

**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

SECTION 41B RESOURCE MANAGEMENT ACT 1991

DIRECTION #2

HEARING PANEL

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) with 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 2026 and to establish a timetable for the exchange of evidence.
3. As part of these Directions the possibility of expert conference was raised and if so, this was to be undertaken within the week of 16 March 2026, with joint witnesses' statements being issued in advance of the hearing. We would like to clarify that based on the information we've received to date we will not be making any directions to that effect. However, the parties are always encouraged to work together to resolve any outstanding issues as far as possible before the hearing begins. We will leave this in these parties' hands to determine if this is necessary.
4. We thank the Council for its evidence. However, this did not include the s.32 evaluation supporting the evidence which we would normally expect to be included as part of the Council's s.42A report. As a result, we direct that the Council provides us with the full copy of the section 32 evaluation by the 12.00 noon 13 March 2026 forming part of a single s.42A report with the Council's planning evidence. This will be circuited to all the parties on the same day.
5. For completeness we have set out the amended evidence timetable below:
 - Council to provide its s.32 elevation as part of their s.42A report by 12.00 noon on Friday 13 March 2026;
 - The proponent's expert evidence-in-chief shall be provided to the Hearing Administrator no later than 12.00 noon Friday 13 March 2026;
 - Any submitter expert evidence shall be provided to the Hearing Administrator no later than 12.00 noon Friday, 20 March 2026;
 - Rebuttal (if any) evidence shall be provided to the Hearing Administrator no later than 12.00 noon Thursday, 9 April 2026;
 - Commissioners' site visit March 13 April 2026;

- Legal submission to be provided a day prior being presented at the hearing; and
 - Hearing commencing at 11.00 am on 14 April 2026.
6. Finally, we have received requests to visit a number of the submitters' properties as part of our site visit. We would like to confirm we have this set down for Monday 13 April 2026. We are most willing to visit any submitter's property as part of our site visit on 13 April. If any submitter would like as to visit their property, please contact Ms Lynley Scott (Hearing Administrator) at DP.Hearings@qldc.govt.nz before 12 noon 19 march 2026 and we will include (if possible) a visit to their property. Acknowledging the points raised in first direction about site visits.

PROVISION OF MATERIAL AND COMMUNICATIONS TO THE PANEL

7. 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@qldc.govt.nz.

A handwritten signature in purple ink, appearing to read 'L Beattie', is positioned above the typed name of the signatory.

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

6 March 2026