

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

**UNDER THE** Resource Management Act 1991

**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

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**MEMORANDUM OF COUNSEL ON BEHALF OF THE ANNA HUTCHINSON FAMILY  
TRUST REGARDING SITE VISIT BY HEARING PANEL**

**DATED: 29 NOVEMBER 2023**

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**Counsel acting:**  
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## **MAY IT PLEASE THE HEARING PANEL**

- 1.** This memorandum is filed on behalf of the Anna Hutchinson Family Trust (**Trust**), a submitter on the Variation, and relates to the invitation made by the Chair of the Hearing Panel on 27 November 2023, for parties to make requests as to site visits.
- 2.** The Hearing Panel will by now be aware that the Trust has advanced a significant case seeking amendment to and extension of the Variation zone. The Trust has also been proactive in seeking that its experts attempt to resolve outstanding issues with their Council (and other) counterparts, but it is apparent that there remain unresolved issues concerning the Trust's relief from the Council's perspective.
- 3.** In light of this, it is respectfully submitted that the Hearing Panel would be materially assisted in considering both the Trust's case, and the Council's position, if it conducted a visit to the "Extension Area" which is primarily accessed from Lower Shotover Road and also bounded to the south and west by Spence Road.
- 4.** In terms of timing, if the Hearing Panel has time available, it is suggested that a site visit prior to the presentation of the Trust's case on 12 and 13 December would allow the Panel to better understand the issues and evidence, and sharpen its focus in terms of possible questions that it might have for both counsel and witnesses for the Trust. This is, in turn, likely to lead to more efficient use of the scheduled time that is set aside for the Trust's case.
- 5.** In terms of arrangements for a site visit, no prior notice is required as the land is currently being grazed and is readily accessible from Lower Shotover Road. It is suggested however that it is likely to assist the Hearing Panel for the Trust's planning witness, Mr Murray, to accompany the Panel to point out any features or respond to factual questions (given his familiarity with the site and its context, and to identify any on-site health and safety issues).

6. While Mr Murray is well aware of the requirements of a witness attending a site visit with the Hearing Panel, the Trust would be perfectly content for the Council to also have a representative in attendance if there was any concern about the Panel being improperly influenced during the course of the site visit.
  
7. Counsel would be happy to co-ordinate matters with the Council's Hearings Administrator, once the Hearing Panel's availability and willingness to undertake a site visit is better known. Alternatively, arrangements could be made directly with Mr Murray if that would be more convenient.

**DATED** this 29th day of November 2023



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James Winchester  
Counsel for the Trust