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

- 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

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 10:10 10:20 10:30 10:40		Council Opening	Council Opening	Council Opening	Council Opening	
10:50 11:00 11:10 11:20						
11:30 11:40		Break	Break	Break	Break	
11:50						
12:00						
12:10						
12:20		Council Opening	Council Opening	Council Opening	Council Opening	
12:30						
12:40						
12:50						
1:00						
1:20		Lunch	Lunch	Lunch		
1:30 1:40						
1:50						
2:00						
2:20						
2:30	Council Opening	Council Opening	Council Opening	Council Opening		
2:40						
2:50						
3:00						
3:20						
3:30 3:40	Break	Break	Break	Break		
3:50						
4:00 4:10						
4:20	Council Opening	Council Opening	Council Opening	Council Opening		
4:30	Council Opening	Country Opening	Council Opening	Country Opening		
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 Lake Wanaka	Wanaka Lake Wanaka	Wanaka Lake Wanaka	Wanaka Lake Wanaka	Wanaka Lake Wanaka	Wanaka	Wanaka	Wanaka	Wanaka
	Centre	Centre	Centre	Centre	Centre	Edgewater	Edgewater	Edgewater	Edgewater
10:00		Shane Jopson, Duncan White Paterson Pitts Partners (Wanaka) Ltd 287		Satomi Holdings Limited 619	Sir Clifford George Skeggs and Marie Eleanor Lady Skeggs 412				Jackie (Plus others) Redai (Plus others),
10:10		Christopher Jopson, Jacqueline Moreau, Shane Jopson	Varina Propriety Limited	Tim Williams, Southern Planning	Graeme Todd (Counsel) and Don		Hawthenden Limited 776		Southern Land 152
10:30	-	Share Jopson	591 Ian Greaves, Southern	Group	Anderson (Planner)			Allenby Farms Limited	
10:40		Wanaka Central	Planning Group	Stuart Ian & Melanie			economist, agricultural expert,	502 Warwick Goldsmith	
10:50		Developments Ltd 326	Lawyer, Planner, Urban Designer,	Kiri Agnes Pinfold &	Bernie Sugrue		planning and		Robert and Rachel Todd, Glenys and
11:00		(John Young, Duncan White Paterson Pitts Partners (Wanaka) Ltd	Engineer	Satomi Enterprises Limited 622 Tim Williams,	588 Ian Greaves, Southern Planning Group		landscape evidence		Barry Morgan, Paterson Pitts Partners (Wanaka) Ltd 783/815
11:20		Break		Southern Planning Group					
11:30		Crescent Investments	Prook	элоар	Prook		Prook	Prook	
11:40		Limited 1311 Scott Edgar, C/-	Break	Break	Break		Break	Break	
11:50		Southern Investments Ltd							
12.00		Kirimoko Park Residents Association Inc. 1326 Scott Edgar, Crescent		Adventure Consultants Limited 652					Glen Dene Ltd
12:10		Investments Limited C/- Southern Land Ltd	Varina Propriety Limited	Scott Edgar, Southern Land Limited			Hawthenden Limited 776		(Richard Burdon) 384 Graeme Todd
12:20		Trustees of the Gordon Family Trust	591 Ian Greaves, Southern Planning Group Lawyer, Planner, Urban Designer,	Wanaka Lakes Health Centre 253 Duncan White,	Bernie Sugrue 588 Ian Greaves, Southern Planning Group		legal submissions, economist, agricultural expert, planning and	Allenby Farms Limited 502 Warwick Goldsmith	(Counsel), Duncan White (Planner), and Ben Espie (Landscape Architect)
12:30		395/1193 Graeme Todd (Counsel), Duncan White (Planner), and	Engineer	Aspiring Lifestyle Retirement Village 709 Duncan White, Paterson Pitts Partners (Wanaka) Ltd			landscape evidence		
12:40		Jason Bartlett (Traffic Consultant)		Sneaky Curlew Pty Ltd 737					
12:50				Duncan White, Paterson Pitts					
1:00				Partners (Wanaka) Ltd					
1:10		Lunch	Lunch				Lunch	Lunch	Lunch
1:20 1:30									
1:40				Lunch					
1:50 2:00									
2:10	Wanaka Kiwi Holiday Park and Motels Ltd					M Beresford, C/- Planz			
2:20	592 lan Greaves (Planner)	Trustees of the Gordon Family Trust	Varina Propriety Limited	Jude Battson		Consultants Limited 149 5-6 witnesses, the	Hawthenden Limited		Lake McKay Station Ltd
2:30	Murray Fraser 293	395/1193 Graeme Todd (Counsel), Duncan	591 Ian Greaves, Southern Planning Group	460		submitter, a Planning witness, a Landscape witness, an	776 legal submissions, economist,	Allenby Farms Limited 502	481/482/483/484
2:40	Scott Edgar (Planner)	White (Planner), and Jason Bartlett (Traffic	Lawyer, Planner,			Engineering witness, a Traffic witness and a	agricultural expert, planning and	Warwick Goldsmith	
2:50	John Blennerhassett 15/1000 Graeme Todd	Consultant)	Urban Designer, Engineer	Orchard Road Holdings Ltd and		witness addressing land availability. There	landscape evidence		
3:00	(Counsel) TBC(Architect)			Willowridge Developments Limited		may also be legal submissions.			Seven Albert Town Property Owners
3:10	Nic Blennerhassett 335/1285			91/249/1012/1013 Planner					1038 Charlie Grant
3:20 3:30	Break	Break					_		_
3:40			Break	Break		Break	Break	Break	Break
3:50	Universal								
4:00	Developments Limited		Varina Propriety Limited	Orchard Road		M Beresford, C/- Planz	Hawthenden Limited		
4:10	177 Andrew Lovelock		591	Holdings Ltd and		Consultants Limited 149	776 legal submissions,	Allenby Farms Limited	
4:20	_		lan Greaves, Southern Planning Group	Willowridge Developments Limited			economist,	502	
4:30			Lawyer, Planner, Urban Designer,	91/249/1012/1013 Planner		Trustees of the Blennerhassett Family Trust	agricultural expert, planning and landscape evidence	Warwick Goldsmith	
4:50	]		Engineer			413 Graeme Todd (Counsel)			
5:00	_								-

