

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 12-  
Upper Clutha Mapping

**MINUTE CONCERNING APPLICATION FOR VARIATION OF STREAM 12**  
**HEARING DIRECTIONS BY QLDC**

**Background**

As part of the Memorandum of Counsel on behalf of the Council regarding the National Policy Statement on Urban Development Capacity (NPSUDC) dated 3 March 2017, counsel have advised that the Council will not be in a position to provide updated outputs from its Dwelling Capacity Model (DCM) within the timeframe previously directed for circulation of the Council's Section 42A Report (21 March).

Counsel for the Council proposes that its evidence providing updated DCM data be provided on 28 April 2017 (the date scheduled for circulation of rebuttal evidence). Counsel's Memorandum accepts that other parties will need to have the opportunity to respond to the updated DCM data and proposes that we provide that submitters may file additional rebuttal evidence within one week thereafter (i.e. by 5 May 2017).

The description of the work being undertaken by Counsel, as set out in counsel for the Council's Memorandum at paragraph 15 is that it will update the DCM "*including underlying data, population projection information, including its assumptions about feasibility and infrastructure, and PDP (rather than ODP) zone capacity*".

Counsel notes that the NPSUDC gives added force to the need for this updating process, in order that as far as possible, the Council might implement the Policies of the NPSUDC as part of this process.

As such, we regard the information proposed to be produced by the Council as being likely to be of assistance to the matters that we will have to consider as part of the Upper Clutha Mapping Hearing. Accordingly, we are minded to grant the Council's request, provided we can be satisfied that this variation to our previous directions can be made without undue prejudice to any other interested party.

Counsel for the Council suggest that one week would be sufficient for provision of rebuttal evidence from submitters addressing the additional material the Council proposes to produce. Given that the hearing is commencing on 15 May and that unlike the balance of rebuttal evidence, this material will not be directly relevant to the site visits the Hearing Panel will undertake in the week commencing 8 May, we think that it would be appropriate to allow more time for submitters to respond to the additional Council material.

### **Directions**

Accordingly, we direct that the Council may produce updated outputs from its dwelling capacity model, together with any related evidential commentary thereon by 1 pm on 28 April 2017, and that any submitter being heard as part of the Upper Clutha Mapping hearing may file rebuttal evidence on the additional model outputs and/or Council witness commentary thereon by 1 pm on 8 May 2017.

It is noted that in Counsel for the Council's Memorandum, directions were also sought in relation to the Queenstown Rezoning Hearing Stream Timetabling. No directions have yet been made by that Hearing Panel and accordingly it is premature to consider the Council's request at this time. The Chair of the Queenstown Rezoning Hearing Stream will, however, consider the Council's request when formulating timetabling directions for that hearing.

For the Upper Clutha Mapping Hearing Panel



Trevor Robinson (Chair)

6 March 2017