

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 4:  
Subdivision

### **MINUTE DEFERRING CERTAIN SUBMISSIONS**

1.            On 1 July 2016 the Hearing Panel issued a Memorandum requesting that the Council undertake a planning study of the Wakatipu Basin, suggesting that the results of such a study be brought back to the Panel before the submissions relating to the Planning Maps in that area are heard. The Memorandum also noted that, if the Council undertook such a study, the Panel would defer making any recommendations on a group of submissions seeking to change the residential density provisions in the Rural Lifestyle Zone, as all of those submissions related to the use of land within the Wakatipu Basin.
2.            The s.42A Report for Hearing Stream 4: Subdivision was released on 1 July 2016. Within that report Mr Bryce has identified Issue 5 - Minimum Lot Sizes for Subdivision Under Rule 27.5.1. Within this section, in paragraphs 14.2 to 14.18 inclusive, he deals with a number of submissions which seek to change the minimum lot size, or average minimum lot size, in the Rural Lifestyle Zone.
3.            The Panel apprehends that these submissions also relate solely to how the Rural Lifestyle Zone is applied within the Wakatipu Basin. In that circumstance, if the Council agrees to the Panel's request to undertake a study, it is more efficient to defer the hearing of those submissions until that study is complete. Although the Council's decision as to whether it will undertake such a study or not is not due until 8 July 2016, the Panel considers it fair to the submitters to raise this matter now as to leave it to after the Council's decision was received would mean notification of the deferment to no earlier than 11 July.
4.            Accordingly, the Hearing Panel directs:
  - a)        If the Council declines the Hearing Panel's request to undertake a study of the Wakatipu Basin as set out in the Memorandum of 1 July 2016, all the

submissions referred to in the s.42A Report for Hearing Stream 4 will be heard in accordance with the Notice of Hearing issued on 1 July 2016;

- b) If the Council agrees to the Hearing Panel's request to undertake a planning study of the Wakatipu Basin, then –
- the submissions relating to the minimum lot sizes for the Rural Lifestyle Zone referred to in paragraphs 14.2 to 14.18 will be deferred to be heard in conjunction with hearing the results of that planning study;
  - if any submitter considers their submission in relation to the minimum site size in the Rural Lifestyle Zone is more broadly concerned with the zone provisions as they apply throughout the entire District, they may seek leave to have their submission heard within Hearing Stream 4. In such circumstances the Panel would expect evidence to be presented considering the effects of any changes sought on all areas zoned Rural Lifestyle, other than those in the Wakatipu Basin. Any such submitter would be able to appear subsequently when the submissions in respect of the Wakatipu Basin were heard.

For the Hearing Panel

A handwritten signature in blue ink, appearing to read 'Nugent', written in a cursive style.

Denis Nugent (Chair)

4 July 2016