

**BEFORE THE HEARING PANEL APPOINTED BY THE QUEENSTOWN LAKES
DISTRICT COUNCIL**

In the matter of the Resource Management Act 1991

And

In the matter of a request under clause 21 of the First Schedule to the Act for a
Change to the Queenstown Lakes Proposed District Plan (Private
Plan Change 1) by The Hills Resort Limited

EVIDENCE OF SIMON DAN (SUBMITTER)

20 March 2026

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MAY IT PLEASE THE PANEL:

Introduction

- 1 My full name is Simon Alexander Dan. I (along with Cindy Dan) own the property located at 214 McDonnell Road, Arrowtown (legally described as Lot 2 DP 518669), which neighbours the Resort Hills Zone.
- 2 My evidence addresses the changes to the proposal which would impact my property suggested in evidence prepared by the Council, and changes proffered in evidence by the Hills.
- 3 In addressing this, I have considered the proposals as three parts:
 - 3.1 Planting proposed by Council (Mr Burr) and accepted by the Hills;
 - 3.2 The proposal to retain the hedge; and
 - 3.3 Remaining amenity issues to the north.

Evidence

Planting proposed

- 4 I understand that the planting proposed (to be included as a matter of control, to maintain privacy to my house) relates only to the western boundary of my property. I address the northern boundary below.
- 5 In general, I am comfortable with this proposal and thank both the Council and the Hills for their consideration of my submission and how it could be best addressed. Given the planting is for the maintenance of amenity at my property, I consider it appropriate that the rule require consultation with me (or any other owner of Lot 2 DP 518669). This would encourage consultation and agreement between the two impacted properties to ensure that the planting proposed meets the needs of both parties (and in particular provides appropriate screening without blocking views to the mountains).

Retention of the hedge

- 6 I support the requirement to protect the existing hedge in perpetuity; however I would appreciate if the rules could explicitly include a requirement for the Hills to maintain the hedge at a level that does not unreasonably block my views to the mountains (it has previously been trimmed to the height of the shed). Alternatively, I am comfortable to be responsible for maintaining the height of

the hedge (but seek confirmation that I/the Hills would not be limited in doing so by the protection in perpetuity required by this rule framework)

Northern boundary

- 7 To ensure privacy along my northern boundary, I request a similar matter of control as proposed by Mr Brown for the western boundary also be included for the northern boundary. This would introduce a requirement to consider planting along the northern boundary to maintain amenity at my property, depending on the final alignment of the walkway/cycleway.

Appearance at hearing

- 8 I will be in Australia for the date of the hearing. My preference would be for this evidence to be taken as read, and no appearance be required. If the Panel has outstanding questions for me, I am happy to answer those in writing.

Simon Dan

Dated 20 March 2026