

**From:** s 9(2)(a)  
**To:** s 9(2)(a)  
**Cc:** s 9(2)(a)  
**Subject:** RE: GVS Fast Track Consultation - Ka Runaka - Proposal Outline and MoU (2375-20)  
**Sent:** 4/26/2024 12:04:24 PM

---

Kia ora Michael,

Thanks for your quick reply to us. We appreciate that you and your team are under significant pressure at the moment with a number of consenting and planning processes happening at once.

We accept that the project does anticipate greater residential density than is currently consented, however:

1. All of this development is entirely within the resort-zoning for the land. So, there is no transgression into rural land, any ONL or ONF, and importantly – no building within wāhi tūpuna areas;
2. The project aims to provide an immediate and significant response to the current housing crisis facing the Queenstown Lakes District. Our early indications estimate that this proposal could house about 5.7% of projected population growth over 30 years across the entire district.
3. Additionally, this will aim to provide around 300 primary school spots – which will go a long way towards responding to the demand in Queenstown Lakes, (requiring about 2,000 primary school spots over next 30 years and 5,000 across Otago).
4. I also wanted to update you that, on Wednesday 24<sup>th</sup> April, the Queenstown Lakes Community Housing Trust and GVS have agreed on a commitment where GVS will transfer 5% of the residential lots created to the Trust at nil consideration. These homes will be retained and developed by the Trust for the long-term benefit of the community and its affordable housing stock.

Consistent with the principles of the MoU, we will continue to keep Aukaha and kā rūnaka regularly updated as this proposal progresses. I'm happy to discuss anything about the project and take on board your ideas or feedback at any stage.

Kā mihi,



**Sam Kealey – Senior Planner**

Cell: s 9(2)(a)

Town Planning Group | [www.townplanning.co.nz](http://www.townplanning.co.nz)

Offices in Queenstown, Wānaka, Christchurch & Auckland

---

**From:** Michael Bathgate s 9(2)(a) >  
**Sent:** Wednesday, April 24, 2024 3:05 PM  
**To:** Sam Kealey s 9(2)(a)  
**Cc:** Brett Giddens s 9(2)(a) Rosie Hill s 9(2)(a) James Ling  
s 9(2)(a)  
**Subject:** RE: [EXT] GVS Fast Track Consultation - Ka Runaka - Proposal Outline and MoU (2375-20)

Kia ora Sam,  
Thanks for your email and the update. I appreciate the sentiments set out in Brett's letter in relation to the wāhi tūpuna and protection of mana whenua values.

My only observation at this point is that (from memory) this proposal seems significantly up-scaled from earlier discussions and the models/visuals set out for the resort-style development on the GVS land.

I won't have any time to engage or review any additional materials before 3 May. However, please keep Aukaha and kā rūnaka in the loop as the proposal progresses.

Kā mihi,



**Michael Bathgate**  
Senior Planner  
Level 2, 266 Hanover Street, Dunedin 9016 | PO Box 446, Dunedin 9054  
s 9(2)(a)  
[www.aukaha.co.nz](http://www.aukaha.co.nz)



The information in this message is the property of Aukaha (1997) Ltd. It is intended only for the person or entity to which it is addressed and may contain confidential or privileged material. Any review, storage, copying, editing, summarising, transmission, retransmission, dissemination or other use of, by any means, in whole or part, or taking any action in reliance upon, this information by persons or entities other than intended recipient are prohibited. If you received this in error, please notify us immediately by return email or telephone (03 477 0071) and delete the material, including any attachments, from all electronic devices. Aukaha (1997) Ltd accepts no responsibility for changes made to this email or to any attachments following the original transmission from its offices. Kā mihi.

---

**From:** Sam Kealey s 9(2)(a)  
**Sent:** Monday, April 22, 2024 8:53 AM  
**To:** Michael Bathgate s 9(2)(a)  
**Cc:** Brett Giddens s 9(2)(a) Rosie Hill s 9(2)(a) ; James Ling  
s 9(2)(a)  
**Subject:** [EXT] GVS Fast Track Consultation - Ka Runaka - Proposal Outline and MoU (2375-20)  
**Importance:** High

Kia ora Michael,

I am sending you this email on behalf of Brett Giddens who is currently in China and unfortunately is unable to gain internet access to send you the attached.  
The attached includes a letter regarding a proposal that we are currently working on as well as the location plan for reference.  
I have also attached the MoU which is between yourself and Brett for Gibbston Valley Station.

If you have any questions at all, please do not hesitate to contact myself or Brett (he is due back in New Zealand at the end of the week).

We look forward to hearing from you.

Ngā mihi,



**Sam Kealey – Senior Planner**

Cell's 9(2)(a)

Town Planning Group | [www.townplanning.co.nz](http://www.townplanning.co.nz)

Offices in Queenstown, Wānaka, Christchurch & Auckland