

**QUEENSTOWN LAKES DISTRICT COUNCIL – PROPOSED DISTRICT PLAN**  
**UPPER CLUTHA LANDSCAPE SCHEDULES VARIATION**

**MINUTE 1 OF THE COMMISSION**

**20 MAY 2025**

1. The Queenstown Lakes District Council (the Council) has appointed a Hearing Panel, which comprises Commissioners Peter Kensington, Richard Blakey and Quentin Smith (the Hearing Panel / Commission), to hear all submissions and, after it has heard the submissions, to make recommendations on the Variation to the Proposed District Plan: Upper Clutha Landscape Schedules, as to whether to accept or reject the submissions received and any amendments to the provisions of the Schedules.
2. The Council is then required to decide whether to accept or reject the Hearing Panel's recommendations.

Memorandum on behalf of Dr John Cossens dated 12<sup>th</sup> May 2025

3. A Memorandum on behalf of Dr John Cossens dated 12 May 2025 (the Memorandum) has been received by the Hearing Panel. The Memorandum makes allegations over the Council's lack of recognition in receiving the online submission that Dr Cossens made to the Variation dated 14 December 2024. The Commission notes that the submission relates to all the proposed landscape schedules; is critical of the landscape methodology adopted; and seeks that all the schedules be withdrawn.
4. The Commission notes that the formal submission period closed on 13 December 2024 and that the submission from Dr Cossens was received one-day late. Paragraph 7 of the Memorandum requests that the Commission formally accepts the late submission from Dr Cossens.

Discussion

5. The Hearing Panel has considered the request from Dr Cossens and has determined that there is no need to seek further clarification from the Council as to why this submission was not originally recorded. We have also resolved to formally accept the submission from Dr Cossens, for the following reasons:
  - (a) The submission was made only one-day after the formal submission closing period, which is not a significant delay;
  - (b) The submission raises a general issue with respect to the variation process (i.e., the landscape methodology) and does not relate to specific topics on a particular provision in the Variation;
  - (c) The submission raises similar issues to those previously addressed during the first tranche of the landscape schedules variation, which limits the potential for others to be disadvantaged; and
  - (d) The submission seeks a similar outcome to that raised by other submissions (i.e. that the landscape schedules be deleted in their entirety).
6. As a result of the Commission's decision to accept Dr Cossen's submission, it will be necessary for the Council to notify this submission to provide for the further submission process. It is our understanding that there is time available for this step to occur (noting that a hearing will likely be in November 2025).

7. The Commission anticipates that it will be able to issue a further minute in the near future which will set out details with respect to the hearing and the timetable for evidence exchange.
8. In the meantime, should any party have any queries in relation to this Minute or require any clarification in relation to the process for this hearing, please contact the Hearings Administrator by email at [dp.hearings@qldc.govt.nz](mailto:dp.hearings@qldc.govt.nz).

A handwritten signature in black ink, appearing to read 'Peter Kensington', with a large, stylized flourish at the end.

Peter Kensington

For the Commission

20 May 2025