

WAIPĀ DISTRICT COUNCIL

Proposed Plan Change 17, Hautapu Industrial Zones

MINUTE OF THE HEARINGS PANEL

Dated 03/05/2023: Minute #11

Distribution: All submitters on Proposed Plan Change 17; all further submitters who did not make an original submission on Proposed Plan Change 17; Council.

1. The Hearings Panel has received the decision of Independent Hearings Commissioner Withy on the objection lodged by Hautapu Landowners' Group against the Panel's decision on scope (which was recorded in Minute #8 of 6 March 2023). The decision on the objection is:
 - (a) That part of the submission of Hautapu Landowners' Group requesting deferred industrial zoning for its land is 'on' Proposed Plan Change 17 and therefore 'within scope' of the Plan Change;
 - (b) The Hearings Panel's previous decision on the scope of that part of the Hautapu Landowners' Group submission, which was recorded in Minute #8, is reversed; and
 - (c) The Hearings Panel is, accordingly, directed to hear and consider the Hautapu Landowners' Group submission in its entirety.

2. The Hearings Panel has taken into account consultation undertaken by Council officers with parties on a new hearing date and timetable and accordingly directs that:
 - (a) The hearing on Proposed Plan Change 17 will now commence on Wednesday 14 June 2023.
 - (b) The Hearings Panel has received all evidence in chief and rebuttal filed by parties up to and including 17 March 2023 pursuant to the original timetable recorded in Minute #1. The Hearings Panel will proceed to read and consider that evidence in the hearing.
 - (c) Accordingly, the Panel does not require any party to repeat evidence already filed and directs that any further evidence filed pursuant to the following further timetable orders focusses on matters relevant to that part of the Hautapu Landowners' Group submission which has now been determined to be 'within scope' of Plan Change 17:
 - (i) Any expert witness caucusing to occur and resulting joint witness statements filed by 4pm Friday 19th May;

- (ii) Any new s42A Report documentation, including supporting reports and evidence, is to be filed by 4pm Friday 19th May;
 - (iii) Any new submitter expert evidence is to be filed by 4pm Friday 26th May;
 - (iv) Any new submitter lay evidence and any rebuttal evidence is to be filed by 4pm Friday 2nd June;
 - (v) All legal submissions are to be filed by 4pm Friday 9th June;
 - (vi) Hearing scheduled to commence at 9:15am Wednesday 14th June.
3. Council is to circulate all documents to all parties on receipt and load all documents on Council's Plan Change 17 web page as soon as practicable after receipt.
4. The hearing of Proposed Plan Change 17 will be subject to the following initial procedural orders (and further directions or orders can be considered and made during the hearing):
- (a) All documents filed in accordance with this Minute will be taken as read by the Hearings Panel;
 - (b) Any preliminary matters raised in legal submissions filed pursuant to the timetable will be heard at the outset; the Hearings Panel may choose to reserve its position on any matter raised before proceeding to hear evidence and legal submissions on substantive matters; and
 - (c) Counsel can address any 'late-breaking events' by way of addendum to their legal submissions tabled at the hearing.
5. All correspondence with the Hearings Panel shall be made through the following contact details:

districtplan@waipadc.govt.nz