

IN THE MATTER of the Resource
Management Act 1991

AND

IN THE MATTER of the Queenstown Lakes
Proposed District Plan

AND

IN THE MATTER of Hearing Submissions
Seeking Amendments to the
Planning Maps covering
**Queenstown and
Queenstown Rural**
(Excluding Wakatipu Basin)

NINTH PROCEDURAL MINUTE
QUEENSTOWN & ENVIRONS (Excluding Wakatipu Basin) HEARINGS

Introduction

1. This Minute sets out the process the Hearing Panel will take in hearing submissions seeking amendments to the Planning Maps in relation to the Wakatipu Ward excluding the Wakatipu Basin. We are referring to this area as Queenstown and Queenstown Rural. Where there is any conflict between the procedures set out in this Minute and those set out in the previous eight Procedural Minutes, those in this Minute shall prevail.
2. To make it clear which area is excluded from this Hearing Stream a map is attached (Figure 1) showing the area being referred to as the Wakatipu Basin. Submissions in relation to the Planning Maps in that area, which includes Arrowtown, will be heard in a subsequent hearing stream.
3. As with the other streams hearing submissions on the Planning Maps, we will require the pre-lodgement of all evidence, and provide the opportunity for further submitters opposing submissions and the Council to lodge rebuttal evidence.
4. In her memorandum of 3 March 2017, counsel for the Council indicated an intention by the Council to lodge the outputs from its updated dwelling capacity model (DCM) alongside its rebuttal evidence for this hearing stream. Since that date, the Council has requested a later timetable to lodge its s.42A reports and rebuttal evidence¹, and clarified that the Council wishes to lodge the DCM outputs and associated

¹ *Memorandum of Counsel on Behalf of the Queenstown Lakes District Council Regarding Timetabling for Hearing Stream 13, dated 30 March 2017*

evidence on 16 June 2017², one week after it suggested the submitters evidence be filed. Counsel also suggested that the date for filing rebuttal evidence suggested in the 30 March 2017 memorandum would be an appropriate date for submitters to lodge any rebuttal evidence in respect of the DCM outputs and associated evidence.

5. We are satisfied that the timetable proposed by the Council, along with this early advice on evidence lodgement and hearing dates, provides sufficient time at each step of the process that submitters and further submitters will not be prejudiced by the rather unusual timetable.

Hearing Dates and Location

6. This is not a notice of hearing. That will be formally issued by the Council in accordance with the timetable set out below.
7. Our Minute of 7 February 2017³ sought advice from submitters and further submitters as to the time they would require to be heard. We have used that advice in establishing the timing and procedures for this hearing stream. We can therefore advise that the hearing will be held in Queenstown commencing on 24 July 2017 for some seven weeks. We attach a schedule setting out the times and dates the Council and each submitter will be heard.

Pre-Hearing Timetable

8. The Notice of Hearing, section 42A Report and lodgement of evidence will occur in accordance with the timetable below:

Notice of Hearing and s.42A Reports sent out	Thursday, 25 May 2017
Date for lodgement of Submitter Evidence	12 noon, Friday, 9 June 2017
Date for Council to lodge development capacity outputs and associated evidence	12 noon, Friday, 16 June 2017
Date for lodgement of Rebuttal Evidence including on development capacity outputs and associated evidence	12 noon, Friday 7 July 2017

² *Supplementary Memorandum of Counsel on Behalf of Queenstown lakes District Council Regarding Timetabling for Hearing Stream 13, dated 3 April 2017*

