

**IN THE MATTER**

of the Resource  
Management Act 1991

**AND**

**IN THE MATTER**

of Stage 3 of the  
Queenstown Lakes  
Proposed District Plan

**MINUTE 42 – UNIVERSAL DEVELOPMENTS FURTHER INFORMATION (3)**

1. In Minute 41 I gave leave for Hawea Community Association to supply additional information relevant to the submission of Universal Developments Hawea Limited, subject to conditions specified therein.
2. HCA has now supplied the information in question. As foreshadowed in its application, it relates to recent increases in heavy traffic movements through Hawea Township (and the intersections relevant to the Universal Developments submission) and developments in the provision of wastewater upgrades for the township.
3. In addition, counsel for the Council has filed a memorandum setting out the Council's position in relation to the further information previously supplied by Universal Developments Hawea Limited (the subject of Minute 40).
4. Addressing the memorandum of counsel first, it demonstrates a flaw in the process that I had directed. I should have given the Council the opportunity to comment on the further information supplied. That has now occurred. The comment is short and to the point. I accept it as part of the hearing record.
5. As regards the HCA's contribution, it is evident to me that HCA has endeavoured to comply both with the letter and the spirit of the guidance I provided as to what sort of information would be acceptable and helpful to the Hearing Panel. That is appreciated.
6. I should record that as regards some aspects of the traffic information supplied, the weight the Hearing Panel can give it is somewhat limited in the absence of supporting expert traffic evidence, but in so far as the information supplied is factual in nature, it is a helpful contribution to the Hearing Panel's consideration of the

issues. Similarly, the description of progress in progressing wastewater upgrades is helpful and fills out some of the detail previously supplied by Universal Developments Hawea Limited.

7. Accordingly, I accept the further information provided by HCA as part of the hearing record.
8. Lastly and for the benefit of other parties who may be contemplating this possibility, I record that the Hearing Panel is not seeking any further information on any aspect of the matters before it. We are endeavouring to complete our recommendation reports before Christmas, which is now less than 7 weeks away. Any further information would have to be truly "*earth-shattering*" to be accepted now.

**Dated 9 November 2020**



**Trevor Robinson  
Chair  
Stage 3 Hearing Panel**