

Queenstown Lakes District Council

Variation to Queenstown Lakes Proposed District Plan: Te Pūtahi Ladies Mile

Hearing Panel Directions 1: General hearing process and management directions

1. INTRODUCTION

- 1.1 The purpose of these directions is to introduce the Hearing Panel and set out how the hearing process will be managed to ensure clarity and certainty for all parties during the hearing and a fair and efficient hearings process. Other directions will be issued by the Hearing Panel, both in the lead-up to the hearing and during the hearing, as required.

2. HEARING PANEL

- 2.1 David Allen has been appointed as an independent hearing commissioner, and Chair, of the Hearing Panel by Queenstown Lakes District Council. David Allen will hear the matter along with independent hearing commissioners Gillian Crowcroft, Hoani Langsbury, Judith Makinson and Ian Munro. The Hearing Panel members are appointed by Queenstown Lakes District Council to hear, and recommend to the Minister for the Environment ("Minister") on, the provisions of Te Pūtahi Ladies Mile in accordance with the requirements under the Resource Management Act 1991 ("RMA") – which include the Minister's direction.
- 2.2 A short biography of each hearing panel member can be found at the Council's website for Te Pūtahi Ladies Mile Hearing: <https://www.qldc.govt.nz/your-council/district-plan/proposed-district-plan/hearings> ("Website"). The Hearing Panel members have the requisite knowledge, skills and experience as directed by the Minister.

3. BACKGROUND

- 3.1 Te Pūtahi Ladies Mile was directed into a streamlined planning process by the Minister by notice in the New Zealand Gazette. The Minister's direction sets the scene for the hearing process with specific process and timing requirements. In particular:
- (a) a public hearing must have commenced within 85 working days of the close of submissions;
 - (b) a recommendation from the Hearing Panel to the Minister must occur within 50 working days after completion of the public hearing.
- 3.2 The full notice in the New Zealand Gazette can be found on the Website.

4. HEARING DATE

- 4.1 The hearing will be staged as follows:
- (a) Monday 27 November 2023 for procedural matters (if any), counsel for the Council opening submissions and a high-level council planning overview;
 - (b) the weeks of 4 and 11 December 2023 to address the rest of the Council case and all submitters.

4.2 Each day will start at 9.30am unless the Hearing Panel advises otherwise. The hearing venue will be confirmed no less than 10 working days prior to the commencement date.

4.3 A table of all dates directed below in the lead up to the hearing is attached in **Appendix 1**.

5. HEARING ADMINISTRATOR AND WEBSITE

5.1 All correspondence, notices, evidence and documents for the Hearing Panel must be provided electronically via the Hearing Administrator, Lynley Scott (DP.Hearings@qldc.govt.nz, phone number 03 443 0121).

5.2 The Hearing Administrator will assist the Hearing Panel by arranging days and times for all submitters who wish to be heard to be present at the hearing. The Hearing Panel directs that:

(a) all submitters who wish to be heard at the hearing must provide in writing by **12pm (noon) 25 September 2023** the name of the person(s) (including a lawyer or advocate) who will be presenting at the hearing and any lay witnesses they wish to call. Note that the obligation to provide names and details of expert witnesses on the same date is covered in Direction 9.5.

(b) the Hearing Administrator will then contact all submitters who indicated on their submission that they wish to be heard to arrange hearing slots. While the Hearing Panel and the Hearing Administrator will try and accommodate requests, submitters' must be aware that sometimes preferred days and times will not be possible to accommodate. Note that general speaking limits are set out in Direction 11.7 and those who wish to seek more time will need to request additional time in accordance with Direction 11.8.

5.3 The Hearing Administrator will be present throughout the hearing and is able to assist parties with administrative queries.

5.4 All relevant information for the hearing will be posted as received by the Hearing Administrator on, and can be found at, the Website.

6. FRIEND OF SUBMITTERS

6.1 Vicky Jones (from Vision Planning Limited) has been appointed as the Friend of Submitters for this Hearing process. She prepared the summary of decisions requested so has a good understanding of Te Pūtahi Ladies Mile.