³ *Minute Requesting Indication of Hearing Time Requests, 7 February 2017*

Evidence

9. All evidence, including rebuttal evidence, is to be pre-lodged in accordance with the timetable above. This includes evidence/representations from submitters who may only wish to speak for 10 minutes. As always, this is to be lodged in pdf (Acrobat) or doc (Word) format to DP.Hearings@qldc.govt.nz.
10. As we clarified in our Minute of 17 March 2017⁴, our focus in this hearing streams is on particular sites or areas. Thus, where an expert witness is presenting evidence in relation to more than one site or area (whether for the same or different submitters), we request that separate briefs of evidence be provided rather than an omnibus brief.
11. To assist further submitters in understanding their obligations with regard to lodgement of evidence, we set out the following clarification. Further submitters are still submitters. Accordingly, their evidence in chief should be filed on or before 9 June 2017. The content of that evidence will, however, reflect the extent to which the further submitter is able to anticipate the case in respect of the primary submission that they support or oppose. If the primary submission in question is quite detailed (some submissions have included, for instance, large amounts of technical detail and/or a section 32 analysis), there may be quite a lot a further submitter might usefully contribute by way of evidence. Other submissions are relatively sparse in terms of detail of what is proposed, and why, in which case, there may be little or nothing a further submitter could usefully contribute by way of evidence in chief.
12. Further submitters have the ability to file rebuttal evidence by 7 July 2017. Such rebuttal evidence should cover the matters that the further submitter was not able to anticipate would be raised by the primary submitter.
13. As the Panel will read the evidence prior to the site visits, pre-lodgement is important to enable the Panel to understand the matters in contention when viewing the relevant areas. It will also enable a more efficient hearing process.
14. If witnesses are proposing to file photographic material, including photomontages, or maps and diagrams, it would assist the Panel if these were lodged with the evidence (or rebuttal evidence) so they could be consulted on the site visits. If photographs or photomontages are to be lodged in physical rather than digital form, five copies are to be provided.

⁴ *Minute Concerning Expert Evidence, 17 March 2017*

15. At the hearing, each witness will be able to present a summary of evidence not exceeding 2 sides of an A4 sheet. The summary should clearly set out those areas where the witness agrees with other witnesses (including Council reporting officers), and those areas of disagreement.
16. We also encourage legal counsel to file their legal submissions in advance. Where legal submissions are filed in advance, we ask that this be prior to the commencement of site visits. Experience to date is that legal submissions, often lengthy, being filed the day before counsel is to be heard, provides insufficient time for them to be satisfactorily considered prior to the hearing. This is not helpful to the Panel (rather the reverse in fact) and does not assist the efficient operation of the hearing.

Site Visits

17. To better understand the submissions relating to specific sites, the Hearing Panel will undertake site visits prior to the hearing. These may include visits to land the subject of submissions where the submitter has not sought to be heard. Where it is necessary for the Panel to access private land, a Council officer assisting the Panel (not a reporting officer) will contact the relevant submitter/landowner to arrange access.
18. After hearing the parties, the Panel may conclude a further site visit is necessary in any particular case. The same arrangements for access as above would apply.

Council Reply

19. Based on the hearing schedule attached to this Minute we expect the Council's written reply to be lodged by 12 noon, Friday, 22 September 2017.

