

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 15: Visitor
Accommodation

MINUTE CLARIFYING MATTERS RAISED BY PANEL
AS SUMMARISED BY COUNSEL FOR COUNCIL

1. Counsel for the Council lodged a memorandum dated 11 September 2018 listing 10 matters raised by the Hearing Panel during questioning of the Council's witnesses which the Council proposes to consider in its reply.
2. We note first that we expressed our concern that where answers were not able to be given to the questions on the day, providing those answers in the reply would amount to introducing new evidence that submitters would not have the opportunity to respond to, raising an issue of natural justice. Counsel undertook to have such evidence provided to the Panel and submitters by the end of 14 September 2018. Counsel's memorandum is silent as to whether this will be provided by that date and we assume it will be.
3. We note that these questions were put to expert witnesses who had each undertaken to abide by the Environment Court's Code of Conduct for Expert Witnesses in presenting their evidence. Thus, our expectation is that the answers to the questions will be the witnesses' expert opinion and the only reason for the delay in answering is to give them the opportunity to provide a considered and full answer.
4. For clarification we have rephrased to the matters listed by counsel in the memorandum to better reflect the question the Panel was seeking an answer on. The numbering refers to the numbering in the memorandum.
 1. Can the suggested effects of RVA on affordability of housing and availability of long-term rental accommodation be managed under the RMA within the context of the Council's functions (s.31) and Part 2 of the Act?

2. Consider whether Homestays are a different activity from Home Occupations, or whether Homestays have different effects which require different management?
6. For the rural zones, consider whether the Strategic Direction objectives and policies as well as those applying within the relevant zone, require a different approach to managing RVA and Homestays from that taken in the urban zones?
8. For the Jacks Point Zone, whether in the Village Activity Area, which requires the inclusion of a structure plan in the PDP prior to development, specific provisions for RVA would be better included in that structure plan?
10. Whether factors outside those matters the Council can manage under the RMA, including factors controlled or influenced by other entities, affect the availability of affordable housing and long-term rental accommodation and whether those factors would influence the effectiveness of the proposed RVA and Homestay provisions?

For the Hearing Panel



Denis Nugent

12 September 2018