6.2 Her role is to assist submitters to understand the streamlined planning process, navigate the hearing process and prepare for, and present at, the hearing. She will not provide any opinion on the content / substance of any submissions, evidence or presentations. The assistance of the Friend of Submitters will include:

(a) assisting submitters in understanding the hearings process (and liaising with the Hearing Administrator accordingly), including evidence exchange requirements and timelines (including the time to present their submissions);

(b) assisting submitters understanding statutory requirements, in particular the requirements of s32AA of the RMA, when framing their presentations and evidence;

(c) assisting submitters during the pre-hearing meeting(s) process;

- (d) assisting submitters with like issues in joining together to present joint cases, or removing repetition from within their presentations;
- (e) assisting submitters to focus on key issues and the time limits within which their presentation to the Hearing Panel will occur; and
- (f) other matters as directed by the Hearing Panel.

6.3 Vicki Jones can be contacted at: vicki.jones@qldc.govt.nz.

6.4 The Hearing Panel directs that Vicki Jones contacts all submitters with an invitation to discuss the above matters.

7. SECTION 42A REPORT

7.1 The Council staff/consultants will prepare a s42A report, including any supporting expert reports/evidence by the Council's expert advisors, and provide it electronically to the Hearing Administrator by **12pm (noon) 29 September 2023**.

7.2 The s42A report and all its supporting reports/evidence must comply with the Environment Court Code of Conduct (see [Practice-Note-2023-.pdf \(environmentcourt.govt.nz\)](#)) and the authors/technical experts must provide their qualifications and experience in their reports/evidence by way of attachments.

8. PRE-HEARING MEETINGS

8.1 Submitters who have indicated that they wish to be heard and are not providing expert evidence are expected by the Hearing Panel to attend the pre-hearing meeting(s) to clarify issues and attempt to facilitate the resolution of issues on **9-10 October 2023**. To facilitate the pre-hearing meeting(s):

- (a) the Hearing Administrator will contact all such submitters as to the timing of the pre-hearing meeting(s) and their attendance;
- (b) the Friend of Submitters will:
 - (i) remind attendees of the meetings in advance and inform all relevant submitters that they are available to assist submitters as to process before, during and after those meetings; and
 - (ii) be available to attend the prehearing meeting(s).
- (c) Queenstown Lakes District Council will appoint an independent experienced RMA practitioner (to avoid doubt this person will not advise any submitter or party in the hearing and process) to chair the pre-hearing meeting(s) and prepare a report and provide it electronically to the Hearing Administrator by **13 October 2023**. This practitioner shall not be a member of the Hearing Panel;
- (d) the report under (c) shall include as a minimum:
 - (i) the details of the attendees (including submitter number);
 - (ii) details of the main issues canvassed;

- (iii) record of areas of agreement and disagreement (including reasons) and for any areas of disagreement recording where issues have been narrowed; and
- (iv) if agreement leads to the withdrawal of a submitter's wish to be heard, or their submission, then a signed statement by the submitter to that effect should be attached to the report;
- (e) to assist the efficiency and effectiveness of the pre-hearing meeting(s), in advance the chair of the pre-hearing meeting(s) will provide all attendees, via the Hearing Administrator, an agenda setting out the issues which will be addressed during the pre-hearing meeting(s) and grouping like issues / topics / submitters together to provide for an efficient process; and
- (f) any relevant submitter who cannot make the date(s) and time(s) proposed must provide notice in writing in advance to the Hearing Administrator with the reason(s) as to why they cannot attend.

8.2 So long as it is arranged with the Hearing Administrator by **12pm (noon) 4 October 2023** submitters may attend pre-hearing meetings remotely (although in person attendance is encouraged by the Hearing Panel).

9. SUBMITTER EVIDENCE

Lay witnesses

- 9.1 Lay evidence is evidence given by an ordinary person (as opposed to an expert) that relates to relevant facts, recollections, observations, and records (including relevant data, information/materials, and reports). A lay witness may not provide opinion evidence as to the consequences of those matters. If a person who is a submitter has expertise in relation to an issue they cannot, in accordance with the Environment Court Code of Conduct (see the link to the 2023 Practice Note above) provide expert evidence, but they may present lay evidence.
- 9.2 Any submitter who intends to present lay evidence (and any associated relevant material) at the hearing (as opposed to simply providing a representation of their submission at the hearing which is addressed below) is to provide a copy of it electronically to the Hearing Administrator by **12pm (noon) 20 October 2023**. Unless leave is sought electronically to the Hearing Administrator by **12pm (noon) 13 October 2023** and granted by the Hearing Panel, lay evidence must not be longer than 20 pages (excluding appendices which must be relevant).
- 9.3 Lay evidence should list the key issues being addressed, address those key issues in turn, address matters identified in the s42A report and in s32AA of the RMA (which can be found at [Resource Management Act 1991 No 69 \(as at 13 April 2023\), Public Act Contents – New Zealand Legislation](#)) and provide specific District Plan drafting (i.e., proposed or alternative rules, assessment matters and so on) for the Hearing Panel to address their concerns.

