

**BEFORE THE INVERCARGILL CITY COUNCIL**

*In the matter of* A notified application for resource consent(s) under the Resource Management Act 1991

*In the matter of* An application by HWCP Management Limited for resource consents to demolish, alter and redevelop land and buildings in the central business district in a block bounded by the east side of Dee Street, the south side of Esk Street, the west side of Kelvin Street and the north side of Tay Street

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**THIRD MINUTE BY HEARINGS PANEL**

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Dated 11/04/2019

1. The Panel has further information from the Applicant including the final plans also posted on the Council website. Although the original plans in A3 have not arrived yet and the Panel has worked off electronic versions. The Panel's preliminary view is that it now has information sufficient for the Panel to make a decision. H & J Smith Holdings Limited advised Mr Boylan at the Council of its wish to comment on late changes to the proposed hotel.
2. The Panel is conscious of four things :
  - a. There are elements of the application that have evolved. For example, the proposed building in Kelvin Street is now a hotel and one storey higher with façade detailing. Mr Clease gave evidence regarding the effects of that change. Another example is the articulation of the panels on each side of the Southland Times façade.
  - b. The Applicant has refined the conditions, and some submitters expressly requested input into those. H & J Smith is an example. It was interested in contributing to conditions managing construction effects if the Panel decided to grant consent.
  - c. If the Panel is minded to grant consent, it would be through a final decision, not an interim one where conditions are settled later.
  - d. Easter is approaching and Anzac day follows it.
3. With all of the above in mind, we consider there should be another, short, opportunity for input by parties before we make a final determination to close the hearing.
4. Therefore, the Panel directs that any further material is strictly limited to:
  - a. Any material arising because the evidence of the applicant preceded the submitters' case; and
  - b. Any material relating to changes in the application at the hearing made after the submitter gave evidence; and
  - c. Any material concerning the amended conditions recently submitted..
5. The timetable for that material to be sent to the Council is not later than the following dates:
  - a. All parties excluding the Applicant and including Mr Clease if he sees fit by, 5 pm 18 April 2019
  - b. The Applicant's response by 5 pm 26 April 2019.
6. To the extent necessary any statutory timetables are extended to accommodate the timetable.

7. As always refer communications to Terence Boylan :  
[terence.boylan@icc.govt.nz](mailto:terence.boylan@icc.govt.nz)

A handwritten signature in blue ink, appearing to read 'John Maassen', with a long horizontal flourish extending to the right.

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John Maassen (Chairperson)