scott and Jayne MacDonald (Legal Counsel and Trustee of the Trust) presented evidence on behalf of Submitter 41 (Queenstown Lakes Community Housing Trust) and responded to questions from the panel.

Please note that at 1:52pm there was a short malfunction with recording technology however very little content was lost.

Recording 5: Inclusionary Housing – 28.02.2024

1:52pm Julie Scott and Jayne MacDonald (Legal Counsel and Trustee of the Trust) continued presenting evidence on behalf of Submitter 41 (Queenstown Lakes Community Housing Trust) and responded to questions from the panel.

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2:35pm Michelle Van Kampen (**By Phone**) presented evidence on behalf of Submitter 147 (Metlifecare Ltd) and responded to questions from the panel.

Ms Van Kampen to provide examples of other retirement villages within the district that may meet the affordability criteria to the Panel and a provide a plan detailing the location of Wanaka Metlifecare Development.

The meeting adjourned for a break at 3pm and reconvened at 3:13pm.

Recording 6: Inclusionary Housing – 28.02.2024

3:13pm James Gardner-Hopkins presented evidence on behalf of Submitter 138 and 139 (Kingston Flyer and Cardrona Village Ltd) and responded to questions from the panel.

Mr Gardner-Hopkins to provide further information about historical zoning and ownership in relation to his submitters to the panel.

Meeting adjourned at 4:20pm to be reconvened at 9:30am on Thursday 29th February 2024 in Wanaka.