For the Queenstown and Queenstown Rural Hearing Panel



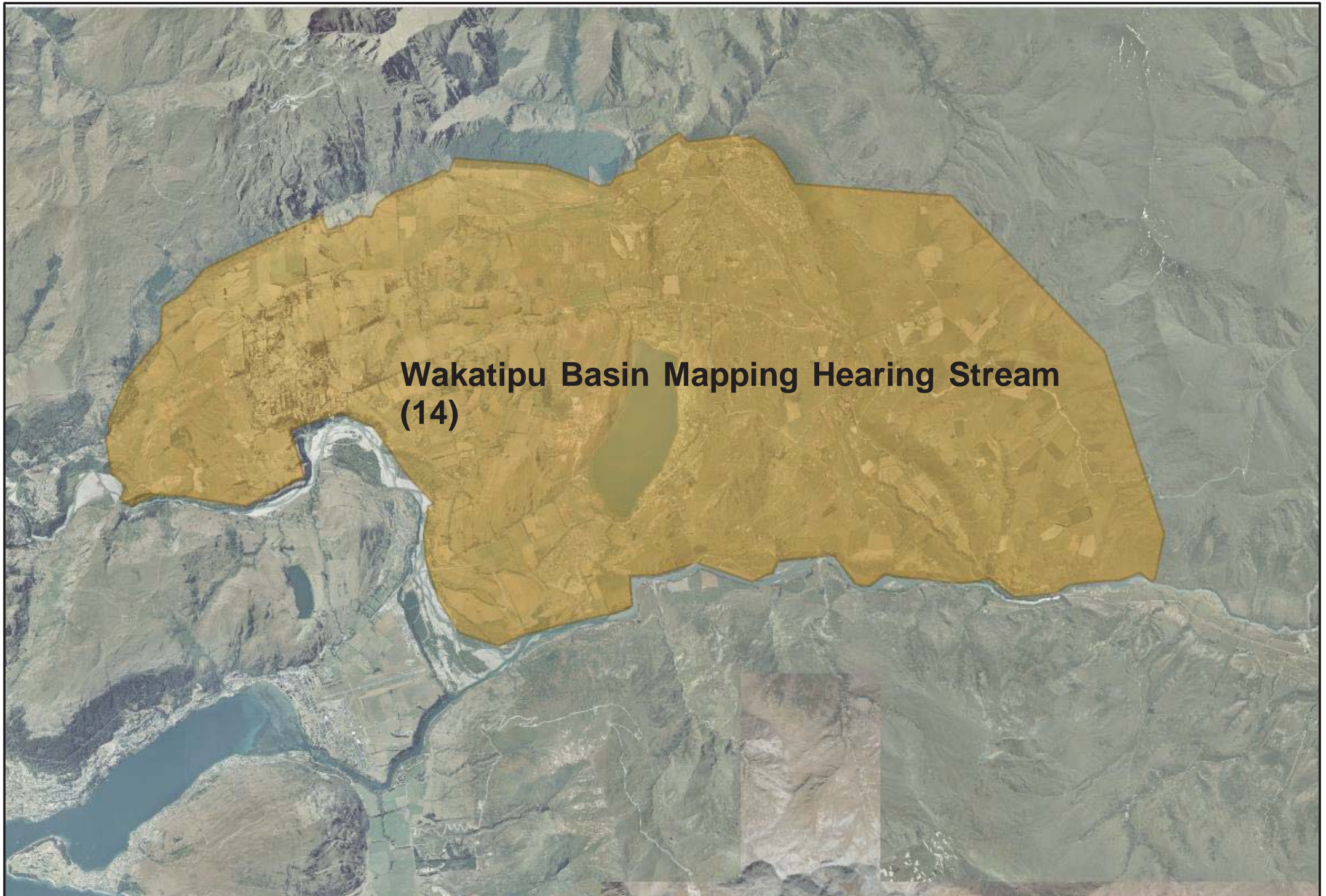
Denis Nugent (Chair)

11 April 2017

Figure 1: Boundaries of area containing mapping submissions for Wakatipu Basin Hearing Stream

Note that the external edges of this mapped boundary are approximate for illustration purposes as there are no rezoning submissions affecting the exact location of the boundary of the Wakatipu Basin. The only area where submissions relate to land close to this boundary are those relating to the fringe of the Arthurs Point urban growth boundary, which are being heard in Hearing Stream 13.

**Wakatipu Basin Mapping Hearing Stream
(14)**



Appendix 1: Hearing Schedule

	Monday	Tuesday	Wednesday	Thursday	Friday
	24 July	25 July	26 July	27 July	28 July
	Queenstown	Queenstown	Queenstown	Queenstown	Queenstown
10:00	Council Opening	Council Opening	Council Opening	Council Opening	Council Opening
10:10					
10:20					
10:30					
10:40					
10:50					
11:00					
11:10					
11:20	Break	Break	Break	Break	
11:30					
11:40					
11:50	Council Opening	Council Opening	Council Opening	Council Opening	Council Opening
12:00					
12:10					
12:20					
12:30					
12:40					
12:50	Lunch	Lunch	Lunch	Lunch	
1:00					
1:10					
1:20					
1:30					
1:40					
1:50					
2:00					
2:10					
2:20					
2:30					
2:40					
2:50					
3:00					
3:10					
3:20	Break	Break	Break	Break	
3:30					
3:40					
3:50	Council Opening	Council Opening	Council Opening	Council Opening	
4:00					
4:10					
4:20					
4:30					
4:40					
4:50					

