

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 Stream 13:
Queenstown Mapping

TENTH PROCEDURAL MINUTE

Introduction

1. Since issuing out Ninth Procedural Minute in April 2017, one procedural matter has arisen which needs clarification, and a number of changes to the Hearing Schedule have been required due to unavailability of witnesses, omissions, or the transfer of submissions to another hearing stream.

Procedural Issue

2. In our Eighth Procedural Minute Commissioner Robinson clarified the evidential requirements for further submitters¹ and this was restated in our Ninth Procedural Minute². To further clarify these requirements, where a further submitter proposes to lodge evidence rebutting the Council's s.42A report or evidence to be adduced by the Council (other than the Council's evidence on development capacity outputs), such evidence is to be lodged along with Submitter Evidence on Friday 9 June 2017.

Timetable Amendments

3. We have had the following requests for changes to the hearing schedule:
 - a) Queenstown Park Limited and Remarkables Park Limited sought to be heard in the first week of September³;
 - b) Ziptrek advised that they appeared to have been omitted from the timetable⁴;

¹ Paragraphs 11-13

² Paragraphs 11-12

³ Email from Mianette Broekman, Brookfields, dated 12 April 2017

⁴ Email from Rachel Ward, Brookfields, dated 13 April 2017

- c) Z Energy advised that they appeared to have been omitted from the timetable⁵;
- d) Peter Manthey advised that he wished to be heard⁶;
- e) Pete Ritchie sought to have appearance moved to September as his planner was away in August⁷;
- f) David Broomfield, Scott Conway and Richard Hanson requested their submissions be transferred to the Wakatipu Basin hearing stream⁸;
- g) Jon Waterson requested that his submission be transferred to the Wakatipu Basin hearing stream⁹;
- h) The Council advised that one of its landscape architect witnesses would not be available in the week of 24 July 2017.

4. We have accommodated these requests, which has involved changing the date and times of some other submitters from those shown on the schedule attached to the Ninth Procedural Minute. The changes are as follows:

- a) Tim Williams, planner for Pete Ritchie (#48), will be heard out of order immediately following the Council's opening, tentatively at 2pm Friday 28 July 2017;
- b) Ziptrek (#1370) will be heard at 10am Friday 4 August 2017;
- c) QLDC (#790) will move to 10:30 Friday 4 August 2017;
- d) Peter Manthey (#75) will be heard at 10am Friday 11 August 2017;
- e) Z Energy (#312 & FS1214) will be heard at 2pm Thursday 24 August 2017
- f) Bobs Cove Developments Ltd (#712) will be heard at 10:30am Tuesday 29 August 2017;
- g) D & M Columb (#624) will be heard at 11:50am Tuesday 29 August 2017;
- h) Cabo Limited (#481, FS1067 & FS1356) will be heard at 12:40pm Tuesday 29 August 2017;

⁵ Email from Mark Laurenson, Burton Consultants, dated 18 April 2017

⁶ Email dated 21 April 2017

⁷ Email from Pete Ritchie dated 4 May 2017

⁸ Memorandum of Counsel dated 5 May 2017

⁹ Email from Alyson Hutton, Brown and Company, dated 16 May 2017

- i) Mount Christina Limited (#764) will be heard at 2pm Tuesday 29 August 2017;
- j) Noel Gutzewitz (#328) will be heard at 10am on Wednesday 30 August 2017;
- k) Robert Stewart (#1297) will be heard at 10am Thursday 31 August 2017;
- l) Lake Wakatipu Station Ltd & Review Seventeen Ltd (#478) will be heard at 10:30am Thursday 31 August 2017;
- m) New Zealand Tungsten Mining Ltd (#519) will be heard at 11:50am Thursday 31 August 2017;
- n) Jed Frost (#323) will be heard at 12:50pm Thursday 31 August 2017;
- o) Barbara Kipke (#431) will be heard at 2pm Thursday 31 August 2017;
- p) Karen & Murry Scott (#447) will be heard at 3pm Thursday 31 August 2017;
- q) Lloyd Veint (#480) will be heard at 4:20pm Thursday 31 August 2017;
- r) Council's landscape architect Helen Mellsop will be heard at 10am Monday 4 September 2017;
- s) Remarkables Park Ltd and Queenstown Park Ltd (#807 FS1117 and #806 FS1097) will be heard at 11:50 Monday 4 September 2017.

5. The full amended hearing schedule is attached in Appendix 1.

6. For completeness, I note that in a Minute dated 17 May 2017 I transferred the relevant submission points of submissions 500, 467, 473 and 310 to the hearing stream dealing with the zonings in the Wakatipu Basin. In addition, in a Minute dated 5 May 2017, I extended the time within which Skyline Enterprises Ltd had to lodge its planning, economic and landscape evidence, if certain circumstances arose.

