

**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 06
– Residential

**MEMORANDUM OF COUNSEL FOR QUEENSTOWN LAKES DISTRICT
COUNCIL REGARDING NOTICE TO SUBMITTERS**

HEARING STREAM 06 – RESIDENTIAL

7 October 2016

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MAY IT PLEASE THE PANEL:

1. The purpose of this memorandum is to inform the Hearing Panel (**Panel**) that the Queenstown Lakes District Council (**Council**) intends to serve notice on those submitters whose points have been transferred from the Subdivision hearing stream (04) to the Residential hearing stream (06).
2. The Panel issued a Minute dated 22 September 2016,¹ noting that submissions from Queenstown Airport Corporation (**QAC**) on minimum lot sizes in residential zones had been deferred to the Residential hearing stream.
3. The Minute also notes that the Subdivision s42A report had deferred other submissions on lot size to be dealt with in conjunction with considering submissions on density. The Minute states that the relevant reporting officers are expected to provide their opinions and advice on these submissions when they present their s42A reports at the Residential hearing.
4. The Council has identified the relevant submitters (see **Schedule 1**) whose submissions or parts thereof have been deferred to the Residential hearing stream. These submissions relate to notified Rule 27.5.1 (redraft 27.6.1), notified Rule 27.5.2 (redraft 27.7.13), and notified Rule 27.5.1.2 (redraft 27.7.12.2).
5. It is noted that some submitters have already been served notice for Stream 06 as they made separate submissions on the Residential zones in addition to submissions on the Subdivision hearing. However, some submitters (identified in italics in **Schedule 1**) have not been served notice that their points will be addressed in the Residential hearing stream.

1 Minute Concerning Submissions by Queenstown Airport Corporation Regarding Lot Sizes & Density, dated 22 September 2016

6. The Council considers it is important that all submitters listed in **Schedule 1** be served notice. This includes those who have already been served notice for Stream 06, as these submitters will not otherwise be aware that their submissions on specific provisions within the Subdivision chapter are to be heard / reheard in the Residential hearing. The Council is not opposed to any late filing of evidence, and will ensure that those who wish to speak to their submission and / or present evidence are allotted a time near the end of the hearing so that they are not prejudiced.
7. When presenting their summaries of evidence at the Residential hearing, the relevant reporting officers will provide their opinions and advice on the submissions that have been transferred. To assist submitters, the evidence summaries will include an addendum to the Accept / Reject tables that have already been filed.
8. The Council considers that as a result of the transfer of submissions from the Subdivision chapter, the Panel is able to revisit its previous recommendations on the relevant Subdivision provisions during the Residential hearing.

DATED this 7th day of October 2016



S J Scott / H L Baillie
Counsel for Queenstown Lakes District Council

SCHEDULE 1

Submitters whose submissions or parts thereof have been deferred to the Residential hearing stream

Minimum Lot Area – Notified Rule 27.5.1 / Redraft Rule 27.6.1	
Submitter Name	Submitter Number
Pounamu Body Corporate Committee	208
<i>The Robertson Family Trust</i>	275
Willowridge Developments Limited	249
Middleton Family Trust	336
The Board of Airline Representatives of New Zealand	271
Queenstown Airport Corporation	433
The Jandel Trust	717
HR & DA FAMILTON	775
HR FAMILTON	803
FII Holdings Limited	847
Wanaka Residents Association Inc	728
J Blennerhassett	65
J Hayward	74
J Blennerhassett	78
S McMeeken (all opposed by Willowridge Developments Limited FS1012 insofar as it relates to Willowridge Developments Limited land)	87
Blennerhassett Family	487
M Fraser	293
Aurum Survey Consultants (supported by C Mantel FS1111)	166
N Blennerhassett	335

Minimum Lot Area – Notified Rule 27.5.1.2 / Redraft Rule 27.7.12.2	
Pounamu Body Corporate Committee	208
J D Familton and Sons Trust	586
HR & DA Familton	775
H R Familton	803
Subdivision Associated with Infill Development – Notified Rule 27.5.2 / Redraft Rule 27.7.13	
Submitter Name	Submitter Number
Aurum Survey Consultants	166
Tim Proctor	169
Body Corporate 22362	389
Queenstown Airport Corporation	433
Pounamu Body Corporate Committee	208
<i>Paterson Pitts Group</i>	370
<i>Paterson Pitts Partners (Wanaka) Ltd</i>	453
J D Familton and Sons Trust	586
HR & DA Familton	775
H R Familton	803