

Before the Queenstown Lakes District Council Hearing Panel

Under the Resource Management Act 1991

In the matter of the renotification of two submissions on Stage 1 of the Queenstown Lakes Proposed District Plan concerning the zoning of land at Arthur's Point by Gertrude's Saddlery Limited and Larchmont Developments Limited

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**Memorandum of Counsel on behalf of Gertrude's Saddlery Limited and Larchmont Developments Limited**

13 October 2022

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lloyd.**

## **May it please the Panel**

- 1 This Memorandum of Counsel is provided on behalf of Gertrude's Saddlery Limited and Larchmont Developments Limited (**Submitters**) in relation to the upcoming Arthurs Point renotification hearing scheduled for 22-24 November 2022.

### *Landscape expert conferencing and revised timetable*

- 2 The Submitters consider there would be merit in the landscape experts engaging in expert conferencing in order to identify any areas of agreement and to narrow the list of issues in dispute. The Submitters have conferred with the Council who has agreed there would be value in landscape conferencing. In light of this, the Submitters respectfully seek an amended timetable to be adjusted as set out at paragraph 9.
- 3 Council has confirmed it can achieve this amended timetable, but does note that we do not currently know whether other further submitters will be calling landscape experts, and their availability for conferencing on 16 November 2022.
- 4 Council and the Submitters agree that conferencing should be facilitated by a Commissioner available from Council's panel of qualified decision makers. Counsel will agree to a conferencing agenda in advance and provide all parties who indicate a willingness for their appointed landscape experts to participate in conferencing with an opportunity for input into the agenda.

### *Draft masterplan and revised relief*

- 5 The Submitters have reflected on the information received through the further submission process, and have since undertaken a design-lead approach to master-planning the site in order to provide greater certainty in terms of built form outcomes, the ability to secure positive community and environmental benefits, and an appropriate density for servicing, transport, and landscape effects.
- 6 Accordingly, for the Hearing, the Submitters will be proposing a mix of Low Density Residential (LDR) / Large Lot Residential B (LLR B) zoning over the site, with a specific structure plan to be included within the framework of Chapter 27 of the PDP, along with site-specific design controls and rules controlling built form.
- 7 The proposed draft of the masterplan, which will be pursued by way of evidence for the Submitters, is attached as **Appendix A**. It is being provided

at this stage in the process in order to give Council and all further submitters, sufficient and fair opportunity to engage in the revised relief for the purposes of evidence preparation. The Submitters have consulted with the Council on the draft masterplan, however it is understood that given significant timing constraints and the fact that its s42A and supporting evidence is already well advanced, not all of the Council's expert witnesses will have time to respond to the revised relief in evidence in chief. Council has advised that planning and landscape experts (at least) will definitely not have capacity to consider the revised relief. It is understood that any response to the Submitters' evidence supporting the draft masterplan will be provided in Council's rebuttal.

- 8 While the draft masterplan is at an advanced stage of development, the Submitters reserve leave for further amendments and refinements to be made through the course of evidence exchange and the hearing itself.

*Directions sought*

- 9 The Submitters respectfully seek the following amended directions from the Panel:
- (a) Council' landscape rebuttal evidence is to be filed by **Monday 14 November 2022** (its remaining rebuttal evidence is to be filed by Tuesday 15 November 2022 in accordance with the current timetable);
  - (b) Expert landscape conferencing is to occur on **Wednesday 16 November 2022** with the Joint Witness Statement to be signed and filed / served on Council and all submitters that day; and
  - (c) Legal submissions are to be filed by midday on **17 November 2022**.