For the Hearing Panel



Denis Nugent (Chair)

22 May 2017

Appendix 1: Revised Hearing Schedule

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

	Monday	Tuesday	Wednesday	Thursday	Friday	
	31 July	1 August	2 August	3 August	4 August	
	Queenstown	Queenstown	Queenstown	Queenstown	Queenstown	
	Copthorne Hotel	Copthorne Hotel	Copthorne Hotel	Copthorne Hotel	Copthorne Hotel	
	Urban Edge	Urban Edge	Urban Edge	Urban Edge	Urban Edge	
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	ZJV (NZ) 1370 John Young	
10:10					QLDC 790 Scott Freeman	
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	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						
2:00	Grant Hylton Hensman et al continued	Grant Hylton Hensman et al continued	Darryl Sampson & Louise Cooper continued	Skyline Enterprises Ltd continued		
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	Grant Hylton Hensman et al continued	Grant Hylton Hensman et al continued	Break	Skyline Enterprises Ltd continued		
4:00						
4:10						
4:20						
4:30						Oasis In The Basin Association 1289 Legal and 3 Witnesses
4:40						
4:50						

	Monday	Tuesday	Wednesday	Thursday	Friday
	7 August	8 August	9 August	10 August	11 August
	Queenstown	Queenstown	Queenstown	Queenstown	Queenstown
	Rydges Hotel	Rydges Hotel	Rydges Hotel	Rydges Hotel	Rydges Hotel
	Urban Edge	Urban Edge	Urban Edge	Urban Edge	Urban Edge
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	Peter Manthey 75 Submitter and Planner
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	Jardine Family Trust & Remarkables Station Limited continued	Jardine Family Trust & Remarkables Station Limited continued	Middleton Family Trust 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	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					
3:30	Break	Break	Break	Break	
3:40					
3:50					
4:00					
4:10					
4:20	Jardine Family Trust & Remarkables Station Limited continued	Land Information New Zealand continued	Middleton Family Trust continued	Ngai Tahu Tourism Ltd continued	Spence Farms Ltd 698 Planner, Landscape, Traffic
4:30					
4:40					
4:50					
4:30		Sharpe Family Trist 1036 Bill, Kirsty & Stuart Sharpe			
4:40					
4:50					
4:40		Neil McDonald 409 Planner			
4:50					

	Monday	Tuesday	Wednesday	Thursday	Friday
	14 August	15 August	16 August	17 August	18 August
	Queenstown	Queenstown	Queenstown	Queenstown	Queenstown
	Mecure Hotel	Mecure Hotel	Mecure Hotel	Mecure Hotel	Mecure Hotel
	Urban Edge	Urban Edge	Urban	Urban	Urban - Leave Free
10:00					
10:10					
10:20					
10:30	Queenstown Airport Corporation 433/1340	Hansen Family Partnership, Universal Developments. FII Holdings, Jandel Trust and Arnott	Brett Giddens 828	Middleton Family Trust 336	
10:40	Legal, Corporate, Noise, Transport and Planning	751/1270, 177/1029, 847, 717, 399	Legal, Planning, Traffic, Acoustic, Economics, Urban Design and Submitter	Legal, Landscape, Infrastructure, Traffic, Economics and Planning	
10:50		Legal and 3 Experts			
11:00					
11:10					
11:20					
11:30	Break	Break	Break	Break	Break
11:40					
11:50					
12:00					
12:10					
12:20					
12:30	Queenstown Airport Corporation continued	Hansen Family Partnership, Universal Developments. FII Holdings, Jandel Trust and Arnott continued	Brett Giddens continued	Middleton Family Trust continued	
12:40					
12:50					
1:00					
1:10					
1:20	Lunch	Lunch	Lunch	Lunch	
1:30					
1:40					
1:50					
2:00					
2:10					
2:20					
2:30	Queenstown Airport Corporation continued	Hansen Family Partnership, Universal Developments. FII Holdings, Jandel Trust and Arnott continued	Brett Giddens continued	Middleton Family Trust continued	
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					
4:00					
4:10					
4:20	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	
4:30					
4:40					
4:50					

