

Consultation Record

Below is a record of substantive exchanges RCL have had over Homestead Bay. It is acknowledged that it is not a complete record as additional correspondence and meetings has likely been overlooked.

Queenstown Lakes District Council

2021 – Queenstown Lakes District Spatial Plan completed showing Homestead Bay as a future Urban area. Included in its further actions intentions to undertake further structure planning in areas such as the southern corridor.

March 2022 - RCL first advised QLDC (s 9(2)(a)) via s 9(2)(a) solicitor / RCL representative) of interest in buying Lot 8 Homestead Bay

April 2022 – RCL CEO (David Wightman) met with s 9(2)(a) and s 9(2)(a) advising intention to purchase Homestead Bay and to fund necessary infrastructure. Strong support expressed and indications that priority would be given to progressing rezoning.

August 2022 – RCL met with QLDC who advised of their intention to complete the Structure Plan process as a preliminary step to a variation to rezone Homestead Bay.

September 2022 – meeting with QLDC including s 9(2)(a)) and colleagues s 9(2)(a)). RCL entered an unconditional contract on Homestead Bay. Email sent by RCL (Dan Wells, Project Manager) to Richard Powell advising of progress and seeking information to help advance wastewater analysis.

November 2022 – RCL advised via email that it had appointed technical specialists and was aiming to have a draft layout by early 2023, with a mind to moving quickly on to a plan variation. QLDC s 9(2)(a) replied to say that we cannot lodge a private plan change (district plan not operative) and that she wanted alignment with the Structure Plan process. Advised: “We are not starting from scratch, so do not envisage as protracted process as Te Putahi Ladies Mile.” Follow up email sent by RCL to QLDC re wastewater information sought. Meeting held with s 9(2)(a) to discuss reserve / playing field concepts.

March 2023 – After commissioning technical work RCL advised QLDC in a meeting that it would be ready to lodge a plan change as soon as June 2023. QLDC staff said that was too early and it needed to complete a Structure Plan first. RCL said it was willing to participate in the structure plan process but expressed concern at slow progress. RCL instead agreed to send in interim reporting for review by QLDC to assist with Structure Plan process. This included reporting on infrastructure and transport that extended across the southern corridor (considering other landownerships).

April 2023 – Meeting held between RCL and its engineers and with QLDC infrastructure staff (led by s 9(2)(a)) to discuss infrastructure intentions and workstreams at Homestead Bay / Southern Corridor.

May 2023 – RCL settled on Homestead Bay. Meeting held with QLDC staff re progress on Structure Plan. RCL planning consultant (John Edmonds) unsuccessfully sought a meeting with QLDC urban design consultants.

June 2023 – QLDC requested all landowners to send in technical reporting they have by middle of month and advised a timeframe of November 2023 for a first draft of the Structure Plan. RCL provided extensive reporting on key technical areas (which was never responded to). RCL's engineers (Peter White, Stantec) sent a report entitled "Framework for Developing Homestead Bay Bulk Wastewater Concepts" to Richard Powell, and received responses on some questions (further questions were posed by RCL).

July 2023 – RCL continued to express concern via QLDC CEO about slow timeframe and slippage (Holm-Theelen correspondence and meetings). QLDC CEO advised via email that the Structure Plan would conclude in December 2023 and disputed suggestions it was not tracking to that timeframe. RCL sent in further technical reporting on transport matters. RCL responded to a "call for development sites" via an online expression of interest.

August 2023 – Workshop between RCL and QLDC subject matter leads (staff and consultants) in which RCL presented their proposal.

September 2023 – RCL, having doubted that the structure plan would conclude soon, decided to prepare a draft variation for its land in Homestead Bay. Meeting held between RCL consultants (Amanda Leith, Planner and Mike Holm, lawyer) and QLDC s 9(2)(a) Intention to submit draft variation advised. Email sent to Richard Powell laying out water and wastewater infrastructure concepts and suggestion approach on integrating neighbours into scheme.

