

PALMERSTON NORTH CITY COUNCIL
PROPOSED PLAN CHANGE G: AOKAUTERE URBAN GROWTH
MINUTE 7 OF INDEPENDENT HEARING PANEL

1. This is the seventh procedural Minute (Minute 7) issued in relation to submissions on proposed Plan Change G Aokautere (PC G) notified by the Council.
2. This Minute is an immediate follow up to Minute 6 and is in response to a Memorandum of Counsel for Palmerston North City Council (**PNCC**) seeking some further direction regarding the written response to matters arising during the hearing which, as Minute 6 recorded, are to be addressed through legal submissions and supplementary evidence. Minute 6 extended the timeframe for PNCC's response from 22 December 2023 to 2 February 2024.
3. The PNCC memorandum recorded that one of the matters that the Panel has requested Council officers to address are the roading connections proposed by submitter 45 - PN Industrial & Residential Developments Ltd (**PNIRD**). These connections are shown at Appendix A of Ms Pilkington's planning summary dated 7 December 2023 and are described as the 'Terrace Link' from Turitea to the proposed residential zoned area, and the 'Gully 9' connection to the southern eastern promontory of the land.
4. The PNCC memorandum makes the following points:

While the Council officers are considering the Terrace Link and Gully 9 connections with its expert team (Geotech, ecology, landscape, traffic, urban design) and retain an open mind as to the proposed changes, there are a range of factors which must be considered before any amendments could be recommended/made to the Structure Plan.

Council officers are presently unable to make any definitive recommendations regarding a change to the Structure Plan without further information from PNIRD. In particular, detailed drawings of the preferred alignments including the layout of the Stage 9 Valley Views extension; also, information relating to cross-sections, road gradient data and cut/fill profiles, and how the new roading connections would tie into the roading layout proposed in the Structure Plan.

If the above information was available, Council officers would be able to confirm the appropriateness of the requested relief and make recommendations regarding amendment of the Structure Plan. This could form part of the Council's response, after having considered the further evidence of PNIRD in consultation with the Council's technical team.

5. The Panel appreciate the initiative and open-mindedness of PNCC for making this suggestion and can certainly understand the utility of what is being suggested. The Panel also notes that this approach would also provide opportunity for PNIRD to provide

additional comment on the suitability of the land to the eastern plan change boundary for rural residential zoning (i.e. Areas A and B). We are certainly expecting that matter to be addressed by the PNCC experts, including Dr Forbes, and Mr Bird, and to be recorded in Council's written response. In particular some specific comment from Mr Bird is sought in light of a reasonably cursory assessment of this land in his evidence in chief and given the Panel's desire to understand what differentiates (if anything) this land from the proposed Rural Residentially zoned land on the adjoining property. Therefore, if PNIRD has any technical information on the suitability of the land for the rural residential zoning, this should also be shared with PNCC alongside information on the Terrace Link and Gully 9 connections.

6. For the above reasons, the Panel would like to afford the opportunity for north PNIRD and PNCC to address the above matters in the following sequential manner:
 - (a) PNIRD to file evidence on the on the Terrace Link and Gully 9 connections and proposed re-zoning, as necessary to respond to the Hearing Panel's queries as to the appropriateness of these changes to the Structure Plan and zoning maps
 - (b) Council officers to respond to the evidence of PNIRD as part of the Council's response,
7. As to timing, we are really in the hands of PNIRD as to their appetite to provide the information and, if so, what might be an appropriate timeframe. Assuming there is an appetite to address the two issues, then it would be useful if that information could be presented to, and hopefully discussed with, PNCC in time to enable PNCC to respond by the revised reply date of 2 February as set out in Minute 6. Our suggestion is that PNIRD provide the required information by 24 January 2024.
8. It is requested that the agents for PNIRD respond as soon as possible and certainly before 22 December 2023, to advice whether they are willing and able to supply the information requested above and if so whether 24 January 2024 is an achievable date. Upon receipt of that reply, we will confirm the date for the PNCC reply. In the meantime, that date remains 2 February 2024.
9. Any enquiries regarding, and responses to, these directions or any related matters should be directed to the Hearing Administrator, Susana Figlioli, by email at susana.figlioli@pncc.govt.nz

DATED this 18th day of December 2023

A handwritten signature in blue ink, appearing to read 'DJ McMahon', with a horizontal line underneath the name.

DJ McMahon, Chair

On behalf of the members of the Hearing Panel