

From: [Dixon, Sam](#)
To: [Julie Straka](#)
Cc: [Jayne Tidbury-Beer](#)
Subject: Wairau Estate Private Plan Change - Memorandum of counsel dated 31st July
Date: Friday, 2 August 2019 1:05:59 PM

Kia ora Julie,

Could you please convey to the commissioners my concern regarding the applicants memorandum of counsel dated 31st July.

I object to the applicants request for the following reasons:

1. It is self-evident to me that the applicant has failed to discharge their burden of proof to establish that their request meets the purpose and principles of the Act.
2. This latest request continues a theme of unpreparedness that has been evident throughout the lifecycle of this private plan change process. The unpreparedness is associated with a lack of active listening and a lack of robust expert information and assessment. The cost in terms of time and money of that unpreparedness has been transferred to submitters and submitters experts that are paid for by the residents of Oakura.
3. The applicant is asking that the hearing stay open for at least four months while they essentially go back to the drawing board on a wide range of very significant matters that are in dispute. If allowed this will come at significant ongoing cost and time to submitters, submitters experts, and NPDC.
4. Even if the commissioners were to agree to the request I seriously question how realistic it is for the applicant to procure an independent expert social impact assessment (SIA) and a cultural values assessment (CIA) within the timeframes stated. The fact they are suggesting this can be achieved in a meaningful way within a couple of months is naïve.

SIA is defined by the International Association of Impact Assessment (IAIA) as: *"the processes of analysing, monitoring and managing the intended and unintended social consequences, both positive and negative, of planned interventions (policies, programs, plans, projects) and any social change processes invoked by those interventions. Its primary purpose is to bring about a more sustainable and equitable biophysical and human environment"*.

The IAIA notes that SIA can be undertaken in different contexts and for different purposes, but that the following principle is important across all SIA:
"The improvement of social wellbeing of the wider community should be explicitly recognised as an objective of planned interventions and as such should be an indicator considered by any form of assessment. However, awareness of the differential distribution of impacts among different groups in society, and particularly the impact burden experienced by vulnerable groups in the community should always be of prime concern."

The big thing with SIA is allowing time for consultation – normally it is not enough for the social assessor to use consultation done by others. I would suggest that the KCB submission and the knowledge/experience of KCB members and that of independent submitters would have to form the basis of any meaningful independent consultation and social impact assessment. IAIA have put out the following guidelines https://www.iaia.org/uploads/pdf/SIA_Guidance_Document_IAIA.pdf.

5. Regarding iwi consultation the applicant has had years to engage with mana whenua and prepare a CIA. I believe it is wishful thinking on behalf of the applicant that at the 11th hour they can obtain a meaningful CIA within a month or two, interpret it, and then alter their plans to the satisfaction of Taranaki Iwi.

Nga mihi

Sam Dixon
021 2203639

22 Kaitake Road RD4
Oakura

From: Julie Straka <julie.straka@npdc.govt.nz>
Sent: Thursday, July 25, 2019 5:54 PM
To: Julie Straka <julie.straka@npdc.govt.nz>
Cc: Jayne Tidbury-Beer <Jayne.Tidbury-Beer@npdc.govt.nz>
Subject: Hearing evidence

Dear applicant and submitters

Evidence tabled at the first three days of hearings is now available online [here](#). Please let me know if you believe something is missing.

Evidence from days 4 and 5 should be available over the weekend.

The hearing is being recorded. Transcripts will be posted online once available. It takes 1-2 weeks for the transcription process to be completed.

Thank you for your patience over the delays in the hearing timetable. Delays sometimes happen in longer hearings and are a reflection of the Commissioners allowing the applicant and submitters appropriate time to present evidence for their consideration.

Regards
Julie

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