Expert witnesses

- 9.4 Expert witnesses are those who have specific qualifications (such as a degree) and/or experience (such as working in a particular area) relevant to a matter and can comply with the Environment

Court Code of Conduct (see above). All expert evidence, and conduct by the experts throughout this process, must comply with the Environment Court Code of Conduct.

- 9.5 All parties who wish to provide expert evidence must, by **12pm (noon) 25 September 2023** provide electronically to the Hearing Administrator the expert's name, area of expertise and email address. Thereafter, leave of the Hearing Panel is required to call any expert witness which may be sought in writing, with reasons, via the Hearing Administrator.
- 9.6 Any submitter may provide expert evidence to support their case. Such evidence must be provided electronically to the Hearing Administrator by **12pm (noon) 20 October 2023**.
- 9.7 All expert evidence must, as relevant:
- (a) identify the key matters in dispute and focus on those;
 - (b) respond, as relevant, to the Minister's statement of expectations (a) to (c) as set out in the Gazette notice directing the use of a streamlined planning process for Te Pūtahi Ladies Mile ([The Resource Management \(Direction to Queenstown Lakes District Council to Enter the Streamlined Planning Process for a Proposed Variation to the Queenstown Lakes District Plan – Proposed Te Pūtahi Ladies Mile Plan Variation\) Notice 2023 - 2023-go1172 - New Zealand Gazette](#));
 - (c) identify the key reasons for the difference in opinions with other experts (including any issues regarding methodologies, etc);
 - (d) for expert planning witnesses in particular, provide clear and concise District Plan provisions for the Hearing Panel that would address the expert's concerns (in strike through / underscore), with succinct reasoning why, including an appropriate s32AA analysis and discussion for any changes considered necessary;
 - (e) if issues are accepted and agreed among experts merely state so, or reference any joint witness statement, rather than rewording them; and
 - (f) unless leave is sought electronically to the Hearing Administrator by **12pm (noon) 13 October 2023**, and granted by the Hearing Panel, not be longer than 25 pages (excluding appendices which must be relevant).
- 9.8 The Hearing Panel strongly encourages experts to consult with each other to ensure clarity of issues and concise statements of evidence focused on the key issues that cannot be resolved.

Expert witness conferencing

- 9.9 To assist the efficient running of the hearing process, and the Hearing Panel in making its decision on the evidence, on topics where there are matters in dispute between/among experts those relevant experts shall attend expert conferencing.
- 9.10 Following receipt of submitter evidence, counsel representing the Queenstown Lakes District Council shall confer with the parties and the independent facilitator and, by **12pm (noon) 25 October 2023**, provide electronically to the Hearing Panel, independent facilitator, and parties:
- (a) a conferencing timetable which will at least include topics, issues, attendees, days and times for conferencing with planning conferencing to be last; and

- (b) if a session is proposed to be hosted virtually, subject to direction 9.11(a), the details for that virtual connection.

If there is any issue counsel for the Council may raise that for the Hearing Panel and seek directions.

9.11 Expert witnesses will attend expert conferencing which will:

- (a) unless special circumstances apply, and approval is sought electronically to the Hearing Administrator by **12pm (noon) 25 October 2023** and then granted by the Hearing Panel, be in person (and to avoid doubt if considered efficient by the independent facilitator that conferencing may occur elsewhere than in Queenstown);
- (b) if conferencing is to occur remotely the Hearing Panel's preference is that all attendees appear remotely rather than having some in person and some remote;
- (c) occur during the week of **30 October 2023**;
- (d) be facilitated by an independent experienced RMA practitioner (to avoid doubt this person will not advise any submitter or party in the hearing and process);
- (e) succinctly identify any issues, points of agreement and disagreement, any technical drafting changes proposed to the District Plan provisions and the technical reasons for those changes;
- (f) be undertaken in accordance with the Environment Court Practice Note 2023 (see above) and result in a Joint Witness Statement being agreed during and completed and signed by all expert witness attendees at the end of the actual conferencing, and then provided electronically by the independent facilitator to the Hearing Administrator; and
- (g) to avoid doubt, only have expert witnesses, who can comply with the Code, in attendance.