	Monday 31 July Queenstown Both	Tuesday 1 August Queenstown Both	Wednesday 2 August Queenstown Both	Thursday 3 August Queenstown Both	Friday 4 August Queenstown Both - Leave Free					
10:00	Grant Hylton Hensman, Sharyn Hensman & Bruce Herbert Robertson, Scope Resources Ltd, Granty Hylton Hensman & Noel Thomas van Wichen, Trojan Holdings Ltd 361 Legal, planning, landscape, ecology, traffic, infrastructure and servicing, economic and land needs, hazardous substances/PS1 assessment and air quality	Grant Hylton Hensman et al continued	NZ Transport Agency 719/1092 Legal, Transport and Planning	Skyline Enterprises Ltd 556/574/1236/1238 Legal, Planning, Landscape, Economic and CEO/Director	QLDC 790 Scott Freeman					
10:10										
10:20										
10:30										
10:40										
10:50										
11:00										
11:10	Break	Break	Break	Break	Break					
11:20										
11:30										
11:40										
11:50						Grant Hylton Hensman et al continued	Grant Hylton Hensman et al continued	NZ Transport Agency continued	Skyline Enterprises Ltd continued	QLDC 790 Scott Freeman
12:00										
12:10										
12:20										
12:30										
12:40	Darryl Sampson & Louise Cooper 495 Legal, Planning, Landscape and Engineering									
12:50										
1:00					Lunch	Lunch	Lunch	Lunch		
1:10										
1:20										
1:30										
1:40										
1:50	Grant Hylton Hensman et al continued	Grant Hylton Hensman et al continued	Darryl Sampson & Louise Cooper continued	Skyline Enterprises Ltd continued						
2:00										
2:10										
2:20										
2:30										
2:40										
2:50										
3:00	Bonisch Consultants 425 Chairman of Lakeland Park Christian Camp and 1-2 Trustees									
3:10										
3:20										
3:30						Break	Break	Break	Break	
3:40										
3:50										
4:00										
4:10										
4:20	Grant Hylton Hensman et al continued	Grant Hylton Hensman et al continued	Oasis In The Basin Association 1289 Legal and 3 Witnesses	Skyline Enterprises Ltd continued						
4:30										
4:40										
4:50										

	Monday 7 August Queenstown	Tuesday 8 August Queenstown	Wednesday 9 August Queenstown	Thursday 10 August Queenstown	Friday 11 August Queenstown
	Both	Both	Both	Both	Both - Leave Free
10:00	Jardine Family Trust & Remarkables Station Limited 715 Legal, Landscape, Infrastructure, Traffic, Economics and Planning	Jardine Family Trust & Remarkables Station Limited continued	Middleton Family Trust 338 Legal, Landscape, Infrastructure, Traffic, Economics and Planning	Middleton Family Trust continued	
10:10					
10:20					
10:30					
10:40					
10:50					
11:00					
11:10					
11:20					
11:30	Break	Break	Break	Break	Break
11:40					
11:50	Jardine Family Trust & Remarkables Station Limited continued	Jardine Family Trust & Remarkables Station Limited continued	Middleton Family Trust continued	Middleton Family Trust continued	
12:00					
12:10					
12:20					
12:30					
12:40					
12:50					
1:00	Lunch	Lunch	Lunch	Lunch	
1:10					
1:20					
1:30					
1:40					
1:50					
2:00	Jardine Family Trust & Remarkables Station Limited continued	Land Information New Zealand 661 Planning, Landscape and possibly Legal	Middleton Family Trust continued	Michael Swan 494 Legal, Planning, Landscape and Engineering	
2:10					
2:20					
2:30					
2:40					
2:50					
3:00			Ngai Tahu Tourism Ltd 716 Planner, Landscape		
3:10					
3:20					
3:30	Break	Break	Break	Break	
3:40					
3:50	Jardine Family Trust & Remarkables Station Limited continued	Land Information New Zealand continued	Middleton Family Trust continued	Ngai Tahu Tourism Ltd continued	
4:00					
4:10					
4:20					
4:30				Sharpe Family Trist 1036 Bill, Kirsty & Stuart Sharpe	
4:40					
4:50		Neil McDonald 409 Planner			

