

TAUPŌ DISTRICT COUNCIL

PROPOSED DISTRICT PLAN CHANGES:

PLAN CHANGE 39: RESIDENTIAL BUILDING COVERAGE
PLAN CHANGE 41: REMOVAL OF FAULT LINES

MINUTE 4 OF THE INDEPENDENT HEARING PANEL

1. This Minute is being sent to you because you are either a submitter or a Council reporting officer to **Plan Changes 39 and 41** being the change to the residential building coverage and the removal of fault lines from the District Plan.

Proposed Hearing Update

2. In Minute 3 we confirmed that the dates for the Section 42A reports for Plan Changes 38, 39, 40, 41 and 43 would be available on the Council's website by 13 July 2023 – this has occurred -- and that the Section 42A report for Plan Change 42 would be available on 28 July 2023.
3. The hearing for PC39 and PC41 was scheduled for **Friday 28 July 2023**. For PC39 there were nineteen original submitters, and for PC41 there were eleven original submitters and seven further submitters – some of these submitters to both plan changes requested to be heard at the hearing at the time of lodging their submission.
4. Since the lodgment of submissions, the Council has worked with submitters including to confirm whether their request to present to the hearing is still intended. The release of the Section 42A reports has also enabled these submitters to see how their submissions have been addressed.
5. As a result of this, all the submitters who indicated that they wanted to be heard at the hearing have now confirmed to the Hearing Administrator that they are now happy to forgo their actual attendance and presentation to the Panel. We appreciate the consideration and flexibility of these submitters and confirm that if any of the submitters to PC 39 and PC41 who, up until recently, were allocated a hearing slot that they have since vacated, wish to table a written statement in support of their submission they are welcome to do so up until the close of business **27 July 2023**. This is by no means a mandatory directive and is offered in lieu of hearing attendance. We record that for PC41 we have already received a statement from submitter EQC and for PC39 a statement is proposed by submitter Alana Delich. All statements that are received will be posted on the website.
6. The outcome of this is that the in-person hearing is not necessary, and the Panel will decide the outcome 'on the papers'. This means that the Panel will still convene and consider all submissions and evidence, and deliberate. This process may give rise to additional questions that we may have of the s42A

writers and possibly submitters also. If that transpires we will distill these questions into a further Minute and circulate. If this were to occur, it would include the opportunity for participants to respond to the answers given to our questions.

7. We wish to highlight the fact that this is an acceptable process and to assure all participants that their submissions and evidence will be considered in our recommended decisions to the Council – not holding a hearing does not alter this; it remains 'business as usual'.

Other plan changes/next steps

8. The hearings for **Plan Changes 38, 40, 42 and 43** will occur as directed beginning 17 August through to 29 August 2023.
9. The Panel will provide subsequent Minutes on any further updates in relation to the hearing's proceedings in due course.
10. Any submitter enquiries relating to the proposed plan changes and the hearing should be directed to the Hearing Administrators Hilary Samuel or Haydee Wood and can be contacted at districtplan@taupo.govt.nz

DATED Thursday 20 July 2023



DJ McMahon

Chair - Independent Hearings Panel

For and on behalf of:

Commissioner Elizabeth Burge

Councillor Yvonne Westerman

Councillor Kevin Taylor