

TAUPŌ DISTRICT COUNCIL

PROPOSED DISTRICT PLAN CHANGE:

PLAN CHANGE 43: TAUPŌ INDUSTRIAL ENVIRONMENT

MINUTE 21 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 **PC43 Taupō Industrial Environments** to the District Plan.

Minute Purpose

2. On Friday 6 October 2023 the Panel received a Memorandum from legal counsel for Taupo Industrial Estate Limited (**TEIL**) in response to our Minute 18 (dated 18 September 2023). This Minute responds to that Memorandum which is available for viewing on the Councils Website.

Response to TEIL

3. The Memorandum set out two matters of concern. Firstly, TEIL were concerned that the Hearing Panel has not adequately or appropriately considered issues of trade competition in relation to the submission of APGL and Mr Ladbrook. And secondly, they considered that there are no demonstrable wider environmental effects arising from the interface between the proposed Industrial Zone for Site 7 and the adjacent Residential Zone. In their opinion due to the trade competition issue and no demonstrable wider environmental effects they further considered that it was not clear why planner caucusing is necessary in relation to Site 7 and ultimately considered that it was not necessary.
4. The Panel considers that the trade competition issue in relation to Site 7 industrial zone is still a live issue – we have not yet turned our mind to it. Regardless of whether we decide that there is a trade competition issue or not, the interface between the Industrial Environment and the Residential Environment is also still a live issue. We also note that there were other submitters that submitted on the interface between these two environments for example Cheal Consultants.
5. Our Minute 18 at paragraph 7(c) identified that:

... more work is required on the adequacy of the interface between the Industrial Environment and the Residential Environment considering the discussion that occurred during the hearing. The assessment of the adequacy of this interface ideally would examine the existing bulk and location provisions (setbacks, landscaping, height etc.) and other controls (e.g. noise) that manage this interface (and whether changes could be made and/or determine whether additional provisions are necessary – for example height in relation to boundary controls, landscaping strips and ultimately a prescribed buffer.

6. We then pointed out that it would:

*... be beneficial if Ms Lewis (Advance Properties Group), Mr Moran (TIEL) and Mr Bonis would conference and produce a JWS. This JWS is to be lodged with the Hearing Administrator by **1pm 3 November 2023** (one week prior to the Written Reply).*
(underlining added)

7. The conferencing is not compulsory for any party – it is up to TEIL if they wish to take part in it. The issues will need to be addressed regardless of any decision on trade competition.

Next steps

8. The timeframe for the deliverable is unchanged as set out in Minute 18.

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 above content and the hearing should be directed to the Hearing Administrators in the first instance Hilary Samuel or Haydee Wood and can be contacted at districtplan@taupo.govt.nz.

DATED Monday 9 October 2023



DJ McMahon

Chair - Independent Hearings Panel

For and on behalf of:

Commissioner Elizabeth Burge

Councillor Kevin Taylor

Councillor Yvonne Westerman