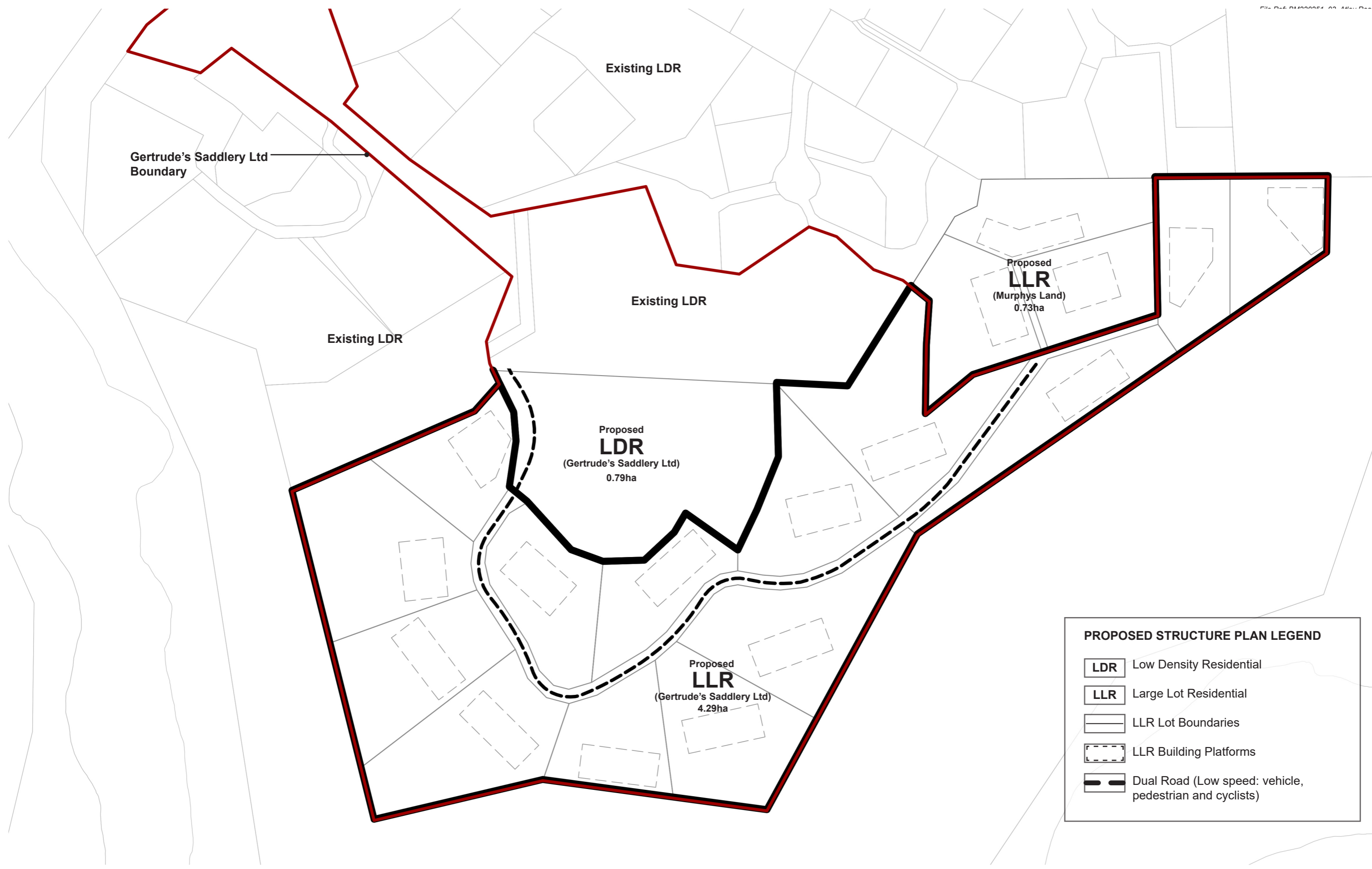
Dated this 13<sup>th</sup> day of October 2022



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Maree Baker Galloway/ Rosie Hill, Counsel for Gertrude's Saddlery Limited and Larchmont Developments Limited