	Monday 14 August Queenstown	Tuesday 15 August Queenstown	Wednesday 16 August Queenstown	Thursday 17 August Queenstown	Friday 18 August Queenstown
	Both	Both	Urban	Urban	Urban - Leave Free
10:00	Queenstown Airport Corporation 433/1340 Legal, Corporate, Noise, Transport and Planning	Hansen Family Partnership, Universal Developments. FII Holdings, Jandel Trust and Arnott 751/1270, 177/1029, 847, 717, 399 Legal and 3 Experts	Brett Giddens 828 Legal, Planning, Traffic, Acoustic, Economics, Urban Design and Submitter	Middleton Family Trust 336 Legal, Landscape, Infrastructure, Traffic, Economics and Planning	
10:10					
10:20					
10:30					
10:40					
10:50					
11:00					
11:10					
11:20					
11:30	Break	Break	Break	Break	Break
11:40					
11:50					
12:00					
12:10					
12:20	Queenstown Airport Corporation continued	Hansen Family Partnership, Universal Developments. FII Holdings, Jandel Trust and Arnott continued	Brett Giddens continued	Middleton Family Trust continued	
12:30					
12:40					
12:50					
1:00	Lunch	Lunch	Lunch	Lunch	
1:10					
1:20					
1:30					
1:40					
1:50					
2:00	Queenstown Airport Corporation continued	Hansen Family Partnership, Universal Developments. FII Holdings, Jandel Trust and Arnott continued	Brett Giddens continued	Middleton Family Trust continued	
2:10					
2:20					
2:30					
2:40					
2:50					
3:00					
3:10					
3:20	Ian and Dorothy Williamson 140	Mandalea Properties 642 Peter Ball (Submitter)			
3:30	Break	Break	Break	Break	
3:40					
3:50	Larchmont Developments Limited 527/1281 Legal and 2 Experts	Aurora Energy Limited 635 Legal, Planning and Power Engineering	Reddy Group Limited 699 Legal, Planning and Urban Design	Middleton Family Trust continued	
4:00					
4:10					
4:20					
4:30					
4:40					
4:50					

	Monday 21 August Queenstown Urban	Tuesday 22 August Queenstown Urban	Wednesday 23 August Queenstown Urban	Thursday 24 August Queenstown Urban	Friday 25 August Queenstown Urban - Leave Free
10:00	Firestone Investments Ltd 722	Mount Crystal Limited 150/1331 Legal, Planning	C & S Hansen 840 Legal, Planning, Traffic, Acoustic, Economics, Urban Design and Submitter	Friends of the Wakatipu Gardens and Reserves Incorporated 506/1268 Legal and 1 Expert	
10:10	Planner				
10:20	Neville Mahon 628				
10:30	Planner, Traffic				
10:40					
10:50					
11:00	Sue Knowles, Diane Dever, Angela Waghorn 7, 76, 77, 362, 193			Fletcher Distribution Ltd 344	
11:10					
11:20					
11:30	Break	Break	Break	Break	Break
11:40					
11:50	Alps Investment Limited 410	Mount Crystal Limited continued			
12:00					
12:10					
12:20	Trevor William Oliver 479	Otago Foundation Trust Board 408/1061 Alyson Hutton (Planner) and Geoff Maunsell	C & S Hansen continued	P J and G H Hensman & Southern Lakes Holdings Limited 543 Planner	
12:30					
12:40	Middleton Family Trust 354 Geotechnical and Planning				
12:50					
1:00					
1:10					
1:20	Lunch	Lunch	Lunch	Lunch	
1:30					
1:40					
1:50					
2:00	Queenstown Gold Ltd 724	Otago Foundation Trust Board continued	C & S Hansen continued		
2:10	Planner				
2:20	AWS Trustees No 31 Limited 641				
2:30					
2:40					
2:50	PR Queenstown Limited 102				
3:00	Legal, Planning				
3:10	Kerr Ritchie Architects 48	Remarkable Heights Ltd 347 Planner	Body Corporate 22362, Sean McLeod 389, 391 Submitter		
3:20	Pete Ritchie (Applicant and Landscape Architect), Tim Williams (Planner), Jeff Bryant (Geologist)				
3:30		Break	Break	Break	
3:40	Break				
3:50					
4:00					
4:10		Allium Trustees, Mulwood Investments, Belfast Corporation, Garth Makowski 718, 731, 727, 686 Planner	Watertight Investments 549 Submitter Representative, Planner, Noise		
4:20					
4:30					
4:40					
4:50					

