

CENTRAL OTAGO DISTRICT COUNCIL

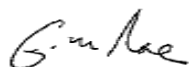
TKO PROPERTIES – RC230179

MINUTE 3 OF THE HEARING PANEL

1. Further to Minute 2, the Panel has received an Addendum to the planner's s42A Report from Mr Vincent, reporting officer for the Council. This was requested by the Panel to respond to the revised application provided by TKO Properties.
2. The Addendum report is accompanied by a further report from Mr Harding, who has peer reviewed the Biodiversity Offsetting associated with the revised proposal.
3. We understand that those reports have been e-mailed to the parties, and they are also now posted on Council's web page for this application.
4. From our reading of the updated reports, the Panel considers the main points of contention between the Council witnesses and the Applicant's ecological assessments seem to be the use of EIANZ assessment methods, the quality of the information provided and how the amended proposal addresses the NPS-IB.
5. Whilst we had initially intended to direct that expert witness conferencing take place prior to the hearing, the Panel notes that the ecological and biodiversity matters are very specialist and technical matters, and it would be more appropriate for us to first hear and understand the evidence and any legal submissions on these matters.
6. The Panel can then direct expert witness conferencing on specific matters to assist us, as may be required, either during the hearing or shortly after depending on the extent of conferencing that may be requested.
7. Accordingly, we have asked Ms Lines to now proceed with arranging for a hearing, and the parties will be advised of this in due course, together with dates for lodgement of evidence and submissions.
8. If there are any questions arising from this Minute, please direct those in the first instance to Ms Lines.

DATED this 3rd day of October 2024

Signed by



GM Rae
Chair of Hearing Panel