October 2023 – RCL invited elected members (as suggested by Mayor) to a site visit and meeting. Explained timeframe concerns and intention to submit a draft variation. QLDC led workshop with stakeholders in the Southern Corridor. Following discussions, RCL emailed to QLDC staff s 9(2)(a) to reiterate its willingness to fund external engineering consultant resource if this helps progress Council's strategic planning and gave some thoughts on how that may work.

November 2023 – Full variation request sent to QLDC on 8 November.

December 2023 – on 20 December a memo was sent to RCL by QLDC staff. General comments by theme, critiquing the work submitted. Cover email from staff (s 9(2)(a)) included a programme showing a possible conclusion of the Structure Plan in September 2024. Not clear when a variation may commence, but understood to be after structure plan is complete.

January 2024 – RCL met with District Plan Manager (Alyson Hutton) to discuss path toward a variation. RCL expressed disappointment with high level nature of review given to plan variation request. In follow up email exchange with Ms Hutton, RCL (Wells) emphasised concern about timeframes and that RCL were beginning to take steps to disengage from the project. Ms Hutton encouraged a written response to the feedback supplied on the variation request and advised that a timeframe would be further explored (potentially in parallel with the structure plan). QLDC suggested a series of subject matter meetings. RCL responded that it would want to see a timeframe for a variation before committing to those meetings. RCL then responded in writing to written comments on the variation request, which included explanation that it remained open to funding consultants to help fund the structure plan and variation review, but that it wanted to first receive a timeframe for processing a variation.

February 2024 – QLDC requested that RCL formalise its commitment to fund an engineering consultant. In a response, RCL reiterated that it first needed to see a timeframe for a variation that it could accept. RCL further enquired about a variation timeframe. Update report to QLDC Planning and Strategy Committee on structure plan from QLDC staff (report did not include timeframes).

March 2024 – QLDCs 9(2)(a)) advised that she was unable to give a timeframe for a variation (email 4 March) but hoped to update RCL on Thursday (however no follow up correspondence was received). s 9(2)(a) called RCL (Dan Wells) to advise that work was being complicated by wastewater complications at the Shotover Delta treatment plan. Dan Wells purported that this was not a good reason to stall progress on the structure plan or variation and that progress should be achievable in parallel with advancing planning in the Southern Corridor. Prospect of fast-track referral discussed at meeting between QLDC s 9(2)(a)) and RCL planning consultant (Amanda Leith). RCL's engineer (Peter White, Stantec) sent to QLDCs 9(2)(a) a report entitled "Homestead Bay Bulk Wastewater Conveyance Options Assessment Report", being a progress report beyond an earlier report supplied. This and work on alternatives such as land disposal was discussed in meetings.

April 2024 – RCL (Dan Wells) advised Richard Powell (Senior Infrastructure Development Engineer) of intention to apply for referral under the Fast Track Consenting Legislation. An email was sent to QLDC s 9(2)(a) advising of RCL's intent to apply for a fast track referral. s 9(2)(a) responded to invite RCL to a meeting to discuss progress of respective processes (the fast track application and Structure Plan), which was being scheduled at the time of writing.

Other engagement: Other meetings have been held including periodic discussions between RCL solicitor / representative Mike Holm and QLDC CEO and Mayor. Additional discussions have been held with elected members. A fortnightly meeting is held between QLDC s 9(2)(a) and RCL (Dan Wells) and its lead consultant engineer (Peter White, Stantec) to discuss Hanley's Farm and Homestead Bay matters.

Otago Regional Council

An initial letter describing the proposal and seeking feedback was sent to ORC in January 2023. A follow up was sent to s 9(2)(a) at ORC in February 2023 – s 9(2)(a) was designated as the contact person at ORC. The WSP Transport Report was sent to ORC in July 2023 – ORC (Warren Hanley) responded in August 2023.

The draft plan change was circulated in November 2023 to ORC, with a message inviting feedback. A follow up message was sent on January 2024. In April 2024 a message was sent advising that RCL was considering an application for a fast track referral, and that further reporting of interest was planned to be shared with ORC shortly. s 9(2)(a) responded acknowledging receipt.

