

HUTT CITY COUNCIL
RM220088
LAND USE CONSENT – DIGITAL BILLBOARD
47 THE ESPLANADE, PETONE
MINUTE 4 OF THE HEARING PANEL

Introduction

1. Following our third Minute issued earlier this month, the hearing for this application was held at the Hutt City Council offices on 18 and 19 June.
2. At the conclusion of Day 2, we set out some oral directions around next steps before adjourning the hearing.
3. The purpose of this Minute is to record those oral directions for the benefit of all parties and the formal hearing record. The hearing remains open to enable the corresponding exchange of further information.

Summary of oral directions

4. Our directions related to the following three matters that required further action as at the adjournment of Day 2:
 - a. firstly, an allowance of time for the Council's reporting team to provide:
 - i. clean copies of their speaking notes presented at the conclusion of Day 2; and
 - ii. additional information requested by us over the course of the hearing;
 - b. secondly, an allowance of time for the Council and the Applicant's respective planning experts – Mr Thornton and Mr Firth – to confer further on revisions to the recommended conditions to address a range of matters raised during the hearing; and
 - c. finally, an allowance of time for the Applicant to provide its written reply.
5. Regarding (b) above, we note that there may well remain disagreement between the two planners as to whether consent should be granted or not, and if it is granted, the full suite of conditions that should be imposed. The task for the planners is to agree the conditions as far as they can, and to clarify where differences in opinion remain and reasons for any disagreement.
6. As noted at junctures during the hearing, the Panel has not decided whether consent should be granted or not at this stage. In the event consent is granted, we will need to ensure that the conditions are fit for purpose, which is the basis for the further conferring between planners on this matter.

7. Against the above context, the timetable for the remaining information exchange was set down as follows:

Matter	Due
Information from Council reporting team	Midday, 21 June
Revised conditions from planning experts	5pm, 3 July
Applicant's right of reply or signal from the applicant as to later date for the reply	5pm, 5 July

8. We note that the first milestone above was met and we are in receipt of the information from the Council reporting team as requested.

Next steps

9. Once the above timetable concludes, we will provide a further update to all parties as to next steps.
10. We do not envisage that there will be a need to reconvene the hearing at this stage, but that option remains available if required.
11. We note that Mr Williams will temporarily be replaced by Mr Stephen Dennis as our Council representative for communications and receipt of further information subject to the timetable above. Mr Dennis can be reached via email at stephen.dennis@huttcity.govt.nz.
12. In closing, we wish to reiterate our thanks to all parties who presented to us during the course of the hearing, and for the various Council staff members who provided us with support.



J C Jones (Chair)
On behalf of the Hearing Panel

21 June 2024