

UNDER the Resource Management Act
1991

AND

IN THE MATTER of a request by
Welhom Developments Limited to
Masterton District Council for a private
plan change to the Combined Wairarapa
District Plan

**Masterton District Council
Hearing of Private Plan Change Request by Welhom Developments Limited
State Highway 2, Lansdowne, Masterton**

**Minute #1 of Independent Hearing Panel
Dated: 31 January 2023**

Introduction

1. This Minute is being sent to you because you are either the Requestor, a submitter or a Council reporting officer to the above private plan change proposal.
2. Masterton District Council ("**Council**") has delegated authority under Section 34A of the Resource Management Act 1991 ("**RMA**") to Independent Commissioners Stephen Daysh (Chair) and David McMahon to hear and make a recommendation on the proposed Plan Change by Welhom Developments Limited ("**the Requestor**") to the Combined Wairarapa District Plan ("**the District Plan**").
3. The Plan Change is a privately requested plan change to rezone 14.7836ha of land located at State Highway 2, Lansdowne, Masterton (legally described as Lot 3 DP 516269, Lot 36 DP 429991, Lot 1 DP 69308 and Part Lot 9 DP 65445 held in Record of Title 804394) from Rural (Primary Production) Zone to Residential Zone; and also introduce additional site-specific District Plan provisions for the future development of an approximately 9ha retirement village within part of the land rezoned Residential.
4. This minute covers the following matters:
 - a. Hearing dates and times;
 - b. Circulation of evidence before hearing;
 - c. Hearing process and presentations;
 - d. Site and locality visits; and
 - e. Memorandum of Counsel relating to NPS-HPL.
5. It is likely that we will issue additional minutes with further requests and instructions before, during and/or after the hearing.

Hearing dates and times

6. The hearing will convene at:

Dates and times:

Wednesday 8 March 2023 (9.30am)

Thursday 9 March 2023 (9.30am)

Friday 10 March 2023 (9:30am, if required)

Location:

The Masterton Club, 98 Chapel Street, Masterton

Circulation of evidence before hearing

7. On the basis of an 8-10 March hearing date, and pursuant to Sections 41B and 42A of the RMA evidence is to be pre-circulated in accordance with the following timeframes:

Key Dates for this hearing (for more information see below)	
Council s42A report available	5pm, Wednesday 15 February 2023
Requestor's evidence due	5pm, Wednesday 22 February 2023
Submitters' expert evidence due	5pm, Wednesday 1 March 2023
Appearance confirmation due	5pm Wednesday 1 March 2023
Legal submissions	3pm on the day prior to the hearing of the parties' submissions

8. To be clear, submitters do not need to pre-circulate any non-expert presentation material they wish to speak to at the hearing but if presenting any written material 15 copies of this should be brought to the hearing. The above circulation requirements only apply to any expert evidence submitters wish to call. Expert evidence is considered to be evidence from independently qualified persons such as engineers, landscape architects and planners.
9. Pre-circulated expert evidence will be taken as read but all experts are to provide and read out a one to two page summary of their main points at the hearing prior to questioning with 15 copies of this summary to be made available at the hearing.
10. All material including verbal evidence in response to the Commissioners becomes hearing evidence.
11. The Council Hearing Administrator will liaise with the Requestor and submitters to arrange specific hearing time slots over the course of the assigned hearing days.

Hearing process and presentations

12. We anticipate that a hearing of this nature may be a new experience for some submitters, so we will take a brief moment here to provide some information about the hearing for context.

13. We encourage all submitters to refer to the useful guides about the hearing process and hearings available from the Ministry for the Environment website. The Link below, in particular, is a great source of information.

[Appearing at a hearing about a proposed plan or resource consent | Ministry for the Environment](#)
14. Consistent with the above guide, our preference is for proceedings to be relatively informal. The hearing will avoid unnecessary formality and will be inclusive, acknowledging the broad range of views and interests.
15. More substantively, the hearing enables us to hear the issues raised in submissions in greater detail, and to be able to ask questions to improve our understanding of those issues.
16. As a rule of thumb, parties should target presentations of 15 minutes or so. This is a less rigid requirement than it is a rough indication, and all parties appearing will be given sufficient time to present their views.
17. All parties are asked to provide an indication as to the amount of time they require for their presentation so that the Council Hearing Administrator can make the necessary arrangements.
18. It is expected that the hearing will be heard in person.
19. The hearing will be recorded on Zoom and there is an opportunity to provide evidence or make submissions by video link.
20. The Chair will consider applications for video link involvement in writing with reasons given and approved on an exceptions basis.
21. All correspondence and communication prior to and following the hearing is to be sent via the Council Hearing Administrator Megan Barr, who can be reached at megan.barr@4sight.co.nz or 021 468 108.

Site and locality visits

22. We are generally familiar with the site and general locality.
23. We will undertake more detailed site and locality visits prior to the hearing.

Memorandum of Counsel relating to NPS-HPL

24. In reference to the Memorandum of Counsel for Welhom Developments Ltd dated 21 December 2022 and attached to this Minute, this is a legal and evidential matter, and our preference is for this to be included with the expert evidence and addressed in legal submissions at the hearing.

DATED this 31st day of January 2023

A handwritten signature in black ink, appearing to read 'Stephen Daysh', written in a cursive style.

Stephen Daysh
Chair – Independent Hearings Panel

For and on behalf of:
Commissioner: Stephen Daysh
Commissioner: David McMahon