Iwi Consultation

The relevant iwi authorities in Queenstown Lakes District are Te Ao Marama Inc and Aukaha.

Initial letters notifying Aukaha and Te Ao Marama Inc (TAMI) were sent in December 2022. An initial online meeting was held in February 2023 to discuss the proposal with s 9(2)(a) and s 9(2)(a) who confirmed that they would like an assessment of the proposal against the

mānawa kāi tahu (outcomes) from the QLDC Spatial Plan and against the issues and policies in the *Kāi Tahu Ki Otago Natural Resource Management Plan 2005* and *Te Tangi a Tauira – The Cry of the People*. These assessments were provided to Michael Bathgate and Margaret Ferguson (TAMI) over May and June 2023 and are reproduced at Appendix 3M.

A further online meeting was held on 22 May 2023 with s 9(2)(a) to discuss progress with the masterplanning for the project. They appreciated the analysis of iwi management plans and the early consultation. They confirmed that the plan change site (i.e. Lots 8 and 12) is not subject to any sites of value by manawhenua except for acknowledgement of the Kawarau (The Remarkables) wāhi tūpuna and Whakātipu-Wai-Māori as a Statutory Acknowledgement Area. They noted that the land was within an area identified for urban growth in the Queenstown Lakes Spatial Plan, to which they were partners. They noted that their key interest is how stormwater is going to be dealt with onsite, and subsequent reporting has been undertaken.

A draft plan change was sent to both Aukaha and TAMI in November along with a message inviting feedback. A further follow up email was sent in early January. No feedback was provided directly to RCL. An email was sent in April 2024 to both organisations, advising of the intent to apply for referral under the Fast Track legislation. RCL's engineering consultants have recently prepared a further report detailing the Stormwater treatment strategy, and the intention is to send this the iwi authorities and invite feedback.

Waka Kotahi / NZTA

Various conversations have been had with Waka Kotahi / NZTA, primarily Waka Kotahi Principal Transport Planner s 9(2)(a) and RCL (Dan Wells) and its consultants (WSP).

An initial letter describing the proposal and seeking feedback was sent to Waka Kotahi in January 2023. Initial comments from Waka Kotahi were received in February 2023 and the proposal was reviewed to incorporate feedback where relevant. Detailed reporting on transport matters was shared in June 2023 and again in November 2023 (including an Integrated Transport Assessment). Written feedback was received from Waka Kotahi in January 2024. Further work on the future network has been undertaken, the details of which were being shared with NZTA at the time of writing.

Ministry for the Environment

A letter notifying the Ministry of a proposed plan change was sent to the Ministry in January 2023. No response received.

Ministry of Education

An initial letter was sent to the Ministry in January 2023 with an online meeting held with s 9(2)(a) and s 9(2)(a) in February 2023. Subsequently, s 9(2)(a) sent through some examples of provisions included in other plan changes for potential use in this plan change.

Land Information New Zealand

A letter notifying LINZ of the proposed plan change was sent in January 2023. No response received.

Kianga Ora

An initial letter describing the proposed plan change and asking for feedback was sent to Kainga Ora in February 2023.

s 9(2)(a) , got in touch in February 2023 and expressed that they are actively looking for opportunities to develop or enable more affordable housing in Queenstown. Kainga Ora did not appear to have opposition to the general proposal and is encouraging of more housing, particularly if there is provision for housing at an affordable price point.

Heritage New Zealand Pouhere Taonga

An initial letter describing the proposal was sent to the Otago/Southland branch of Heritage New Zealand in December 2022.

s 9(2)(a) from Heritage New Zealand responded later in December 2022 recommending that a consultant archaeologist was contacted for advice/heritage assessment. Origin Consultants was contracted to provide a Heritage Assessment which is included as part of the plan change application. The report concludes that there are no heritage or archaeological features identified on the site.

Te Whatu Ora (Public Health South)

An initial letter describing the proposal was sent to Te Whatu Ora in January 2023. A video call was held on 16 February 2023 with s 9(2)(a) . Discussed proposal and they would like to see further engineering/urban design/landscape reports when they become available.