

**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

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**SUPPLEMENTARY MEMORANDUM OF COUNSEL ON BEHALF OF THE  
QUEENSTOWN LAKES DISTRICT COUNCIL REGARDING TIMETABLING FOR  
HEARING STREAM 13**

**3 April 2017**

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## MAY IT PLEASE THE PANEL

1. This supplementary memorandum is filed on behalf of Queenstown Lakes District Council (**Council**) in relation to the timetabling for Hearing Stream 13.
2. Council filed a memorandum on 30 March 2017 suggesting the following timetable:
  - 2.1 Section 42A reports released – **Thursday 25 May 2017**;
  - 2.2 Submitter evidence due – **1pm, Friday 9 June 2017**;
  - 2.3 Rebuttal evidence due – **1pm, Friday 7 July 2017**;
  - 2.4 Hearing – commencing **Monday 24 July 2017**.
3. The Panel then sought clarification of the proposed timetable in relation to the Council's evidence on dwelling capacity for the Queenstown mapping hearing.<sup>1</sup>
4. The Panel's Minute seeks that the Council either:
  - 4.1 confirm that it can lodge its evidence on updated outputs from its dwelling capacity model together with evidential commentary, on **Friday 9 June**, which would allow submitters the opportunity to provide rebuttal evidence on **Friday 7 July** together with the remainder of the rebuttal evidence; or
  - 4.2 suggest an alternative timetable that provides adequate time for submitters to respond with rebuttal evidence and for the Panel to peruse that evidence.

## Background

5. The Council advised the Panel in its memorandum regarding the National Policy Statement on Urban Development Capacity dated 3 March 2017 that it would not be in a position to file evidence on the dwelling capacity model in relation to Queenstown, until the rebuttal period for the Queenstown mapping stream.<sup>2</sup> At that time the Panel had not issued directions as to timetabling. Council anticipated, based on internal draft deadlines, that its rebuttal would be due on **16 June 2017**.

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1 By Minute, dated 30 March 2017.

2 At paragraphs 15 – 22.

6. The Council is not in a position to bring forward the date for providing evidence on the outputs of the updated dwelling capacity model in relation to Queenstown nor planning evidence thereon, from the date previously advised of **16 June 2017**. This is due to a number of resourcing constraints within Council and the consultants who are assisting Council with the update of the dwelling capacity model. Simply, the data will not be available in time for Council officers and consultants to analyse the data, explain the analysis and incorporate it into recommendations to the Panel. Council notes that the model is being updated in parts, so that relevant information can be made available first for the Upper Clutha hearing stream, and then for this Queenstown hearing stream.
7. Council therefore respectfully requests that the Council's dwelling capacity model outputs and evidence thereon, be filed on **16 June 2017**.

#### **Direction sought**

8. The timetable requested by Council, incorporating Council's suggested dwelling capacity evidence dates and the dates suggested in Council's memorandum dated 30 March 2017, is as follows:
  - 8.1 Section 42A reports released – **Thursday 25 May 2017**;
  - 8.2 Submitter<sup>3</sup> evidence due – **noon, Friday 9 June 2017**;
  - 8.3 Council's dwelling capacity model outputs and Council evidence thereon due – **noon Friday 16 June 2017**;
  - 8.4 Rebuttal evidence including on the Council's dwelling capacity model outputs and/or Council witness urban development capacity evidence due – **noon, Friday 7 July 2017**; and
  - 8.5 Hearing – commencing **Monday 24 July 2017**.

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3 Including further submitters.

9. The above proposed timetable would allow submitters a full three weeks to prepare rebuttal evidence in respect of Council's urban development capacity evidence. It would also allow two weeks between submitter rebuttal evidence, and the commencement of the hearing. Council submits that filing of all rebuttal evidence at the same time, will ensure efficiencies for both the Council and submitters in terms of time and cost. Submitters are also getting a significant amount of advance warning of dates, which will mean they can ensure their resources are available to work towards them.

**DATED** this 3<sup>rd</sup> day of April 2017



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S J Scott  
Counsel for Queenstown Lakes District  
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