

**BEFORE THE HEARINGS PANEL  
FOR THE QUEENSTOWN LAKES PROPOSED DISTRICT PLAN**

**IN THE MATTER** of the Resource  
Management Act 1991

**AND**

**IN THE MATTER** of Hearing Stream 13 –  
Queenstown Mapping  
Annotations and  
Rezoning Requests

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**MEMORANDUM OF COUNSEL ON BEHALF OF THE QUEENSTOWN LAKES  
DISTRICT COUNCIL REGARDING THE COUNCIL'S WITNESS ORDER AT THE  
HEARING**

**20 July 2017**

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## MAY IT PLEASE THE PANEL

1. This memorandum is filed on behalf of Queenstown Lakes District Council (**Council**) regarding the order of Council witnesses to appear at the hearing, beginning on Monday, 24 July 2017. The intention of filing this in advance of Monday, is to assist the Panel and submitters as to when it is likely that evidence on a particular rezoning will be presented.
2. After opening with legal submissions, the Council will present 'strategic and dwelling capacity evidence' first, including economic experts. This will be followed by Ulrich Glasner (infrastructure) and Charlie Watts (Geotechnical) who will present evidence on all relevant submissions. Then, generally, the Council will move through each s42A 'Group', calling the Council's landscape and transport evidence (and for Group 2, ecology and Group 1D noise), alongside the relevant planner.
3. This means that for each 'Group' of submissions (ie. Group 1A, 1B etc) the Council's landscape and transport experts (and ecology for Group 2 and Group 1D noise) will attend, present to the Panel and be available for questions alongside the planner, allowing the Panel to generally deal with each submission and each relevant reporting planner and expert at the same time.
4. In order to accommodate this way of giving evidence, the Council respectfully requests that the hearing room be set up with all of the relevant witnesses for each Group at the table before the Panel. The Panel can then work through the submissions in the order they appear in the relevant section 42A report. The planner, followed by any expert witnesses who have included a paragraph in their summary of evidence on that particular submission (or group of submission), will be read out. Once all witnesses have read out their summary statements on that submission (if applicable), then the Panel will ask its questions of the expert witnesses and relevant planner. For clarity, the proposed schedule, although of course subject to change depending on how long it takes to work through each 'Group', is set out in **Appendix 1**.
5. In addition, there are some submission points addressed in both Groups 1A and 1B, that relate to the same or similar areas of land. This approach was (generally) taken as Ms Ruth Evans was considering rezoning requests to a business zone, whereas Ms Kimberley Banks was considering requests to a

residential zone. To accommodate this request Ms Evans and Ms Banks will appear at the hearing together along with the relevant expert witnesses to provide summary statements and answer the Panel's questions on those particular submissions. The relevant submissions are set out in **Appendix 2**.

6. Counsel has asked its witnesses to prepare its summaries of evidence in this way.

**DATED** this 20<sup>th</sup> day of July 2017



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S J Scott  
Counsel for Queenstown Lakes District  
Council

## APPENDIX 1

### PROPOSED SCHEDULE OF WITNESS ORDER FOR COUNCIL

Witness Order Table	
Monday, 10am	<ul style="list-style-type: none"> <li>• Legal submissions</li> <li>• Kimberley Banks – Strategic overview &amp; Dwelling Capacity</li> <li>• Walter Clarke</li> <li>• Phil Osborne</li> <li>• Ulrich Glasner</li> </ul>
Tuesday, 10am	<ul style="list-style-type: none"> <li>• Ulrich Glasner – if not completed on Monday</li> <li>• Charlie Watts</li> </ul> <p><b>Before moving into Group 2:</b></p> <ul style="list-style-type: none"> <li>• Marion Read – overview</li> </ul> <p><b>Group 2 [all presenting]:</b></p> <ul style="list-style-type: none"> <li>• Robert Buxton</li> <li>• Kelvin Lloyd (regarding #361, Hensman et al only) – note: we will present this submission first so Dr Lloyd can depart</li> <li>• Denis Mander</li> <li>• Marion Read</li> <li>• Glenn Davis</li> </ul> <p><b>After Group 2 complete:</b></p> <ul style="list-style-type: none"> <li>• Glenn Davis: summary/any questions on residual evidence for Group 1A, 1B, 1C, and 1D submissions</li> </ul>
Wednesday, 10am	<ul style="list-style-type: none"> <li>• Glenn Davis – if not completed on Tuesday</li> <li>• Wendy Banks – overview</li> </ul> <p><b>Before moving into Group 1A:</b></p> <ul style="list-style-type: none"> <li>• Wendy Banks – overview</li> </ul> <p><b>Group 1A [all presenting]:</b></p> <ul style="list-style-type: none"> <li>• Ruth Evans (excluding the 'geographic overlap' submissions)</li> <li>• Wendy Banks</li> <li>• Marion Read</li> </ul> <p><b>Geographic overlap between Groups 1A/1B submissions [all presenting]: see Appendix 2 for submissions</b></p> <ul style="list-style-type: none"> <li>• Ruth Evans</li> <li>• Kim Banks</li> <li>• Wendy Banks</li> <li>• Marion Read</li> </ul>

Witness Order Table	
	<p><b>Group 1B [all presenting]:</b></p> <ul style="list-style-type: none"> <li>• Kim Banks</li> <li>• Wendy Banks</li> <li>• Marion Read</li> </ul>
Thursday, 10am	<p><b>Group 1D [all presenting]:</b></p> <ul style="list-style-type: none"> <li>• Vicki Jones</li> <li>• Stephen Chiles</li> <li>• Wendy Banks</li> <li>• Marion Read</li> </ul> <p><b>Group 1C [all presenting]:</b></p> <ul style="list-style-type: none"> <li>• Roz Devlin</li> <li>• Wendy Banks</li> <li>• Marion Read</li> </ul>
Friday , 10am (adjourn, 1pm)	Overflow of Group 1C, as necessary.
Monday 4 September 9.30am	<ul style="list-style-type: none"> <li>• Tim Heath</li> <li>• Helen Mellsop</li> </ul>

## APPENDIX 2

### GROUP 1A AND 1B OVERLAP SUBMISSIONS

#### **"Ladies Mile" Area – as named Ms Bank's evidence:**

- Universal Developments (177)
- W & M Grant (455)
- Peter and Margaret Arnott (399)
- The Jandel Trust (717)
- FII Holdings Limited (847)
- Sean and Jane McLeod (391)
- Hansen Family Partnership (751)
- Stephen Spence (8)
- Otago Foundation Trust Board (408)
- Submissions on MDRZ provisions
- NZ Transport Agency (719)
- Villa del Lago (380)

#### **1 Hansen Road:**

- Spence Farms (698)

#### **McBride Street:**

- Barbara Williams (141)
- C and S Hansen (840)
- Brett Giddens (828)

#### **Frankton Marina:**

- De See Properties Ltd (16)
- Kenneth Muir (125)
- NZIA Southern and Architecture + Women Southern (238)
- Z Energy Ltd (312)