

**TO:** The Hearing Administrator, Lynley Scott, [DP.Hearings@qldc.govt.nz](mailto:DP.Hearings@qldc.govt.nz)

**BEFORE AN INDEPENDENT HEARING PANEL  
APPOINTED BY QUEENSTOWN LAKES DISTRICT COUNCIL**

**UNDER THE** Resource Management Act 1991 (“**Act**”)

**IN THE MATTER OF** a Variation to the proposed Queenstown Lakes District Plan (Te Pūtahi Ladies Mile) in accordance with Part 5 of Schedule 1 to the Resource Management Act 1991 (“**Variation**”)

**BETWEEN** **GLENPANEL DEVELOPMENT LIMITED (“GDL”)**  
Submitter

**AND** **QUEENSTOWN LAKES DISTRICT COUNCIL (“QLDC”)**  
Proponent of the Variation

**FOURTH MEMORANDUM ON BEHALF OF GDL: SITE VISIT**

*Before a Hearing Panel:* David Allen (Chair), & Commissioners Gillian Crowcroft, Hoani Langsbury, Judith Makinson and Ian Munro

1. The Chair of the Hearing Panel, at the preliminary hearing on 27 November 2023 stated:
 

... we are open and very willing, depending on timetable etcetera, to undertake further site visits as might be needed. So please and again this is to everyone, including anyone on the live stream. If going through the hearing during it, you have matters that you would like us to consider visiting, please let us know ....
2. GDL is of a few “significant” submitters, in terms of the number of experts that it is calling. It has raised a number of quite “site specific” issues in its submission and evidence, that GDL is of the view, on reflection, that the Panel would be assisted considerably in its consideration of, if the Panel were to undertake a site visit, going on site to the GDL land, prior to the hearing of GDL’s evidence on 11 December 2023.
3. The site is being farmed, and has some health and safety hazards that require GDL to facilitate access. GDL does not have a “farm manager” as such, and it would be proposed that Mr Tylden facilitate such access. While he is a witness and is a direct representative of GDL, he understands that he would

only be there to address health and safety issues, and orient the Panel as appropriate. He undertook such a role for the EPA Panel site visit in respect of that, relatively recent, process and so understands the “rules of engagement”.

4. Mr Tylden has confirmed that he would be generally available, at relatively short notice, to assist with such a site visit in the week of 4 December 2023, so as to accommodate any “down time” or early evening opportunities that the Panel may have available.
5. I would be happy to co-ordinate any arrangements through the hearing co-ordinator as appropriate, or to have Ms Scott liaise directly with Mr Tylden, whichever is most convenient.

**29 November 2023**  
**James Gardner-Hopkins**  
**Project Manager**