

IN THE MATTER of the Resource
Management Act 1991

AND

IN THE MATTER of the Queenstown Lakes
Proposed District Plan

AND

IN THE MATTER of Hearing of Submissions
Seeking Amendments to the
Planning Maps relating to
the Upper Clutha Area

SEVENTH PROCEDURAL MINUTE
UPPER CLUTHA MAPPING HEARINGS

Introduction

1. This Minute sets out the process the Hearing Panel will take in hearing submissions seeking amendments to the Planning Maps in relation to the Upper Clutha area (excluding the Ski Area Sub Zones). Where there is any conflict between the procedures set out in this Minute and those set out in the previous six Procedural Minutes, those in this Minute shall prevail.
2. For the four streams hearing submissions on the Planning Maps we will require the pre-lodgement of all evidence, and provide the opportunity to further submitters opposing submissions and the Council to lodge rebuttal evidence. We will also provide longer timeframes for the lodgement of evidence and provide time for the Hearing Panel to undertake pre-hearing site visits.

Hearing Dates and Location

3. This is not a notice of hearing. That will be formally issued by the Council in accordance with the timetable set out below.
4. Our Minutes of 9 September and 1 November 2016 sought advice from submitters and further submitters as to the time they would require to be heard. We have used the advice we have received in establishing the procedures for this hearing stream. We can therefore advise that the hearing will be held in Lake Hawea and Wanaka commencing (at the Lake Hawea Community Centre) on 15 May 2017 for twenty-two days. We attach a schedule setting out the times and dates the Council and each submitter will be heard.

Pre-Hearing Timetable

5. The Notice of Hearing, section 42A Report and lodgement of evidence will occur in accordance with the timetable below:

Notice of Hearing and s.42A Reports sent out	21 March 2017
Date for lodgement of Submitter Evidence	4 April 2017
Date for lodgement of Rebuttal Evidence	28 April 2017
Hearing Panel site visits	Week of 8 May 2017

Evidence

6. All evidence, including rebuttal evidence, is to be pre-lodged in accordance with the timetable above. This includes evidence/representations from submitters who may only wish to speak for 10 minutes. As always, this is to be lodged in pdf (Acrobat) or doc (Word) format to DP.Hearings@qldc.govt.nz.
7. As the Panel will read the evidence prior to the site visits, pre-lodgement is important to enable the Panel to understand the matters in contention when viewing the relevant areas. It will also enable a more efficient hearing process.
8. If witnesses are proposing to file photographic material, including photomontages, or maps and diagrams, it would assist the Panel if these were lodged with the evidence (or rebuttal evidence) so they could be consulted on the site visits. If photographs or photomontages are to be lodged in physical rather than digital form, seven copies are to be provided.
9. At the hearing, each witness will be able to present a summary of evidence not exceeding 2 sides of an A4 sheet. The summary should clearly set out those areas where the witness agrees with other witnesses (including Council reporting officers), and those areas of disagreement.
10. We also encourage legal counsel to file their legal submissions in advance. Where legal submissions are filed in advance, we ask that this be prior to the commencement of site visits. Experience to date is that legal submissions, often lengthy, filed the day before counsel is to be heard, provides insufficient time for them to be satisfactorily considered prior to the hearing. This is not helpful to the Panel (rather the reverse in fact) and does not assist the efficient operation of the hearing.

Site Visits

11. To better understand the submissions relating to specific sites, the Hearing Panel will undertake site visits prior to the hearing. These may include visits to land the subject of submissions where the submitter has not sought to be heard. Where it is necessary for the Panel to access private land, a Council officer assisting the Panel (not a reporting officer) will contact the relevant submitter/landowner to arrange access.
12. After hearing the parties, the Panel may conclude a further site visit is necessary in any particular case. The same arrangements for access as above would apply.

For the Upper Clutha Mapping Hearing Panel

A handwritten signature in blue ink, appearing to read 'T. Robinson', with a large, stylized flourish extending downwards.

Trevor Robinson (Chair)

25 January 2017

Schedule 1: Hearing Schedule

	Monday 15 May	Tuesday 16 May	Wednesday 17 May	Thursday 18 May	Friday 19 May
	Wanaka	Wanaka	Wanaka	Wanaka	Wanaka
	Lake Hawea Community Centre				
10:00		Council Opening	Council Opening	Council Opening	Council Opening
10:10					
10:20					
10:30					
10:40					
10:50					
11:00					
11:10					
11:20					
11:30					
11:40		Break	Break	Break	Break
11:50		Council Opening	Council Opening	Council Opening	Council Opening
12:00					
12:10					
12:20					
12:30					
12:40					
12:50					
1:00	Lunch	Lunch	Lunch		
1:10					
1:20					
1:30					
1:40					
1:50					
2:00	Council Opening	Council Opening	Council Opening		
2:10					
2:20					
2:30					
2:40					
2:50					
3:00					
3:10					
3:20					
3:30	Break	Break	Break		
3:40	Council Opening	Council Opening	Council Opening		
3:50					
4:00					
4:10					
4:20					
4:30					
4:40					
4:50					
5:00					

