

Before the Hearings Panel

For the Proposed Queenstown Lakes District Plan

Under the Resource Management Act 1991

In the matter Upper Clutha Landscape Schedules Variation to the
Queenstown Lakes Proposed District Plan

Facilitation Report of Ken Fletcher

1. Over July 6-9 2026 I facilitated a conference of Landscape and Planning experts on the above matter.
2. Those involved were:
Landscape Architect experts: Bridget Gilbert, Ben Espie, Steve Skelton;
Planning Experts: Emily Frew, Morgan Shepherd, Scott Edgar, Stephen Skelton, Daniel Curley
Note Taker: Charlotte Clark (QLDC).
3. The agenda for the week was supplied and is attached as Appendix A.
4. The agenda was followed except, as noted in the Joint Witness Statement (JWS), Schedule 21.23.7 Studholme Road was worked through with the whole group, leaving Schedule 21.23.9 Wanaka Airport Environs to be worked through off-line by Bridget Gilbert and Steve Skelton. At the end of Monday there were several items that the experts wished to think further on, and these were worked through on Thursday.
5. Additionally, arising from one issue, with the agreement of myself, Emily Frew sought more detail on the history of the Variation from Simpson Grierson. This, and the results of this, were relayed to the other experts on Thursday and incorporated into the JWS.
6. Following the discussions on Monday I drafted a Draft JWS. This was circulated to the experts on Tuesday, worked through in detail on Thursday., and finalised via email exchange on Monday 13 July and signed by all on Tuesday 14 July.
7. As noted in the JWS, the version of Schedule 21.22.25 Mata Au Clutha River that had been provided to Steve Skelton by Anderson Lloyd was not the clean s42a version, but had additional markups done by Anderson Lloyd. This version of the schedule is attached as Appendix B. The main Anderson Lloyd additions are in the General Description, Ecological Features (para 9(d) and (e)), Land Use Patterns (para 12 & 13) and under the Landscape Capacity

ratings (Productive Farming, Earthworks, Farm Buildings, Mineral Extraction and Shelter Planting).

8. While these additions were all deleted as the schedule was worked through, it is disappointing that they were included at all. Counsel are advocates for their clients, and have the opportunity to have their input into the schedules via their legal submissions. Experts are not advocates for the clients that are paying them, and are bound by the Code of Conduct for Expert Witnesses as attested to in the JWS. Counsel should not attempt to influence the outcome of an expert witness conference by inserting advocacy into the materials supplied to the expert for the purposes of the Expert Witness Conference. I leave it to the Panel to take what action, if any, you think appropriate.
9. While better than some I have seen, the marked-up Schedules are not that easy to read. I recommend that the Council landscape expert, Bridget Gilbert be asked to undertake a cleaning exercise to produce nearly clean versions, with only the points of disagreement between the landscape experts (words and comments) left in place. These should be reviewed for accuracy by the other Landscape expert who was involved in conferencing on each schedule. The nearly clean version would then sit alongside the marked-up versions for use by the Panel.
10. All participants have been reminded that the proceedings of the week are confidential, and that the Joint Witness Statement remain confidential until the panel releases them.
11. I am happy to report that, although the discussion was at times robust, all participants acted professionally and collegially, and this shows in the level of agreement reached in the Joint Witness Statement and the marked up schedules.
12. Accompanying this report are:
 - The original Agenda, Appendix A
 - The schedule provided to Steve Skelton by Anderson Lloyd, Appendix B
 - The Joint Witness Statement signed by all the experts involved
 - The following marked up landscape schedules
 - 21.22.25 Mata-au Clutha River
 - 21.23.6 East of Wanaka Mount Aspiring Road
 - 21.23.7 Studholme Road
 - 21.23.9 Wanaka Airport Environs
 - 21.23.10 Northern End of Criffel/Pisa Range Foothills

21.23.11 East of Luggate

21.23.13 Kane Road and Luggate- Tarras Highway

21.23.14 Hawea Moraine

21.23.15 Hawea Basin

21.23.16 Crosshill

Note that 21.23.8 Riverbank Road, 21.23.12 Sheepskin Creek and 21.23.17 Quartz Creek and Maungawera schedules were not reviewed as part of the conferencing. I understand that there was no expert evidence seeking changes to these schedules.



Ken Fletcher

15 July 2026