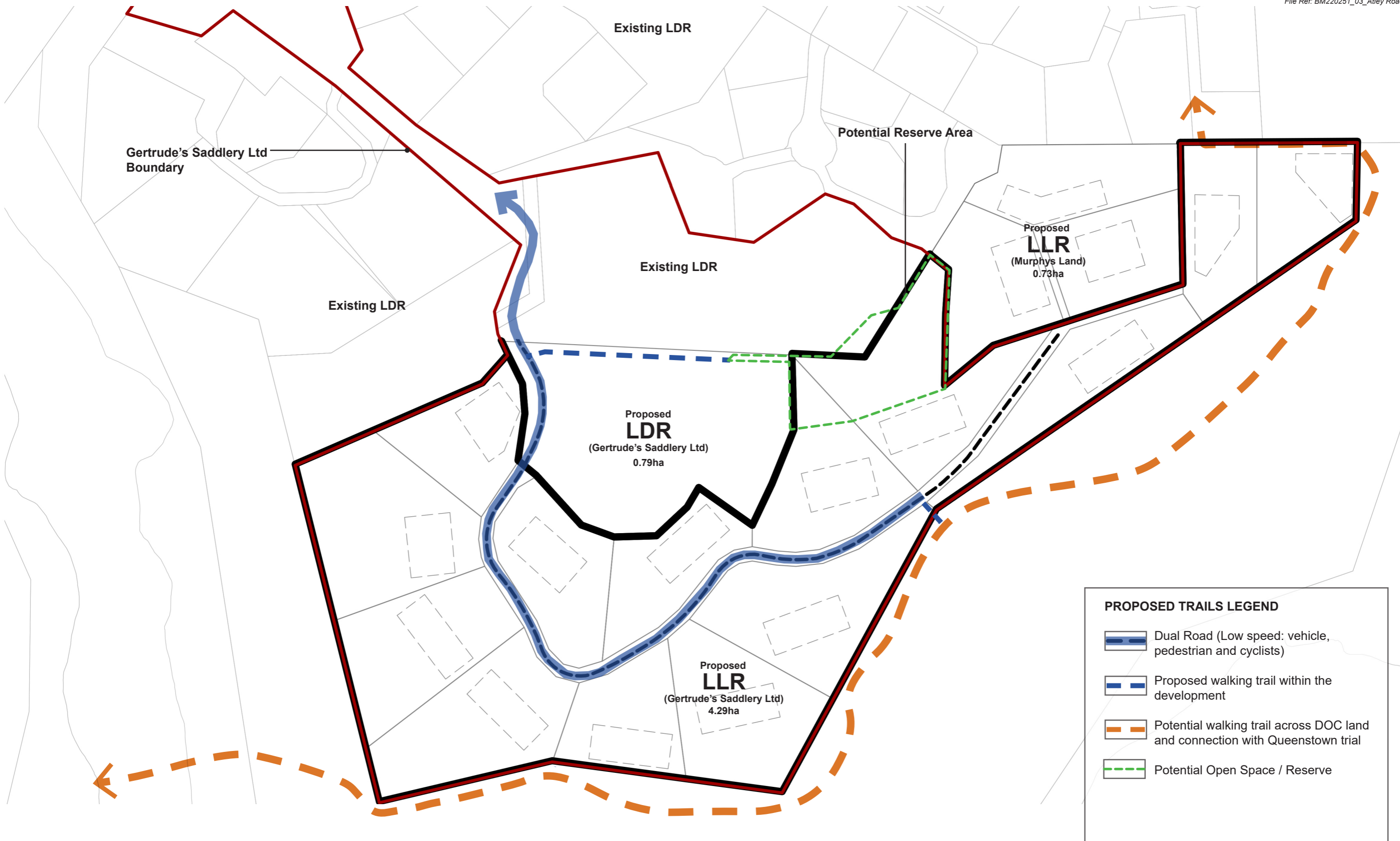
## Appendix A







**PROPOSED STRUCTURE PLAN LEGEND**

- LDR Low Density Residential
- LLR Large Lot Residential
- LLR Lot Boundaries
- LLR Building Platforms
- Dual Road (Low speed: vehicle, pedestrian and cyclists)





**PROPOSED TRAILS LEGEND**

-  Dual Road (Low speed: vehicle, pedestrian and cyclists)
-  Proposed walking trail within the development
-  Potential walking trail across DOC land and connection with Queenstown trial
-  Potential Open Space / Reserve



# MITIGATION - PLANTING PALETTE

## LOW TIER



**Snow tussock**  
*Chionochloa rigida*



**Red tussock**  
*Chionochloa rubra*



**Koromiko**  
*Hebe salicifolia 'Snowdrift'*



**Wharariki - Mountain Flax**  
*Phormium cookianum*



**Ornamental Kowhai**  
*Sophora molloyii 'Dragons Gold'*



**NZ Olearia**  
*Olearia x oleifolia*

## MID TIER



**Kōhūhū - Black Matipo**  
*Pittosporum tenuifolium*



**Mingimingi**  
*Coprosma propinqua*



**Harakeke - NZ Flax**  
*Phormium tenax*



**South Island Toetoe**  
*Austroderia richardii*



**Mikimiki**  
*Coprosma virescens*



**Akiraho - Golden Ake Ake**  
*Olearia paniculata*

## TALL TIER



**Mānuka**  
*Leptospermum scoparium*



**Tawhai Rauriki - Mountain beech**  
*Fuscospora cliffortioides*



**Kōwhai**  
*Sophora microphylla*



**Tī Kōuka - Cabbage tree**  
*Cordyline australis*



**Houhi Puruhi - Narrow-leaved Lacebark**  
*Hoheria angustifolia*



**Tarata - Lemonwood**  
*Pittosporum eugenoides*