	Monday 22 May	Tuesday 23 May	Wednesday 24 May	Thursday 25 May	Friday 26 May	Monday 29 May	Tuesday 30 May	Wednesday 31 May	Thursday 1 June		
	Wanaka	Wanaka	Wanaka	Wanaka	Wanaka	Wanaka	Wanaka	Wanaka	Wanaka		
	Lake Wanaka Centre	Lake Wanaka Centre	Lake Wanaka Centre	Lake Wanaka Centre	Lake Wanaka Centre	Edgewater	Edgewater	Edgewater	Edgewater		
10:00		Shane Jopson, Duncan White Paterson Pitts Partners (Wanaka) Ltd 287	Varina Propriety Limited 591	Satomi Holdings Limited 619	Sir Clifford George Skeggs and Marie Eleanor Lady Skeggs 412		Hawthenden Limited 776 legal submissions, economist, agricultural expert, planning and landscape evidence	Allenby Farms Limited 502 Warwick Goldsmith	Jackie (Plus others) Redai (Plus others), Southern Land 152		
10:10		Christopher Jopson, Jacqueline Moreau, Shane Jopson		Stuart Ian & Melanie Kiri Agnes Pinfold & Satomi Enterprises Limited 622	Tim Williams, Southern Planning Group				Bernie Sugrue 588	Ian Greaves, Southern Planning Group	Robert and Rachel Todd, Glenys and Barry Morgan, Paterson Pitts Partners (Wanaka) Ltd 783/815
10:20											
10:30											
10:40		Wanaka Central Developments Ltd 326	Ian Greaves, Southern Planning Group Lawyer, Planner, Urban Designer, Engineer	Tim Williams, Southern Planning Group	Bernie Sugrue 588		Ian Greaves, Southern Planning Group	Robert and Rachel Todd, Glenys and Barry Morgan, Paterson Pitts Partners (Wanaka) Ltd 783/815			
10:50		(John Young, Duncan White Paterson Pitts Partners (Wanaka) Ltd									
11:00											
11:10											
11:20		Break									
11:30											
11:40		Crescent Investments Limited 1311	Break	Break	Break		Break	Break	Break	Break	
11:50		Scott Edgar, C/- Southern Investments Ltd		Break	Break		Break	Break	Break	Break	
12:00											
12:10		Kirimoko Park Residents Association Inc. 1326	Varina Propriety Limited 591	Ian Greaves, Southern Planning Group Lawyer, Planner, Urban Designer, Engineer	Adventure Consultants Limited 652		Bernie Sugrue 588	Ian Greaves, Southern Planning Group	Hawthenden Limited 776 legal submissions, economist, agricultural expert, planning and landscape evidence	Allenby Farms Limited 502 Warwick Goldsmith	Glen Dene Ltd (Richard Burdon) 384
12:20		Scott Edgar, Crescent Investments Limited C/- Southern Land Ltd			Scott Edgar, Southern Land Limited						Duncan White, Paterson Pitts Partners (Wanaka) Ltd
12:30											
12:40	Trustees of the Gordon Family Trust 395/1193			Sneaky Curlew Pty Ltd 737							
12:50	Graeme Todd (Counsel), Duncan White (Planner), and Jason Bartlett (Traffic Consultant)			Duncan White, Paterson Pitts Partners (Wanaka) Ltd							
1:00											
1:10		Lunch	Lunch								
1:20											
1:30											
1:40											
1:50											
2:00	Wanaka Kiwi Holiday Park and Motels Ltd 592	Trustees of the Gordon Family Trust 395/1193	Varina Propriety Limited 591	Ian Greaves, Southern Planning Group Lawyer, Planner, Urban Designer, Engineer	M Beresford, C/- Planz Consultants Limited 149	Hawthenden Limited 776 legal submissions, economist, agricultural expert, planning and landscape evidence	Allenby Farms Limited 502 Warwick Goldsmith	Lake McKay Station Ltd 481/482/483/484			
2:10									Ian Greaves (Planner)	Jude Battson 460	5-6 witnesses, the submitter, a Planning witness, a Landscape witness, an Engineering witness, a Traffic witness and a witness addressing land availability. There may also be legal submissions.
2:20											
2:30	Murray Fraser 293										
2:40	Scott Edgar (Planner)										
2:50	John Blennerhassett 15/1000										
3:00	Graeme Todd (Counsel) TBC(Architect)			Orchard Road Holdings Ltd and Willowridge Developments Limited 91/249/1012/1013							
3:10	Nic Blennerhassett 335/1285			Planner							
3:20	Break	Break	Break	Break	Break	Break	Break	Break			
3:30											
3:40											
3:50											
4:00	Universal Developments Limited 177		Varina Propriety Limited 591	Ian Greaves, Southern Planning Group Lawyer, Planner, Urban Designer, Engineer	M Beresford, C/- Planz Consultants Limited 149	Hawthenden Limited 776 legal submissions, economist, agricultural expert, planning and landscape evidence	Allenby Farms Limited 502 Warwick Goldsmith				
4:10									Andrew Lovelock	Orchard Road Holdings Ltd and Willowridge Developments Limited 91/249/1012/1013	Trustees of the Blennerhassett Family Trust 413
4:20											
4:30											
4:40											
4:50											
5:00											