Rebuttal evidence

9.12 The s42A report authors, and any expert advisors on behalf of the Council, may provide rebuttal evidence electronically to the Hearing Administrator by **12pm (noon) 10 November 2023**. This evidence will solely be responding to submitter evidence provided or any Joint Witness Statement arising from expert conferencing and will not introduce new evidence beyond that.

9.13 To avoid doubt there will not be further rebuttal evidence in response to any rebuttal by the s42A report authors or experts. Submitters and experts may raise any remaining issues during their presentation to the Hearing Panel but new material, not previously circulated in accordance with these directions, will not be accepted. The Hearing Panel does not want time wasted responding to new issues, or material, not previously circulated. It is also a fairness issue for all submitters and parties involved.

Questions of experts

9.14 While there is the ability to, the Hearing Panel is not minded to provide for cross examination during the hearing. Instead, a proposed written question and answer process is provided as set out below.

9.15 Any submitter and Queenstown Lakes District Council may provide written questions they seek to be asked of the expert(s) electronically to the Hearing Administrator by **12pm (noon) 17 November 2023**. Any such questions shall:

- (a) clearly identify the name of the submitter asking the question;
- (b) relate to a specific issue raised in the submitter's submission (a cross reference to the issue in the submission shall be provided) and to a matter within the scope of, and relevant to, the hearing;
- (c) clearly identify which expert(s) the question(s) relate to with reference to the relevant paragraph of their evidence the question relates;
- (d) be a question and not a statement; and
- (e) be succinct, clearly numbered, clearly identify the issue to be addressed by the expert and be within that expert's expertise.

9.16 The Hearing Panel will at its discretion determine which questions shall be put to the expert(s) for answering. Subject to any direction by the Hearing Panel otherwise, which will be provided electronically to the Hearings Administrator by **12pm (noon) 20 November 2023**, the experts of whom questions have been asked shall provide succinct written answers to the questions electronically to the Hearing Administrator by **12pm (noon) 24 November 2023**. Where a question is not understood, is too broad or is considered by the expert to not be relevant to their evidence or expertise, they may answer the question stating so. The Hearing Panel may seek clarity of any question (and answer) during the hearing.

9.17 Any submitter, and expert witness, may respond to any answers to relevant questions during their presentation to the Hearing Panel.

10. TE REO MĀORI AND SIGN LANGUAGE

10.1 Any submitter, counsel or witness may speak in Te Reo Māori or utilise NZ Sign Language at the hearing. To enable time to engage the assistance of an interpreter, notice of any party wishing to speak in Te Reo Māori or utilise NZ Sign Language must be provided electronically to the Hearing Administrator by **12pm (noon) 29 September 2023**.

11. PREPARING FOR THE HEARING

11.1 The Hearing Panel has time limits in which to hear, consider, release a Draft Report and a final report. This necessitates the assistance of all submitters to ensure a fair, focused and efficient hearing process. The Hearing Panel expects all submitters to prepare for the hearing, and present during the hearing, mindful of these matters.

11.2 Submitters with common interests will, with the Friend of Submitters support working with the Hearing Administrator, be appropriately joined together to present at the hearing. This may include having a single representative speaking or allocating specific issues to different submitters to reduce repetition.

11.3 The order (subject to the efficient running of the hearing) of the hearing will be:

- (a) any procedural matters;
 - (b) the Council (any legal submissions and the 42A report author(s) and any expert witnesses);
 - (c) submitters in support and opposition of the plan change; and
 - (d) the Council's right of reply.
- 11.4 All submitters who have requested to be heard will be contacted by the Hearing Administrator, to organise a date and time to present their submission to the Hearing Panel, in accordance with Direction 5.2. The Friend of Submitters will be available to assist any submitter.
- 11.5 Attendance via video cannot be accommodated. This necessitates attendance in person. But the hearing will be live streamed so people can watch remotely if they wish.
- 11.6 To ensure the hearing runs fairly and efficiently, and all submitters have a reasonable understanding of when their submission will be heard, presentations by submitters will have time restrictions. A daily agenda of presentations will be prepared by the Hearing Administrator and placed on the Website. Unless otherwise directed by the Hearing Panel the hearing will be managed in accordance with the daily agenda.
- 11.7 In general, submitters will have 10 minutes to present to the Hearing Panel followed by 5 minutes of questions and any legal submissions shall be a 5-minute oral summary followed by 15 minutes of questions. Generally lay witnesses will have 5 minutes to present, and 5 minutes of questions and expert witnesses will read their summary (in accordance with Direction 12.2) and then answer questions over 15 minutes in total. As is clear the allocated time includes questions, so it is important that submitters leave time to answer questions from the Hearing Panel. The Friend of Submitters can greatly assist submitters in preparing for an efficient delivery of their submission during the hearing.
- 11.8 Submitters who consider they need additional time, may within 5 working days of first being contacted by the Hearing Administrator under Direction 5.2 request in writing to the Hearing Administrator a longer time but are encouraged to ensure any time requested is reasonable and well considered. Any request for longer shall include clear reasons why that additional time is required. The Hearing Administrator will arrange any additional time in conjunction with the Hearing Panel, but the Hearing Panel's expectation is that all submitters will ensure the timely delivery of their submissions (and any associated lay or expert evidence) during the hearing.
- 11.9 Unless requested otherwise in writing with reasons to the Hearing Panel by **12pm (noon) 10 November 2023** and accepted by the Hearing Panel, all:
- (a) legal submissions are to be provided electronically to the Hearing Administrator **by 12pm (noon) three working days before they are presented at the hearing**
 - (b) all representations and presentations (including PowerPoint slides) are to be provided electronically to the Hearing Administrator **by 12pm (noon) on the day before the submitter presents them at the hearing.**
- 11.10 Unless leave is sought in writing to the Hearing Administrator by **12pm (noon) 10 November 2023** and granted by the Hearing Panel:

- (a) representations and presentations (including PowerPoint slides) shall not be longer than 10 pages (excluding appendices which must be directly relevant); and
- (b) legal submission shall not be longer than 20 pages (excluding appendices and referred cases or other authorities, which must be directly relevant).

11.11 Unless requested electronically to the Hearing Administrator in advance of the hearing commencing, and approved by the Hearing Panel, no submitter or person attending the hearing shall take a private recording of it.

11.12 To enable the efficient start to the hearing on 27 November 2023 on procedure matters the Council and all submitters who wish to raise procedural issues must provide a summary of the issue and the general reasons for it in writing to the Hearing Administrator by **12pm (noon) 6 November 2023**. Thereafter, leave of the Hearing Panel is required to raise procedural issues which, unless raised orally with the Chair during the hearing, must be sought in writing, with reasons, via the Hearing Administrator. All legal submissions and submitter representations or presentations in relation to procedural issues are to be provided to the Hearings Commissioner in accordance with Direction 11.9.

12. PRESENTING AT THE HEARING

12.1 The Panel will have read all submissions, evidence and pre-circulated documents. Lay submitters will not be permitted to present and read their original submission. It is of greatest assistance to the Hearing Panel if submitters and witnesses succinctly focus on their key issues and proposed District Plan provision changes, with reasons why.

12.2 Each expert witness is to provide the Hearing Panel with, and talk to, a succinct (no more than 2 pages 1.5 line spacing and 11-size font), summary of the key points of their evidence. This summary must include the latest position on the matters remaining in dispute (including any answers through the question process).

12.3 Submitters and witnesses will be kept to their time limits to ensure the fair, timely and efficient management of the hearing. It is a common courtesy to following submitters to ensure that all submitters have a reasonable and fair opportunity to present to the Hearing Panel.

13. RIGHT OF REPLY

13.1 The Council's right of reply will be in writing and provided to the Hearing Administrator within the time set by the Hearing Panel at the end of the 'in-person' hearing.

13.2 Following the written reply, the Hearing Panel will confirm that it has all the information it requires, before formally closing the hearing.

14. DRAFT REPORT

14.1 In accordance with the Minister's direction the Hearing Panel will release a Draft Report to submitters for comments limited to identification and correction of minor or technical (including legal) errors or omissions. This is not an opportunity for general comments on the Hearing Panel's recommendation to the Minister or the reasons for that recommendation. Also, due to time

constraints there will be limited time for the comments. To enable efficient review of the comments by the Hearing Panel a table for such comments will be provided through the Hearing Commissioner closer to the time.

15. SITE VISIT(S)

- 15.1 The Hearing Panel will undertake a site visit(s). This is not part of the hearing but is to provide the Hearing Panel with context to aid its understanding and the questions it will ask. Any submitter may inform the Hearing Administrator by **12pm (noon) 6 October 2023** of places of interest (ideally shown on a map) along with reasons why they wish the Hearing Panel to visit the site for the Hearing Panel's consideration. The Hearing Panel will generally not seek to enter private residences or buildings, but may agree to visit private sites (including the sites that are the subject of the Variation).
- 15.2 The Hearing Administrator will work with the Hearing Panel to organise the site visit and liaise with submitters who own sites that may be visited. The Hearing Panel intends to carry out a site visit on **Sunday 26 November 2023**. Additional site visits may be required, and parties will be notified as relevant. All health and safety requirements will be met during the site visit process.

