

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

**AND**

**IN THE MATTER** of Stage 3 of the  
Queenstown Lakes  
Proposed District Plan

### **MINUTE 43 – WALTER PEAK HEARING PROCESS**

1. In Minute 14, dated 20 May 2020, I directed that those parts of submission #31024 (Wayfare Group Limited) and further submission #31050 (Airbnb) relating solely to the planning provisions governing the notified Rural Visitor Zone land at Walter Peak and any land or water surface immediately adjacent thereto be heard separately from the balance of submissions scheduled for hearing and be subject to further directions to be advised.
2. The purpose of this Minute is to provide those directions.
3. As discussed in Minute 14, quite apart from the desirability of resolving Wayfare Group's submission as promptly as is reasonable in the circumstances (in compliance with Section 21 of the Act), the Hearing Panel must deliver its recommendations to the Council in sufficient time that the Council might make final decisions before the statutory two year time limit runs out (conservatively 19 September 2021).
4. The route forward has been informed by two video conferences that I have had with counsel for the Council (Ms Scott) and counsel for Wayfare Group Limited (Ms Baker-Galloway).
5. Relevantly, Wayfare Group has amended its submission to seek a bespoke planning outcome for the notified Rural Visitor Zone at Walter Peak.
6. While Wayfare Group's amended submission provides significant detail regarding the outcomes sought to be achieved, it does not provide the actual text for the proposed bespoke planning regime and it seems to me that this is a necessary first step in the process for hearing of Wayfare Group's submission; namely that the submitter provide both the text sought to be included in the Proposed District Plan

and a Section 32AA Evaluation to support that text. In that way, the Council Reporting Officer(s) can focus on exactly what is sought, and the reasons for it, when preparing their Section 42A Report.

7. I therefore direct the following timetable in respect of the revised Wayfare Group Limited submission (and the accompanying Airbnb further submission):
  - The text of the planning provisions the submitter proposes be inserted into the Proposed District Plan, together with maps showing the areas affected and a Section 32AA Evaluation of same to be filed with the Hearing Administrator not later than 1pm on Thursday 11 February 2021;
  - Council Section 42A Report and any supporting evidence in chief to be filed not later than 1pm on Thursday 4 March;
  - Evidence in chief of Wayfare Group Limited and any evidence Airbnb wishes to file to be filed not later than 1pm on Wednesday 24 March;
  - Council rebuttal evidence to be filed not later than 1pm on Monday 12 April.
8. A Notice of Hearing will issue in due course, but the Hearing Panel proposes to undertake a site visit on Tuesday 20 April and for the hearing to be held on Wednesday 21 April at a venue to be advised. 22 April will be a reserve day.
9. To facilitate an efficient hearing process, counsel representing the Council, Wayfare Group Limited and Airbnb (if it is going to participate in the hearing) are requested to file their legal submissions not later than 1pm on Friday 16 April.
10. In all other respects, the hearing will proceed in accordance with the procedural directions in Minutes 6, and 12 for the balance of the Stage 3/3B PDP process, adapted as required to the matters at issue.
11. Any concerns or issues that the parties to this subset of the Stage 3 hearing process have with implementation of these directions can be raised with the Hearing Administrator in the usual way.



**Trevor Robinson**  
**Chair Stage 3 Hearing Panel**

**Dated 7 December 2020**