

Bex Nash

From: Michael Bathgate <michael@aukaha.co.nz>
Sent: Thursday, 29 September 2022 6:03 PM
To: Liz Simpson
Cc: Rebecca Blyth; Jessica Riddell
Subject: RE: [EXT] Te Putahi Ladies Mile Streamlined Planning Process - Feedback sought

Kia ora Liz, thanks for your email and the opportunity to comment. I have discussed this matter with Otago rūnaka members.

Rūnaka are of the view that, while it is not their usual preference to waive appeal rights, they do not oppose the use of a Streamlined Planning Process for Te Pūtahi Ladies Mile under the current circumstances. Particular concerns are:

- Acceptance by the Minister for the Environment of tracts of Te Pūtahi land into the fast-track consenting process. Given the amount of collaborative planning work between QLDC and other agencies (along with extensive public consultation) to develop common objectives across the master plan area, rūnaka are concerned that certain landholdings are being allowed to be processed and potentially developed ahead of the remainder of the master-planned area and ahead of having the appropriate planning framework in place.
- As you are aware and raised in your email, the appropriate management of stormwater is a key concern for rūnaka. It is also of concern that landowners are not supportive of an integrated management system across the master plan area. While the way forward to achieve best practice on-site stormwater management (including attenuation and treatment) does not seem straightforward, rūnaka believe it will be helped by having appropriate plan provisions in place specific to Te Pūtahi that address stormwater management.
- Another area of concern is that blue-green network aspirations (signalled in the Spatial Plan) are given effect to in the Te Pūtahi master planning process and subsequent plan changes. Rūnaka consider this will also be aided by having the Te Pūtahi planning framework in place within an earlier timeframe.

Kā rūnaka support your proposal to have a panel member(s) with experience in freshwater and stormwater planning, including in addressing Te Mana o te Wai.

I am cc-ing in colleagues from Te Ao Marama and Te Rūnanga o Ngāi Tahu for their info, trust this is ok.

Kā mihi,



Michael Bathgate

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From: Liz Simpson <Liz.Simpson@qldc.govt.nz>
Sent: Wednesday, 28 September 2022 2:35 pm
To: Michael Bathgate <michael@aukaha.co.nz>
Subject: [EXT] Te Putahi Ladies Mile Streamlined Planning Process - Feedback sought

Hi Michael

Thanks for talking earlier, much appreciated

As briefly discussed, we are in the process of preparing the Streamlined Planning Application and as part of a conversation with David Falconer from MfE, it was asked whether we had comments from Aukaha and Te Ao Marama in respect of Council undertaking a Streamlined Planning Process, in lieu of the Standard Schedule 1 Process.

Whilst both you and Maria were closely involved in the development of the masterplan and plan provisions, I don't believe we have ever asked for your explicit views on Council undertaking a Streamlined Planning Process.

It would be really appreciated if you could please provide comments in respect of the use of the SPP, so that we can submit your feedback with the SPP application

Just to provide context, the Streamlined Planning Process has been identified by Council as an appropriate alternative process under Part 1 of Schedule 1 for the following reasons:

- The land has been earmarked for significant urban growth by the Spatial Plan (identified as a Priority Development Area);
- The need to lock in the desired planning outcomes quickly, given that the area is under pressure from landowners to be developed, as can be seen from the three Fast Track Consents that have been referred to the EPA. An SPP process would enable to lock in the masterplan and plan outcomes within a much shorter timeframe than the standard Schedule 1 process, which could take between 5 and 10 years before it is made operative. The SPP removes the appeals process, which means the masterplan and plan provisions could be operative within 18 months; and
- The high level of engagement with stakeholders to date in preparing the masterplan and plan provisions.

I understand that stormwater is a key concern, Council is in full agreement, careful stormwater management is needed to ensure that there is no stormwater run-off into Lake Hayes that could contribute to the existing water quality issues. Specifically, the Te Pūhahi Ladies Mile Zone/Subdivision and Development Chapter will promote mechanisms for safeguarding water quality and related ecological values of awa and Lake Hayes through reticulated servicing of stormwater and avoiding direct discharge of stormwater to Lake Hayes, as well as avoiding the adverse effects of discharges to the Shotover and Kawarau Rivers, the State Highway network, and groundwater resources through Policies and Rules

Council have included the following in the SPP application around the Independent Hearing Panel, in that the panel should include skills that relates to freshwater and stormwater planning

The Council recommends that an independent hearings panel be appointed to run the hearings process and prepare the report for the Minister's consideration. It is proposed that the panel be comprised of at least three commissioners, with the following skills:

- Member(s) with knowledge, skills or experience in either:
 - urban design,
 - strategic and urban growth planning,
 - resource management planning;
 - freshwater planning, including giving effect to Te Mana o te Wai,
 - stormwater planning; and

- transport / traffic engineering.
- A Chair with experience in the Environment Court of the exercise of control over the manner of questioning and cross-examination of any party or witness.

I appreciate this has come a bit leftfield and you are extremely busy, but we would appreciate any urgency you could provide to this, we are keen to submit the SPP application before we send in our comments on the Fast Track Consent (which is due in less than 2 weeks!)

Please let me know if you have any other questions or need any further information

Ngā mihi – Kind regards

Liz Simpson | Senior Planner – Urban Development

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