16. AMENDMENTS

- 16.1 Any submitter may seek, in writing to the Hearing Administrator, variations to these Directions, or additional directions, from the Hearing Panel. Any such notice must provide the reasons for seeking the variation or additional directions and clearly state what direction is sought.
- 16.2 The Hearing Panel may amend any Directions by issuing further Directions to the submitters. All Directions will be posted to the Website by the Hearing Administrator.

David Allen, Gillian Crowcroft, Hoani Langsbury, Judith Makinson and Ian Munro.

Independent Hearing Commissioners

10 August 2023

Appendix 1: Process steps and dates up to the hearing

Direction	Step	Date
5.2	Submitters who wish to be heard at the hearing must provide in writing the name of the person(s) (including a lawyer or advocate) who will be presenting at the hearing and any lay witnesses they wish to call	12pm (noon) 25 September 2023
9.5	Any submitter wishing to provide expert evidence must give notice to the Hearing Administrator	12pm (noon) 25 September 2023
11.8	Any submitter must request in writing to the Hearing Administrator if they wish to have a longer time than the general time requirements to present their submission during the hearing	5 working days of being contacted by the Hearing Administrator under Direction 5.2
7.1	Section 42A Report and attached expert reports on behalf of Queenstown Lakes District Council to be electronically provided to the Hearing Administrator	12pm (noon) 29 September 2023
10	Notice to the Hearing Administrator from any party wishing to speak in Te Reo Māori or utilise NZ Sign Language	12pm (noon) 29 September 2023
8.2	Notice to the Hearing Administrator if any submitter wishes to attend the Pre-Hearing Meeting remotely	12pm (noon) 4 October 2023
15.1	Submitters to inform the Hearing Administrator of any requests for places to visit for the site visit(s).	12pm (noon) 4 October 2023
8.1	Pre-Hearing Meetings (for submitters who wish to be heard at the hearing and are not providing expert evidence)	9-10 October 2023
8.1(d)	Pre-Hearing Meetings Report	12pm (noon) 13 October 2023
9.2 and 9.6	Leave to be sought for any lay or expert evidence greater than 25 pages (excluding appendices which must be relevant)	12pm (noon) 13 October 2023
9.2	Date for electronic filing of any lay witness evidence (as explained in Direction 9.1) with the Hearing Administrator	12pm (noon) 20 October 2023
9.6	Date for electronic filing any expert evidence with the Hearing Administrator	12pm (noon) 20 October 2023
9.10	Counsel for the Council to provide an expert witness conferencing timetable	12pm (noon) 25 October 2023
9.11(a)	Any application to attending expert witness conferencing remotely	12pm (noon) 25 October 2023
11.12	A summary of any procedural issues to be raised are to be provided in writing to the Hearing Administrator	12pm (noon) 6 November 2023
9.11	Facilitated expert witness conferencing	Week of 30 October 2023
9.12	Rebuttal evidence on behalf of Queenstown Lakes District Council	12pm (noon) 10 November 2023
11.9	Any request to not provide legal submissions, representations and presentations electronically (but rather in hard copy) to the Hearing Administrator	12pm (noon) 10 November 2023
11.10	Any request to provide representations and presentations (including PowerPoint slides) longer than 10 pages, or legal submissions longer than 20 pages to be provided electronically to the Hearing Administrator	12pm (noon) 10 November 2023

9.15	Any written questions for experts to be provided electronically to the Hearings Administrator	12pm (noon) 17 November 2023
9.16	Hearing Panel approval of any submitted questions for expert witnesses	12pm (noon) 20 November 2023
9.16	Expert witness response(s) to question(s) to the Hearing Administrator	12pm (noon) 24 November 2023
11.9	All legal submissions to be provided electronically to the Hearing Administrator.	3 working days prior to the submissions being presented at the hearing.
11.9	All submitter representations and presentations (including PowerPoint slides), for those submitters not legally represented, to be provided electronically to the Hearing Administrator.	12pm (noon) on the day prior to the submitter presenting at the hearing.
15.2	Site visit (additional site visits may occur as required)	26 November 2023
4.1	Hearing commences (procedural matters, opening legal submissions on behalf of the Council and high-level council planning overview)	27 November 2023
4.1	Hearing continues	Weeks of 4 and 11 December 2023