	Monday	Tuesday	Wednesday	Thursday	Friday
	21 August	22 August	23 August	24 August	25 August
	Queenstown	Queenstown	Queenstown	Queenstown	Queenstown
	Mecure Hotel	Mecure Hotel	Mecure Hotel	Mecure Hotel	Mecure Hotel
	Urban	Urban	Urban	Urban	Urban - Leave Free
10:00	Firestone Investments Ltd	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	722				
10:20	Planner				
10:30	Neville Mahon				
10:40	628				
10:50	Planner, Traffic				
11:00	Sue Knowles, Diane Dever, Angela Waghorn	Mount Crystal Limited continued	C & S Hansen continued	Fletcher Distribution Ltd 344	
11:10	7, 76, 77, 362, 193				
11:20					
11:30	Break				
11:40					
11:50	Alps Investment Limited	Otago Foundation Trust Board 408/1061 Alyson Hutton (Planner) and Geoff Maunsell		P J and G H Hensman & Southern Lakes Holdings Limited 543 Planner	
12:00	410				
12:10					
12:20	Trevor William Oliver 479				
12:30					
12:40	Middleton Family Trust 354 Geotechnical and Planning	Lunch	Lunch	Lunch	
12:50					
1:00					
1:10					
1:20					
1:30					
1:40					
1:50					
2:00	Queenstown Gold Ltd	Otago Foundation Trust Board continued	C & S Hansen continued	Z Energy 312/1214 Mark Laurenson	
2:10	724 Planner				
2:20	AWS Trustees No 31 Limited				
2:30	641				
2:40					
2:50	PR Queenstown Limited	Remarkable Heights Ltd 347 Planner	Body Corporate 22362, Sean McLeod 389, 391 Submitter	Break	
3:00	102 Legal, Planning				
3:10	Kerr Ritchie Architects 48				
3:20	Pete Ritchie (Applicant and Landscape Architect), Carey Vivian (Planner), Jeff Bryant (Geologist)				
3:30					
3:40	Break	Allium Trustees, Mulwood Investments, Belfast Corporation, Garth Makowski 718, 731, 727, 686 Planner	Watertight Investments 549 Submitter Representative, Planner, Noise		
3:50					
4:00					
4:10					
4:20					
4:30					
4:40					
4:50					

	Monday	Tuesday	Wednesday	Thursday	Friday	
	28 August	29 August	30 August	31 August	1 September	
	Queenstown	Queenstown	Queenstown	Queenstown	Queenstown	
	Rydges Hotel	Rydges Hotel	Rydges Hotel	Rydges Hotel	Rydges Hotel	
	Rural	Rural	Rural	Rural	Rural - Leave Free	
10:00	Gibbston Valley Station Ltd 827 Legal, Planning, Traffic, Acoustic, Economics, Urban Design and Submitter	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				Broomfield, Hansen and Conway 500/473/476 Legal, Planning, Landscape and Engineering		
10:20						
10:30						
10:40						
10:50						
11:00						Bobs Cove Developments Ltd 712 Submitter Representative, Planner and
11:10						
11:20						
11:30						Break
11:40	Gibbston Valley Station Ltd continued	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	
11:50						
12:00						
12:10						
12:20						
12:30					Cabo Limited 481/1067/1356 Legal and Planning	
12:40	Jed Frost 323 Planner					
12:50						
1:00		Lunch	Lunch	Lunch		
1:10						
1:20						
1:30						
1:40						
1:50						
2:00	Gibbston Valley Station Ltd continued	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	Temple Peak Ltd 486 Planning	Break	Break	Break		
3:00						
3:10	Te Anau Developments 607 Planner, Landscape, Ecology	Mount Christina Ltd continued	Noel Gutzewitz continued	Karen & Murray Scott 447 Legal, Planning, Landscape and Engineering		
3:20						
3:30				Karen & Murray Scott continued		
3:40						
3:50						
4:00						
4:10						
4:20					Lloyd James Veint, Arcadia Station 480 Planning	
4:30						
4:40						
4:50						

	Monday	Tuesday	Wednesday	Thursday	Friday
	4 September	5 September	6 September	7 September	8 September
	Queenstown	Queenstown	Queenstown	Queenstown	Queenstown
	Mecure Hotel	Mecure Hotel	Mecure Hotel	Mecure Hotel	Mecure Hotel
	Rural	Rural	Rural	Rural	Rural - Leave Free
10:00					
10:10					
10:20	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		
10:30					
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	Remarkables Park Limited and Queenstown Park Limited continued	Remarkables Park Limited and Queenstown Park Limited continued	Remarkables Park Limited and Queenstown Park Limited 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	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					
3:10					
3:20					
3:30	Break	Break	Break	Break	
3:40					
3:50					
4:00	Remarkables Park Limited and Queenstown Park Limited continued	Remarkables Park Limited and Queenstown Park Limited continued	Remarkables Park Limited and Queenstown Park Limited continued		
4:10					
4:20					
4:30					
4:40					
4:50					