

Timaru District Plan Review

Project Update May 2024



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Purpose of Workshop



- To update Councillors on the progress of the Timaru District Plan Review
- To present the Hearings Schedule to Councillors
- To outline the key milestones associated with each hearing
- To discuss the opportunities to work with submitters prior to hearings
- To discuss the implications of any legislative changes
- To discuss mechanisms, and the implications of any variations to the Proposed Timaru District Plan
- Future updates to Council
- To answer any questions Councillors may have

Progress of the District Plan Review



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Progress of the District Plan Review

- The District Plan Review has reached the Hearings Stage with Hearing-A commencing tomorrow morning
- The hearing is public facing – there will likely be a high level of interest from the public and media. This will vary for each hearing depending on the topics being heard
- The hearings are being run in an efficient, fair and independent manner
- This can be a process that puts submitters out of their comfort zone
- Quality resourcing and processes have been invested into the hearings

2024

* Depending on content

Hearing A

Introduction - General Provisions
High Level Strategic Directions

8-9 May 24

Panel members
All

s42A authors
Brigitte & Alanna
Andrew Willis

Hearing B

B1 Rural Zones - B2 Urban Zones

22-26 July 24

Panel members
Cindy, Stacey
Ros, Raewyn

s42A authors
Brigitte & Alanna
Andrew Maclennan
Liz White

Hearing C

Natural Environment & Hazards and Risk

3-5 Sept 24

Panel members
Cindy, Stacey
Ros, Megen

s42A authors
Liz White
Andrew Willis
Alanna

Hearing D

Cultural Values
Open Space Zones

12-15 Nov 24

Panel members
Cindy, Stacey
Ros, Megen, Raewyn

s42A authors
Liz White
Brigitte

2025

Hearing E

Infrastructure, Subdivision, Growth

11-14 Feb 25

Panel members
Cindy, Stacey
Jane, Raewyn

s42A authors
Brigitte
Andrew Willis
Matt Bonis (tbd)

Hearing F

Other District-wide matters
Designation

22-24 Apr 25

Panel members
Cindy, Stacey
Jane, Megen

s42A authors
Brigitte
Liz White

Hearing G

Variation 1 Placeholder for national directions requiring immediate Implementation

8-10 July 25

Panel members
Cindy, Stacey
Ros or Jane
*Raewyn (or Megen)

Hearing H

Variation 2 Placeholder for potential variation to rezone FDA 1 & FDA 2

2-4 Sept 25

Panel members
Cindy, Stacey
Ros or Jane
*Megen (or Raewyn)

Hearing I

Sweep up

21-23 Oct 25

Panel members
Cindy, Stacey
Ros or Jane
Megen, Raewyn

s42A authors
tbd

Hearings Process

- The Hearings Panel has issued a minute (Minute 6) that addresses procedural matters for each hearing. This includes:
 - The timeframe for Council to circulate the s42A Officer Report (recommendations on submissions)
 - The timeframe for all technical experts to be called at the hearing to circulate their evidence
 - The timeframe for any legal submissions to be circulated
- All parties must adhere to the timeframes and requirements set out in Minute 6, and any subsequent minutes that may be issued by the Hearings Panel
- Any variations to the directions contained within a minute is considered by the hearings panel



Councils Role in the Hearing

- Council engages an officer to complete a s42A report, which assesses the submissions received and provides recommendations as to whether to accept or reject the submission
- The s42A officer is an independent witness and provide their professional opinion. They are involved in the process to assist the hearings panel and make recommendations
- Technical advice from experts is sought to support the s42A officer in forming their view where required i.e. a landscape architect
- Submitters can respond to the s42A report at the hearing, and through the provision of expert evidence prior to the hearing

Councils Role prior to the Hearing

- s42A officers can seek additional information and/ or discuss submissions with those who submitted them
- This creates the opportunity to better understand the reasoning for submissions and what is being sought; whilst also seeking to clarify any potential misunderstanding or interpretation issues
- Discussion and understanding that can be gained during the development of the s42A report can result in clearer recommendations to the panel
- Staff in conjunction with s42A officers will seek to communicate and engage as much as possible during the pre-hearing period to seek to achieve a robust hearing process

Managing the Unknowns



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- The government is promoting various changes to the resource management framework
- The resource management regulatory environment changes often, and councils are always operating in an environment of some regulatory uncertainty
- Any changes that eventuate will need to go through the legislative process to be enacted
- If the changes occur during the scheduled process the Panel will consider the impact of these (if any) within the context of the information already in front of them
- If a new process is required to address any changes this will be a decision for Council

Mechanism to Change the Proposed Plan

- Council can notify variations to the Proposed District Plan
- The Hearings Schedule includes placeholders for two hearings to consider variations to address:
 - Legislative changes requiring immediate implementation; and
 - The rezoning of FDA 1 and 2
- Careful consideration should be given to any future variation, as there will be associated cost and time implications to the project that have not been budgeted for
- Once a plan is operative and any appeals resolved Council can notify plan changes to make changes to their District Plan

Keeping Councillors Up-to-date

- Frequent reporting is proposed to the Environmental Services Committee to update on:
 - Overall progress of the District Plan Review
 - Adherence to timeframes
 - Any important issues that arise
 - Legislative change that impact on the district plan review
 - Any other matter that the Committee requires



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Questions