	Tuesday 6 June Wanaka	Wednesday 7 June Wanaka	Thursday 8 June Wanaka	Friday 9 June Wanaka	Monday 12 June Wanaka	Tuesday 13 June Wanaka	Wednesday 14 June Wanaka	Thursday 15 June Wanaka
	Lake Wanaka Centre	Lake Wanaka Centre	Lake Wanaka Centre	Lake Wanaka Centre	Edgewater	Edgewater	Edgewater	Edgewater
10:00 10:10 10:20 10:30 10:40 10:50 11:00		Lesley and Jerry Burdon 581 Katia Fraser, Lesley and Jerry Burdon	Glendhu Bay Trustees Ltd 583 Represented by Six Experts	Crosshill Farms Limited 531 Maree Baker- Galloway		Jeremy Bell Investments Ltd 782 Phil Page	Queenstown Airport Corporation 1340 Kirsty O'Sullivan	Peninsula Village Limited and Wanaka Bay Limited (collectively referred to as "Peninsula Bay Joint Venture" (PBJV)) (Kirsty O'Sullivan, C/- Mitchell Partnerships Limited) 378 Paul Croft, Louise Taylor, Mike Botting, Gary Bramley, Rob Greenaway, Ben Espie
11:20 11:30								
11:40		Break	Break	Break		Break	Break	Break
11:50								
12:10 12:20		Lesley and Jerry Burdon 581 Katia Fraser, Lesley and Jerry Burdon	Glendhu Bay Trustees Ltd 583 Represented by Six Experts	Crosshill Farms Limited 531 Maree Baker- Galloway		Jeremy Bell Investments Ltd 782 Phil Page	Queenstown Airport Corporation 1340 Kirsty O'Sullivan	Peninsula Village Limited and Wanaka Bay Limited (collectively referred to as "Peninsula Bay Joint Venture" (PBJV)) (Kirsty O'Sullivan, C/- Mitchell Partnerships Limited) 378
12:30								Paul Croft, Louise Taylor, Mike Botting, Gary Bramley, Rob Greenaway, Ben Espie
12:40								
12:50								
1:00								
1:10		Lunch	Lunch			Lunch	Lunch	Lunch
1:30 1:40								
1:50								
2:00	Heather Pennycook 585							
2:10								Peninsula Village Limited
2:20	The Longview Environmental Trust 1282	Lesley and Jerry Burdon	Glendhu Bay Trustees Ltd			Jeremy Bell	Queenstown Airport	and Wanaka Bay Limited (collectively referred to as "Peninsula Bay Joint Venture" (PBJV)) (Kirsty
2:30	Scott Edgar	581 Katia Fraser, Lesley	583 Represented by Six			Investments Ltd 782	Corporation 1340	O'Sullivan, C/- Mitchell Partnerships Limited)
2:40		and Jerry Burdon	Experts			Phil Page	Kirsty O'Sullivan	378 Paul Croft, Louise Taylor, Mike Botting, Gary
3:00	The Alpine Group Limited							Bramley, Rob Greenaway, Ben Espie
3:10	315/1309 Scott Edgar							
3:20	James Cooper							
3:30 3:40	400/1162 Break	Break	Break			Break	Break	Break
3:50	J. Cur							Peninsula Village Limited and Wanaka Bay Limited
4:00			Glendhu Bay Trustees					(collectively referred to as "Peninsula Bay Joint
4:20	Contact France	Forest and Bird	Ltd			Jeremy Bell Investments Ltd	Upper Clutha Environmental Society	Venture" (PBJV)) (Kirsty
4:30	Contact Energy 580	706 TBC	583 Represented by Six			782 Phil Page	1034 Julian Haworth	Partnerships Limited) 378
4:40	ТВС		Experts			1 450	55	Paul Croft, Louise Taylor, Mike Botting, Gary Bramley, Rob Greenaway, Ben Espie
4:50 5:00								Den Espie
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