	Monday 28 August Queenstown Rural	Tuesday 29 August Queenstown Rural	Wednesday 30 August Queenstown Rural	Thursday 31 August Queenstown Rural	Friday 1 September Queenstown Rural - Leave Free
10:00	Gibbston Valley Station Ltd 827 Legal, Planning, Traffic, Acoustic, Economics, Urban Design and Submitter	Remarkables Park Limited and Queenstown Park Limited 807/1117, 806/1097 Planning, Landscape, Traffic, Economics, Recreation, Visuals, Noise, Hazards/Geo Tech, Ecology, Heritage, Servicing, NES	Remarkables Park Limited and Queenstown Park Limited continued	Remarkables Park Limited and Queenstown Park Limited continued	
10:10					
10:20					
10:30					
10:40					
10:50					
11:00					
11:10					
11:20					
11:30	Break	Break	Break	Break	Break
11:40	Gibbston Valley Station Ltd continued	Remarkables Park Limited and Queenstown Park Limited continued	Remarkables Park Limited and Queenstown Park Limited continued	Remarkables Park Limited and Queenstown Park Limited continued	
11:50					
12:00					
12:10					
12:20					
12:30					
12:40					
12:50					
1:00	Lunch	Lunch	Lunch	Lunch	
1:10					
1:20					
1:30					
1:40					
1:50					
2:00	Gibbston Valley Station Ltd continued	Remarkables Park Limited and Queenstown Park Limited continued	Remarkables Park Limited and Queenstown Park Limited continued	Remarkables Park Limited and Queenstown Park Limited continued	
2:10					
2:20					
2:30					
2:40					
2:50					
3:00	Temple Peak Ltd 486 Planning				
3:10					
3:20	Break	Break	Break	Break	
3:30	Te Anau Developments 607 Planner, Landscape, Ecology	Remarkables Park Limited and Queenstown Park Limited continued	Remarkables Park Limited and Queenstown Park Limited continued	Remarkables Park Limited and Queenstown Park Limited continued	
3:40					
3:50					
4:00					
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4:30					
4:40					
4:50					

	Monday 4 September Queenstown Rural	Tuesday 5 September Queenstown Rural	Wednesday 6 September Queenstown Rural	Thursday 7 September Queenstown Rural	Friday 8 September Queenstown Rural - Leave Free		
10:00	Jon Waterston 310 Planner and Landscape	Noel Gutzewitz 328 Landscape, Infrastructure and Planning	Robert Stewart 1297 Legal and 1 Expert	Lake Wakatipu Station Limited & Review Seventeen Limited 478 Legal, Planning, Landscape and Engineering			
10:10							
10:20							
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12:00							
12:10							
12:20	D & M Columb 624 Planner, Landscape, Traffic	Noel Gutzewitz continued	New Zealand Tungsten Mining Ltd 519 Legal and 1 Expert	Bobs Cove Developments Ltd continued			
12:30							
12:40	Cabo Limited 481/1067/1356 Legal and Planning						
12:50				Jed Frost 323 Planner			
1:00							
1:10							
1:20							
1:30							
1:40							
1:50							
2:00	Mount Christina Ltd 764 Legal and 3 Experts	Noel Gutzewitz continued	Barbara Kipke 431 Legal, Planning, Landscape and Engineering				
2:10							
2:20							
2:30							
2:40							
2:50							
3:00					Karen & Murray Scott 447 Legal, Planning, Landscape and Engineering		
3:10							
3:20							
3:30							
3:40							
3:50	Mount Christina Ltd continued	Noel Gutzewitz continued	Karen & Murray Scott continued				
4:00							
4:10							
4:20					Lloyd James Veint, Arcadia Station 480 Planning		
4:30							
4:40							
4:50							