

Queenstown Lakes District Council

Variation to the Proposed District Plan: Urban Intensification Variation

Hearing Panel Directions 3:

1. Todd & Walker are acting for a number of submitters who have joined together to present under the name 'Friends of Arrowtown Village' (Friends). As made clear in Directions 1 the Panel supports such an approach and notes its appreciation to the individual submitters in joining together in this manner.
2. The Friends have sought clarification as to the:
 - a. provision of lay evidence (clause 7 of Directions 1); and
 - b. provision of material in support of any oral presentation (clauses 13 and 14 of Directions 1).
3. The request for clarification is useful and timely with the processing now advancing rapidly to a hearing and we wish for the process to be easily understandable. The Panel's intention is that:
 - a. Where lay submitters intend to provide **detailed substantive** lay evidence (and extensive supporting material such as surveys, articles or the like) to add to the matters raised in their submission and provide additional evidential justification for it, the Panel's preference is that it be provided well in advance of the hearing. The Friends include submitters with a range of expertise and, where this expertise is being channelled into providing substantive (and potentially extensive) lay evidence it needs time to be considered. This timing allows the Panel to fully engage with the substantive issues being raised and read and consider the lay evidence (and supporting information) provided. Given the number of submitters who have indicated that they wish to be heard the Panel cannot read and fully consider detailed substantive lay evidence overnight. It also allows the council experts (and other submitter experts) time to address matters as they consider necessary directly with lay submitters before or in their expert conferencing / rebuttal evidence.
 - b. Where lay submitters simply wish to provide a written presentation of their submission to which they intend to speak to, without detailed substantive lay evidence, but with putting 'meat on the bones' through, for example, personal experiences and expanding on points in their submission which they wish to emphasise, then circulation the day before, and its comparative brevity, ensures that the Panel can have pre-read it and be up-to-speed (and that the Council (and its experts) can readily consider it as required too).
4. The Panel recognises that it is likely that the Friends will have submitters involved in both camps. But many (and potentially most) submitters will simply provide a normal presentation speaking to, and expanding reasonably on, their submission (such that clause 3(b) above applies).
5. Guidance of the differences can also be taken by the size of the document being prepared. If the document is longer, and certainly greater than 10 pages, it needs to be filed earlier to allow the Panel time to fully consider it. While we have a 10 page limit for filing the day before that was done considering PowerPoint presentations rather than 10 pages of dense text.

6. The Friends also sought a change to allow lay evidence to be filed after submitter expert evidence. The Panel recognises that this enables an opportunity for that expert evidence to be considered and applied by other submitters in advance of filing lay evidence. The Panel sees merit in such an approach but the timeframes are tight (and expert conferencing is set for 10-16 July). The Panel wishes to have all substantive evidence, including that from lay witness, available for the experts to consider as required in conferencing. While it will make timing tight the Panel considers that the benefit to lay witnesses of a few extra days following the provision of the expert evidence will be beneficial. The Panel therefore **amends** the date for the provision of lay evidence in clause 7.1 of Directions 1 and **directs** that all lay submitter evidence (being the detailed substantive lay evidence and material as set out in clause 3(a) above) be provided to the Hearing Administrator **by 3pm on Wednesday 9 July 2025**. The Panel recognises that this is not a significant time extension but it is the best that can practically be achieved within the timeframes available.
7. The Panel hopes that this provides greater clarity to the Friends and other submitters and thanks the Friends for seeking that clarity now.

David Allen, Ian Munro and Councillor Lyall Cocks

Commissioners

5 June 2025