

IN THE MATTER OF

the Resource Management Act
1991

AND

IN THE MATTER OF

Plan Change 79 – Deferred Zoning
to the Tasman Resource
Management Plan under Schedule
1 of the Resource Management
Act 1991

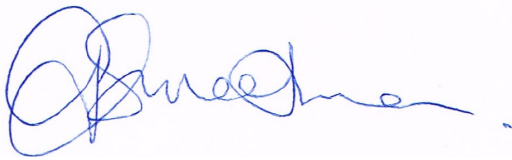
MINUTE 6 OF THE HEARING PANEL APPOINTED BY TASMAN DISTRICT COUNCIL

1. The hearing of Plan Change 79 – Deferred Zoning (PC79) to the Tasman Resource Management Plan (TRMP) was held on Monday 23 June 2025.
2. On 27 June 2025, the Panel issued Minute 3, directing expert planner conferencing occurs according to a set timeframe.
3. Following an extension of time, we received all three joint witness statements by 4 August 2025.
4. We have now had the opportunity to review the joint witness statements and this Minute sets out our directions as to next steps.
5. We hereby direct that the Council planners provide their Reply Report by no later than **4pm Friday 12th September 2025**.
6. In their Reply Report, the planners are directed to:
 - (a) set out their final recommendations on submissions on PC79, taking into account:
 - the evidence and information received from submitters through the hearing
 - questions at the hearing from the Panel
 - the positions set out in the three joint witness statements
 - Mr Batten’s presentation in respect to Brightwater 16 (BW16) and Snowden Bush
 - (b) provide a fully updated version of PC79 showing:
 - any further recommended amendments to the relevant chapters having read and heard evidence through the hearings process. These are to clearly delineate the recommended amendments from the Section 42A report and further recommended amendments following the hearing.
 - each recommended amendment to the chapter(s) being footnoted to the relevant submission(s) that the amendment(s) relates to
 - (c) provide updated versions of the “Submission Recommendation” tables contained in the s42A which reflect any changes in recommendations as a result of (a).

7. The reply report is to be accompanied by legal advice from Council's legal counsel, which shall cover the following questions:
- (a) In respect of the provisions in PC79 as recommended by the Council planners in their Reply Report that trigger the rule "flip" from a deferred zone to an urban zone:
 - are they lawful?
 - are they sufficiently certain for them to be implemented without requiring any subjective evaluation, in particular in respect to any funding arrangements?
 - (b) Is there scope within the submissions on PC79 for the Council to introduce new provisions managing subdivision in respect to Lower Queen Street (LQS), Richmond West 1 (RW1) and Richmond West 2 (RW2)?
 - (c) Is there scope within PC79 and the submissions to make amendments so that the PC79 amendments do not change the operative status quo in respect to Mapua and Motueka? Please see 5b) in the Topic 2 Planners' joint witness statement for reference.
8. If the Council planners consider they cannot achieve this timeframe, they are to advise the Panel, who will consider an extension accordingly.

Communication and questions

9. Any enquiries regarding these Directions or related matters should be directed to the Hearing Administrator, Narissa Armstrong (narissa.armstrong@tasman.govt.nz). No party is to directly contact any member of the Hearings Panel.



Gina Sweetman
Chairperson, on behalf of the Hearings Panel
18 August 2025