From:	Jackie McNae
To:	Narissa Armstrong
Cc:	Tasmanrmp; TRMP Hearings
Subject:	RE: TRMP Plan Change 81 - Urban Development and TRPS Change 1 update...- Procedural Issues matters listed for 3rd of November hearing
Date:	Monday, 12 October 2026 1:03:01 pm
Attachments:	image001.png

Good Afternoon Narissa
I am writing to you in relation to the requirement to require any procedural matters to be raised in writing by 1pm , today the 12th of October 2026.

I note that while we are being asked to respond by 1pm today , on Friday the 9th of October after the close of business advice initially at 5.20pm and then further advice at 5.44pm was provided by Council that a memorandum was received from Council's Counsel , with a range of advice contained in the memorandum and that it had been uploaded to the Council website. We did not view those emails until today and it has not been possible to consider that advice , nor distribute that or seek legal advice on that memorandum prior to confirming the following matters of concern over procedural matters. It is noted that the memorandum is dated the 6th of October , but it was not available until the evening of the 9th of October .

On behalf of Richmond Pohara Holdings Ltd (Submitter 28), Tahimana Ltd (Submitter 27,185) ,W and E Lynch (Submitter 168) and Takaka Aero Heights Ltd (Submitter 114) we wish to raise the following matters.

i. We have concerns over the proposal to break up Submissions into Topics, rather than allowing Submitters to present their case in one presentation. We consider this will lead to a very disjointed series of presentations, particularly for those Submissions where the fundamental matter is the Zoning of the Submitters land and the integrated set of Objectives , Policies and Rules that accompany the Zoning.
ii. The Zoning Hearing is scheduled as part of Stage 4 hearing to be held in February 2027. Yet in December the framework issues are being heard. The topics for the Submitters we are representing are inextricably linked between hearing stage 3 and 4..
iii. It is unclear from the Stage 3 hearing whether a Submitter has to appear up to 11 times for each sub hearing matter or whether they are to present once covering all topics. If it is the former this would seem unworkable , expensive and very disjointed as most topics overlap and where again for a number of the Submitters the fundamental issue has to be considered as part of the Zoning.
iv. A good example of the concerns we raise relates to the Lynch Submission. Their land is proposed to be rezoned Residential, the Zoning is proposed to be

deferred, deferral relates to infrastructure matters, they support the Zoning but have issues related to the deferral status , infrastructure including transport matters, definitions, a range of MDRZ rules , the Design matrix and have a range of further submissions including related policies. All of these matters for the Lynch submission are interrelated and linked. To attempt to hear all these matters separately would mean a series of disjointed presentations which lack coherency when the main topic , the Zoning is heard in Stage 4.

v. Scope of original Submissions . We do not yet know what matters Council or the Panel may consider out of scope; it is therefore difficult to comment on this on the 12th of October, we expect the section 42 A report is going to be released in the next day or so . It is not clear from the Minute, and memorandum issued as to the decision-making process on scope. The hearing on the 3rd of November includes scope ,so we assume it does not provide the opportunity in that hearing for the Submitter to outline the merits of their Submission , which maybe a request for Zoning . Is there going to be an opportunity for a substantive case to be put forward in the case of Zoning at Hearing Stage 4 , or will the Panel issue a decision on scope after hearing Stage 1 , resulting in no opportunity to put forward the substantive case.

We note we have had to forward this response today , in the absence of advice for some of the Submitters noted , from Legal Counsel . Legal Counsel for Tahimana Ltd and Richmond Pohara Holdings Ltd , Sally Gepp , is on leave overseas and due back in the next few days . We respectively request therefore leave for an extension of time to fully respond to procedural matters, including matters related to scope, till the 16th of October to enable legal counsel to review the material issued on these matters .

Thank you for your consideration of the above.

Regards

Jackie McNae BRP Hons
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