

PALMERSTON NORTH CITY COUNCIL
PRIVATE PLAN CHANGE REQUEST FOR WHISKEY CREEK RESIDENTIAL AREA AT
611 RANGITIKEI LINE, PALMERSTON NORTH
MINUTE 4 OF INDEPENDENT HEARING PANEL

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. The purpose of this Minute is to advise all parties of the next steps following the further adjournment of the hearing on Monday, 11 July, including providing some further direction to both the Requestor and Council reporting officers regarding the information remaining to be supplied, prior to the Panel commencing deliberations on the proposal.
3. Before turning to the above matters, we would like to apologise for the delay in circulating this Minute since the hearing was adjourned; however as it is only a record of what was directed at the hearing, there should be no surprises in it to any party who was present. Also, we would like to take the opportunity to record our thanks to those parties who sought to table additional information following the hearing. All such material has been uploaded to the relevant Council [webpage](#) by the Council's Hearing Administrator.

Next steps

4. As parties will be aware, the Panel adjourned the hearing at 6pm on Monday, 11 July, on the basis of a verbal direction to the planning witnesses for both the Requestor (Mr Paul Thomas) and the Council (Mr Marz Asgar and Mr Michael Duindam) to continue conferencing with a view to:
 - a. resolving any outstanding issues with respect to the potential wording of the Plan Change provisions; and
 - b. incorporating that wording into an up-to-date amended version of the Plan Change provisions.

5. In directing further conferencing, we encouraged Mr Thomas and Mr Asgar (and Mr Duindam where appropriate) to make every endeavour to come to an agreement, where they can, on the wording of the provisions, while acknowledging that this may not be possible in every instance.
6. Accordingly, and additionally for clarity's sake, we request that the amended version of the provisions produced by Mr Thomas and Mr Asgar features the following elements:
 - a. it is based on the Plan Change provisions as notified (wherein changes as notified are shown underlined (where they involve additional text) and ~~crossed out~~ (where they involve deleted text));
 - b. it further shows all new (but final) changes recommended since the notification of the Plan Change (i.e., during the course of the hearing and additionally as agreed to by Mr Thomas and Mr Asgar; again), either underlined or ~~crossed out~~, but in a different, identifiable colour; and that
 - c. it identifies remaining areas of disagreement between the planning witnesses.
7. In relation to the latter point above, we request that areas of disagreement are shown in one or both of the following ways:
 - a. as 'bubble' comments in the margins of the amended version of the provisions, identifying in each case that:
 - i. as a minimum, there is simply a disagreement on the need for a particular provision or its wording; and
 - ii. where possible, the nature of the disagreement and the specific views of the witness(es) concerned; and/or
 - b. as an alternative to item 7.a.ii. above, and in order to avoid clutter on the amended version of the provisions), a separate document, referencing item 7.a.i. above, but outlining in full the nature of all disagreements and the specific views of the witness(es) concerned could be supplied.
8. We would further ask the planning witnesses to provide the material requested by **5pm, Friday 22 July** at the latest. We appreciate that this request slightly departs from the verbal indication that we provided at the hearing, and mention it here for the record.
9. Further, we appreciate that, following our verbal direction at the hearing, that the above actions are likely already underway. However, we have elected to put the direction on a

formal footing to:

- a. ensure that all parties to the hearing are aware of next steps whether they were present on the Monday hearing or not;
- b. supplement the formal record of our directions; and
- c. further instruct the witnesses on the form of the response that we are seeking and the date by which it is to be supplied.

10. As per previous practice, all enquires/responses are to go to the Hearing Administrator, Rosa de Souza, who can be reached at rosa.desouza@pncc.govt.nz .

DATED this 18th day of July 2022



DJ McMahon

Chair - Independent Hearings Panel

For and on behalf of:

Commissioner: DJ McMahon

Commissioner: A Rutherford (Deputy Mayor Palmerston North City Council)

Commissioner: B Barrett (Palmerston North City Council Environmental Sustainability Committee Chairperson)