

CENTRAL OTAGO DISTRICT COUNCIL

RC230398 – D J JONES & N R SEARELL FAMILY TRUST

MINUTE 4 OF HEARING PANEL

New Hearing Date

1. Further to Minute 3, a new date has been set for the commencement of the Hearing, being **Tuesday 4 March 2025 – Wednesday 5 March 2025**.
2. Panel directions on pre-circulation of further evidence are specified below.

Additional Information Request

3. The Panel has taken the opportunity to read all the submissions and evidence submitted and has identified that the visual effect of the proposal on the landscape from key viewpoints is likely to be an important issue for us to consider when reaching a determination on the proposal.
4. We acknowledge that the graphic attachment to Mr Milne's Statement of Evidence (dated 27 September 2024) provides additional graphic insets depicting lot boundaries draped over Google Earth Modelling. The Panel consider this addition helpful to the extent that it provides a clearer view of the location of the proposed residential lots and their respective boundaries on the landscape. However, the Panel considers that it is unable to fully understand the effects of the development without the benefit of having visual simulations illustrating the visual and landscape effects of future residential development on those lots from key viewpoints.
5. Having considered all of the landscape evidence, as well as the matters raised in submissions, the Panel at this stage is most interested in these effects from Viewpoints 3, 4, 5, 6, 7 and 8 as set out on the 'Viewpoint Locations Map' in the graphic attachment to Mr Milne's Statement of Evidence (dated 27 September 2024).
6. Accordingly, the Panel, in accordance with section 92(1) of the Resource Management Act, requests that the Applicant's landscape expert, Mr Milne, provide visual simulations of the proposed development from these viewpoints, noting that the simulations must reflect the maximum site coverage, maximum building height and roof elevation parameters as promoted by the Applicant via the recommended design controls.

Pre-circulation of further evidence

7. We confirm that we have received the s42A Report (and the peer review by Council's landscape consultant), the Applicant's evidence, and the evidence of submitter Bannockburn Responsible Development Inc.
 8. We direct that Mr Milne provides the visual simulations as requested above, as well as any further evidence to explain the visual simulations, to Ms Lines by **10 February 2025**.
 9. Following receipt of the visual simulations we invite the landscape experts Ms Pflüger (for CODC) and Ms Steven (for submitter Bannockburn Responsible Development Inc.) to provide supplementary evidence in response to the visual simulations (if they wish) to Ms Lines by **21 February 2025**. We will not require any further planning evidence but will most likely ask the s42A Report writer and the planning expert for the Applicant to make comment on this at the hearing.
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10. If any party intends to have legal counsel present legal submissions, they are directed to provide those legal submissions to Ms Lines by **25 February 2025** (5 working days prior to the Hearing).
11. If there are any questions arising from this Minute, please direct those in the first instance to Ms Lines, Council's Hearing Facilitator who can be reached at phone number 021 976 340, or e-mail tarryn.lines@codc.govt.nz.

DATED this 15 October 2024

Signed by

A handwritten signature in black ink, appearing to read 'RD', written over a horizontal line.

Rosalind Day-Cleavin
Chair of Hearing Panel