

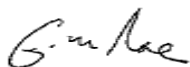
CENTRAL OTAGO DISTRICT COUNCIL

PROPOSED PLAN CHANGE 18 (PC18), EXPANSION OF INDUSTRIAL ZONE, CROMWELL

MINUTE 1 OF COMMISSIONER

1. The hearing of proposed PC18 stands adjourned.
2. As signalled at the hearing on 10 July 2023 an issue that requires further consideration is the appropriate way to provide protection for the Chafer Beetle Reserve. I signalled at the hearing that further advice may be requested on this.
3. I now request that the s42A Reporting Officer (Ms Rodgers) and Department of Conservation's planner (Ms Williams) confer and provide a Joint Witness Statement (JWS) on the following:
 - (a) Options, within the scope of submissions, to protect the Chafer Beetle Reserve from the effects of industrial development on the adjacent PC18 land;
 - (b) The preferred option, having regard to providing reasonable use of the land proposed to be rezoned whilst providing appropriate protection for the beetle reserve.
4. Amongst the options to be considered will be:
 - (a) providing a setback for buildings on or use of the PC18 land; and
 - (b) setting aside a buffer area from the boundary of the reserve that does not form part of the expanded Industrial Zone (i.e. retains its Rural zoning).
5. The JWS is to include any provisions that would need to be inserted into proposed PC18 (which will be required to give effect to the preferred option, within the scope of the submission of Department of Conservation).
6. It is to be prepared in terms of the normal protocols for expert witness conferencing and should set out areas of agreement and any areas of disagreement between the planners.
7. The JWS is to be provided to the Hearing Facilitator, Tarryn Lines, by **28 July 2023**. I anticipate it will then be set to all parties for any comments they may have.
8. I will then ask for a written Reply Report to be provided by the s42A Reporting Officer.
9. If any party wishes to seek further clarification regarding this Minute, please contact Ms Tarryn Lines (phone 021 976 340) in the first instance.

DATED this 13th day of July 2023



GM Rae , PC18 Hearings Commissioner