

**IN THE MATTER OF  
AND**

the Resource Management Act 1991

**IN THE MATTER OF**

Proposed Private Plan Change to the  
Queenstown Lakes District Proposed  
District Plan: Hills Resort Zone

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**SECTION 41B RESOURCE MANAGEMENT ACT 1991**

**DIRECTION #3**

**HEARING PANEL**

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1. Under section 34A of the Resource Management Act 1991 (RMA), Queenstown Lakes District Council (Council) has delegated to Dr Lee Beattie (Chair) and Ms Lisa Mein as hearings commissioners (Hearing Panel), the power to make recommendations as to whether to accept or reject the submissions received on The Hills Resort Zone Private Plan Change (PPC Hills Resort Zone) and any proposed amendments to its provisions.
2. We set out Directions for the hearing of PPC Hills Resort Zone on 13 Jan and 6 March 2026 to establish a timetable for the exchange of evidence.
3. Since then, we have received two requests, one from the Applicant and one from the Council. Turning to the Applicant's request, Ms Rebecca Wolt, Counsel for the Applicant Memorandum dated 11 March 2026 advised us that due to an oversight some of the proposed profile poles in area A2 were not set up as originally planned. She advised this would be addressed as soon as possible and that all the profile poles would remain in place until the close of business on 18 March 2026, then re-established for our site visit on 13 April 2026. Ms Wolt also suggested that if any of the submitters could not view these profile poles during these times, they could be re-established upon request to ensure there was no prejudice to them.
4. We accept this oversight and the generous offer to address this issue. As a result, we direct that if any submitter would like to see the profile poles outside the times listed in point 3 above, they should contact Ms Wolt to arrange this.
5. Turning to the Council, we received a Memorandum dated 13 March 2026 from Mr Thad Ryan, Counsel for the Council, seeking more time for the Council to provide their consolidated s.42 report (including the s.32 evaluations) as requested by us on 6 March 2026, given the reporting officer Mr Barr has been on annual leave since our request was made. We received this request on the 13 March, the due date, but if the consolidated s.42 report is not available, it's not available. In saying this, we do not see that any party would be prejudiced if we granted Mr Ryan's request for its provision by 12.00 noon on 18 March 2026. As a result we direct that this is to be provided to Ms Lynley Scott (Hearing Administrator) at [DP.Hearings@qldc.govt.nz](mailto:DP.Hearings@qldc.govt.nz) before 12 noon 18 March 2026, who will circulate it to all the parties.
6. All communications to the Hearing Panel and all material required by any direction of the Hearing Panel are to be provided to the Hearing Administrator via the following email address:

[DP.Hearings@gldc.govt.nz](mailto:DP.Hearings@gldc.govt.nz).

A handwritten signature in purple ink, appearing to be 'L. Beattie', written in a cursive style.

Dr Lee Beattie (Chairperson)  
For the Hearing Panel, Dr Lee Beattie  
and Lisa Mein

13 March 2026