

TAUPŌ DISTRICT COUNCIL

PROPOSED DISTRICT PLAN CHANGES:

PLAN CHANGE 38: STRATEGIC DIRECTIONS

PLAN CHANGE 40: TAUPŌ TOWN CENTRE

PLAN CHANGE 42: GENERAL RURAL AND RURAL LIFESTYLE ENVIRONMENTS

PLAN CHANGE 43: TAUPŌ INDUSTRIAL ENVIRONMENTS

MINUTE 5 OF THE INDEPENDENT HEARING PANEL

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1. This Minute is being sent to you because you are either a submitter or a Council reporting officer to **Plan Changes 38, 40, 42 and 43** being Strategic Directions, Taupō Town Centre, General Rural and Rural Lifestyle Environments and Taupō Industrial Environments of the District Plan. It is particularly relevant to submitters who will be attending the hearing and specifically those that intend to call expert evidence.

**Background**

2. In Minute 3 (dated 12 July 2023) we confirmed that the date for the Section 42A reports for **Plan Changes 38, 39, 40, 41 and 43** to be posted on the Council's website would be 13 July 2023 - this has occurred - and that the Section 42A report for **Plan Change 42** would be available on 28 July 2023.
3. In Minute 4 (dated 20 July 2023) we set out the process for **Plan Changes 39 and 41** due to the in person hearing not proceeding as all submitters to these plan changes confirmed that they were happy to forgo their actual attendance and presentation to the Panel.

**Plan Changes 38, 40, 42 and 43 - Hearing Schedule**

4. The schedule for hearing submissions on Plan Changes 38, 40, 42 and 43 is being developed but won't be completely finalised until the week of 7 August 2023. To facilitate an efficient hearing process, we require all submitters to those plan changes to read the relevant s42A reports to their submission points (there may be several) and advise the hearings administrator of **the time they require to present** to the hearings panel **and how many people** will be presenting. This will assist in deciding whether the hearing may be able to be concluded by Friday 26 August instead of Tuesday 29 August. The panel understands that a number of conversations have occurred between the Council and Submitters already, in particular in relation to the number of experts expected for Plan Change 42.
5. As mentioned above the s42A reports for Plan Changes 38, 40 and 42 are available on the Council's website and the s42A report for PC42 is due on 28 July 2023. In conjunction with the hearing scheduling exercise that the Hearing Administrator is currently undertaking, we require submitters to provide final confirmation to the Hearings Administrator of the **presentation time and number of people** presenting as per the following timetable:

- For Plan Changes 38, 40 and 43 by **1pm 31 July 2023**; and
  - For Plan Change 42 by **1pm 4 August 2023**.
6. The split due dates are because the s42A reports are available on different dates and this gives at least 5 days from the release of the s42A report to the requirement to give notice to the Hearings Administrator.

### **Expert Evidence**

7. As mentioned in previous Minutes, expert evidence is evidence from independently qualified persons such as flood modelling engineers, landscape architects, traffic engineers, acoustic engineers, economists and planners to name but a few. For any questions of clarification about professional expertise and the code of conduct for expert witnesses, please contact the Council Hearing Administrator in the first instance.
8. In relation to **expert Planning evidence** if there are changes to the recommended District Plan provisions as part of this evidence we require two separate appendices to be attached to that evidence:
1. A **s32AA evaluation** report of the changes. The s32AA assessment must be consistent with the requirements of s32(1) to (4) of the RMA and undertaken at a level of detail that corresponds to the scale and significance of the changes. It must be specifically nuanced to show that they are the most appropriate way to achieve the objectives, identify and assess the benefits and costs, and assess the risk of acting or not acting;
  2. An **amendments version** of the provisions showing the requested changes from the notified version (or the s42A version if they have been amended from the notified version) using **coloured text** and **strike-outs** on the base provisions.

### **Next steps**

9. The hearings for **Plan Changes 38, 40, 42 and 43** will occur as directed beginning 17 August through to either 26 or 29 August 2023.
10. The Panel will provide subsequent Minutes on any further updates in relation to the hearing's proceedings in due course.
11. 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](mailto:districtplan@taupo.govt.nz)

**DATED** Thursday 26 July 2023



DJ McMahon  
Chair - Independent Hearings Panel

For and on behalf of:  
Commissioner Elizabeth Burge,  
Councillor Yvonne Westerman

Councillor Kevin Taylor