

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 Submissions
Seeking Amendments to the
Planning Maps relating to
Ski Area Sub Zones

SIXTH PROCEDURAL MINUTE
SKI AREA SUB ZONE HEARINGS

Introduction

1. This Minute sets out the process the Hearing Panel will take in hearing submissions seeking amendments to the Planning Maps in relation to the Ski Area Sub Zones. Where there is any conflict between the procedures set out in this Minute and those set out in the previous five Procedural Minutes, those in this Minute shall prevail.
2. For the four streams hearing submissions on the Planning Maps we will require the pre-lodgement of all evidence, and provide the opportunity for further submitters opposing submissions and the Council to lodge rebuttal evidence. We will also provide longer timeframes for the lodgement of evidence and provide time for the Hearing Panel to undertake pre-hearing site visits.

Hearing Dates and Location

3. This is not a notice of hearing. That will be formally issued by the Council in accordance with the timetable set out below.
4. Our Minute of 7 November 2016 sought advice from submitters and further submitters as to the time they would require to be heard. We have used that advice in establishing the procedures for this hearing stream. We can therefore advise that the hearing will be held in Queenstown commencing on 8 May 2017 for three days. We attach in Appendix 1 a schedule setting out the times and dates the Council and each submitter will be heard, along with the location of the hearings.

Pre-Hearing Timetable

5. The Notice of Hearing, section 42A Report and lodgement of evidence will occur in accordance with the timetable below:

Notice of Hearing and s.42A Reports sent out	17 March 2017
Date for lodgement of Submitter Evidence	28 March 2017
Date for lodgement of Rebuttal Evidence	20 April 2017
Hearing Panel site visits	Week of 1 May 2017

Evidence

6. All evidence, including rebuttal evidence, is to be pre-lodged in accordance with the timetable above. This includes evidence/representations from submitters who may only wish to speak for 10 minutes. As always, this is to be lodged in pdf (Acrobat) or doc (Word) format to DP.Hearings@qldc.govt.nz.
7. As the Panel will read the evidence prior to the site visits, pre-lodgement is important to enable the Panel to understand the matters in contention when viewing the relevant areas. It will also enable a more efficient hearing process.
8. If witnesses are proposing to file photographic material, including photomontages, or maps and diagrams, it would assist the Panel if these were lodged with the evidence (or rebuttal evidence) so they could be consulted on the site visits. If photographs or photomontages are to be lodged in physical rather than digital form, five copies are to be provided.
9. At the hearing, each witness will be able to present a summary of evidence not exceeding 2 sides of an A4 sheet. The summary should clearly set out those areas where the witness agrees with other witnesses (including Council reporting officers), and those areas of disagreement.
10. We also encourage legal counsel to file their legal submissions in advance. Where legal submissions are filed in advance, we ask that this be prior to the commencement of site visits. Experience to date is that legal submissions, often lengthy, being filed the day before counsel is to be heard, provides insufficient time for them to be satisfactorily considered prior to the hearing. This is not helpful to the Panel (rather the reverse in fact) and does not assist the efficient operation of the hearing.

Site Visits

11. To better understand the submissions relating to specific sites, the Hearing Panel will undertake site visits prior to the hearing. These may include visits to land the subject of submissions where the submitter has not sought to be heard. Where it is necessary for the Panel to access private land, a Council officer assisting the Panel (not a reporting officer) will contact the relevant submitter/landowner to arrange access.

12. After hearing the parties, the Panel may conclude a further site visit is necessary in any particular case. The same arrangements for access as above would apply.

For the Ski Area Sub Zones Hearing Panel

A handwritten signature in blue ink, appearing to read 'Nugent', is written over a light blue circular stamp.

Denis Nugent (Chair)

23 January 2017

Appendix 1: Hearing Schedule

Stream 11 Hearing Timetable - Ski Area Sub Zones

	Monday 8 May	Tuesday 9 May	Wednesday 10 May			
	Queenstown	Queenstown	Queenstown			
	Cophorne Hotel	Cophorne Hotel	Cophorne Hotel			
10:00	Council Opening	NZ Ski Limited 572/1229 legal submissions, planning evidence and landscape evidence, lay operation and future development evidence	Queenstown Park Limited 806/1097 legal submissions, planning, landscape, ecology and economic evidence			
10:10						
10:20						
10:30						
10:40						
10:50						
11:00						
11:10	Council Opening	NZ Ski Ltd continued	Mt Cardrona Station Ltd 407/1153 legal submissions, planning and landscape evidence			
11:20			Mt Cardrona Station Ltd continued			
11:30	Break	Break	Break			
11:40	Council Opening	NZ Ski Ltd continued	Soho Ski Area Ltd and Blackmans Creek No 1 LP, Treble Cone Investments Ltd 610/1329, 613 legal submissions, developer, landscape and planning evidence			
11:50						
12:00						
12:10						
12:20						
12:30						
12:40						
12:50	Lunch	Lunch	Lunch			
1:00						
1:10						
1:20						
1:30						
1:40						
1:50						
2:00	Council Opening	NZ Ski Ltd continued	Soho Ski Area Ltd and Blackmans Creek No 1 LP, Treble Cone Investments Ltd continued			
2:10						
2:20						
2:30						
2:40						
2:50						
3:00						
3:10	Council Opening	NZ Ski Ltd continued	Soho Ski Area Ltd and Blackmans Creek No 1 LP, Treble Cone Investments Ltd continued			
3:20				Council Opening	NZ Ski Ltd continued	Soho Ski Area Ltd and Blackmans Creek No 1 LP, Treble Cone Investments Ltd continued
3:30	Break	Break	Break			
3:40	Council Opening	NZ Ski Ltd continued	Soho Ski Area Ltd and Blackmans Creek No 1 LP, Treble Cone Investments Ltd continued			
3:50						
4:00						
4:10						
4:20						
4:30						
4:40						
4:50						