

Direction of the Hearings Panel

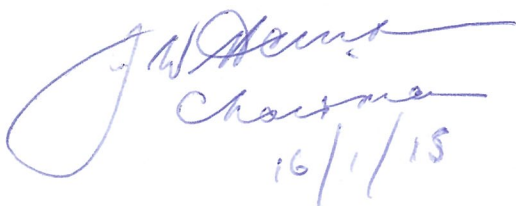
1. We direct expert conferencing with a suitable facilitator, preferably an Environment Court Commissioner.
2. In each of the following areas there will be a need for subject specific experts to conference, but it may be appropriate as conferencing unfolds for other experts to attend. The list below is not necessarily exhaustive and within the specific subjects raised, experts and facilitators should not limit themselves to any specific perceived limitations in this Minute.
 1. Transport and car parking, we note that the QLDC Transport Strategy for Queenstown is to be available by 15 Feb. It was agreed that Mr Mander, who is fully familiar with this strategy, will attend conferencing so that the experts are familiar with the contents of the transport strategy.
 2. Siting of the Convention Centre within Lakeview site, which is to include consideration of the impact if the Convention Centre does not proceed.
 3.
 - a) The suitability of the TCZ in the area between the proposed Convention Centre as proposed in the Council Evidence and the Western boundary of the Plan Change (which includes the Lynch Block).
 - b) A consideration of the area of the TCZ, taking into account, other potential sites of the Convention Centre.
 - c) This will be a consideration of the appropriateness of TCZ zoning to the west of any Convention Centre site and will also consider the management of edge effects.
 4. Urban Design in relation to the 34 Brecon Street submission. This is to be a consideration of all aspects of the Brecon Street submission (not limited to view and dominance from the cemetery). This should include sustainable land use and a consideration of the relative size of cemetery site. As a minimum we would hope an agreement regarding shading or at least an agreed range of shading.
 5. Isle Street Subzone, noting in particular the limited land holding ownership of the eastern block and current usage.
 6. Beach Street Block and in particular the four rectangular sections behind the Crowne Plaza Hotel and relationship to the properties abutting Man Street (including the activity status applicable if the proposed site standard relating to height is breached). This was the subject of a late submissions and it is therefore appropriate for experts to revisit this despite earlier discussions and agreements pre-Christmas.
 7. Eastern side of Brecon Street (Current Commercial overlay area) and whether this should be included in TCZ. We appreciate that there is a scope issue but consider there is benefit in expert conferencing regardless of this issue.
 8. Glenarm Cottage, with particular emphasis on the evidence and submissions filed by Mr Thompson and Watertight Investments Limited.

Where agreement is, or has previously been reached in the above areas, we would expect planners to enter into expert conferencing regarding the wording of the relevant rules.

Any other submitter who called expert evidence in front of the panel is entitled to have their experts attend the conferencing.

If any clarification is required please refer questions to the Committee Secretary.

- i) The conference statements to be available by close of business Friday 13 February.
- ii) Any further supplementary evidence on behalf of QLDC, to be limited to matters remaining in dispute following the conferencing by Wednesday 18 February.
- iii) Any response from submitter, similarly limited, by close of business Friday 20 February.
- iv) Written closing legal submissions to be filed and served by close of business Friday 20 February.
- v) The hearing will reconvene at 9am on Monday 23 February. The Panel have reserved the 24th and 25th if necessary.


Chairman
16/1/15