

**TAUPŌ DISTRICT COUNCIL**

**PROPOSED DISTRICT PLAN CHANGE:**

**PLAN CHANGE 40: TAUPŌ TOWN CENTRE**  
**PLAN CHANGE 43: TAUPŌ INDUSTRIAL ENVIRONMENT**

**MINUTE 18 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 **PC40 Taupō Town Centre and PC43 Taupō Industrial Environments** to the District Plan.

**Minute Purpose**

2. We adjourned the hearing on 12 September 2023 after two full days of hearing for both PC40 and PC43. The purpose of this Minute is to set out the post hearing timetable for the provision of materials in relation to both Plan Changes.
3. This Minute does not set out in detail the specifics of that further material as this was discussed in full at the hearing with the various parties. Rather it sets out the timetable for it to occur in a sequential manner. We do, however, set out below one additional matter in relation to PC43 that was not discussed at the hearing that we would also like addressed.

**Outputs**

4. In relation to **PC40**:
  - a) The Written Reply for PC40 is to be lodged with the Hearing Administrator by **1pm 27 October 2023**.
5. In relation to **PC43**:
  - a) Mr Clark (Mega Foods) and Mr Bonis (Council reporting officer) will conference the potential options for a hybrid of the various options for land use and subdivision provisions (including any policy changes) and produce a Joint Witness Statement (JWS) in relation to Site 4 Broadlands Road. The JWS should include:
    - An outline of any agreements (and an indication of any remaining disagreement)
    - any amended provisions in colour coding
    - any s32AA assessment of the any agreed options
    - For any disagreements remaining, these can be included in a separate memorandum from Mr Clark for Mega Foods. For Mr Bonis, these can be included at the same time or in the written

reply. However, if the latter they are not to become a rebuttal of points in Mr Clarks memorandum

The above material is to be lodged with the Hearing Administrator by **1pm 3 November 2023** (one week prior to the Written Reply).

- b) Mr Feuillade is also given the opportunity to provide an illustration of the optimum layout of Site 4 in its potential role as sub-distribution/logistics centre. This may include an optimal layout compared to a layout taking account of the restrictions shown in proposed Appendix 11. We anticipate this will be principally in diagrammatic form but is able to include a brief commentary explaining the material. This is also required no later than 1pm 3 October and preferably earlier to assist Mr Bonis and Mr Clark in their exercises.
- c) We consider 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.

This matter was not discussed at the hearing in any detail, but the Panel consider 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). The same rules of engagement as outlined in paragraph 5a above are required for this JWS output.

- d) The Written Reply for PC43 is to be lodged with the Hearing Administrator by **1pm 10 November 2023**.

#### **Next steps**

- 6. The timeframes for deliverables are as set out above.
- 7. The Panel will provide subsequent Minutes on any further updates in relation to the hearing's proceedings in due course.
- 8. 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](mailto:districtplan@taupo.govt.nz).

**DATED** Monday 18 September 2023



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DJ McMahon

Chair - Independent Hearings Panel

For and on behalf of:

Commissioner Elizabeth Burge

Councillor Kevin Taylor

Councillor Yvonne Westerman