

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 8 OF THE INDEPENDENT HEARING PANEL

Introduction

1. This Minute is being sent to you because you are either a submitter or a Council reporting officer to **Plan Changes 38** Strategic Directions, **40** Taupō Town Centre, **42** General Rural and Rural Lifestyle Environments and **43** Taupō Industrial Environments to the District Plan.
2. This Minute covers the following three matters:
 - a) The notification of an additional original submission for PC43 (Submitter 39 Envirowaste Services Ltd) that was missed and the process outcome from that to ensure that it is considered by appropriate parties.
 - b) Request for leave for an extension for the provision of evidence (Submitter 22 NZPork), (29, Waikato Regional Council) and
 - c) The draft hearing schedule and amendment to the hearing dates for PC40 and 43.
3. Each of these matters is addressed more fully in the paragraphs below.

Notification of Submission 39 – Envirowaste Services Ltd

4. An original submission lodged for PC43 was inadvertently missed from the public notification of the submission summary and therefore other submitters were not able to further submit on it, and the Reporting Officer did not consider the submission (or indeed further submissions) in the s42A report. To rectify this the Council notified **Submission 39** (Envirowaste Services Ltd) on 28 July and further submissions on this close **5pm Friday 11 August 2023**.
5. The s42A Reporting Officer will then consider Submission 39 and any further submissions received through its notification and present the evaluation and findings as an Addendum to the s42A report. **This Addendum is due by 5pm 14 August 2023**.
6. We also grant an extension of time to Submitter 39 for the provision of their evidence to enable them to respond to the Addendum to the s42A report. **This evidence is due 1pm 18 August 2023** that being five days before the hearing.

Extension of time for the provision of evidence

7. A request for leave has been received from Submitter 22 NZPork for an extension of time of one day for the provision of their evidence for PC38 and PC42. The Panel grants this extension under special circumstances. Evidence from NZPork for **PC38** is now due **5pm 10 Thursday August 2023** and for **PC42 5pm Friday 11 August 2023**.
8. A request for leave has been received from Submitter 29 Waikato Regional Council for an extension of time for the provision of their evidence for PC38, PC42 and PC43. The Panel grants this extension under special circumstances. Evidence from Waikato Regional Council for **PC38, PC42 and PC43** is now due **1pm Monday 14 August 2023**.
9. A request for leave has been received from Submitter 74 Steve Hawkins for an extension of time for the provision of their evidence for PC42. The Panel grants this extension to accommodate expert witness conferencing. Evidence from Submitter 74 for **PC42** is now due **1pm Friday 11 August 2023**.

Draft Hearing Schedule

10. A draft hearing schedule has been prepared and is attached to this Minute.
11. As a result of the schedule organisation the hearing for **PC40** (Taupō Town Centre) and **PC43** (Taupō Industrial) which was set down for 27 and 28 August 2023 will now be held on **24 and 25 August 2023 respectively**. Participants have already been advised of this and this minute simply records the rescheduling.
12. We are circulating the draft hearing schedule for hearing participants to check and confirm that their details are correct – if there are any discrepancies or any other issues with the schedule, please contact the Hearing Administrator in the first instance.
13. You will note that the 'Meeting Link' for the hearing is left blank on the draft schedule, these details will be provided to all participants next week.

Next steps

14. The Panel will provide subsequent Minutes on any further updates in relation to the hearing's proceedings in due course.
15. 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 Tuesday 8 August 2023



DJ McMahon

Chair - Independent Hearings Panel

For and on behalf of:
Commissioner Elizabeth Burge
Councillor Kevin Taylor

Hearing Name: PC38 DAY 1 - Strategic Directions Hearing

Hearing Location: 14 Northcroft Street,
Taupō 3330

Hearing Venue : Tauhara 1, Suncourt
Hotel

Meeting Link: Will be sent via email

Hearing Date: 17/08/2023

Start Time: 17/08/2023 1:00

Total number of submitters to be heard: 7

Start time	Submitter Number	Submitter Name & Organisation	Online or in Person
9am		Site Visit	
12 noon		Lunch	
1pm		Council Planner overview	
2 pm	75	Duncan Whyte (Planning) and Dudley Clemens (Environmental Manager) on behalf of Tauhara Quarries Ltd	Online
2.15pm			
2.30 pm	39	Kaaren Rosser on behalf of EnviroWaste Services Ltd	In person
2.45pm	68	Hayley Stronge (Planning) and Fraser Graafhuis on behalf of Mercury	In person
3 pm	91	Jo-Anne Cook-Munro for Federated Farmers of New Zealand – Rotorua / Taupo	Online
3.15 pm	115	George Asher for Te Kotahitanga o Ngāti Tūwharetoa	In person
3.30pm	110	Rebecca Eng (Transpower), Hei Pretorius (Engineer) and Pauline Whitney (Planning) for Transpower New Zealand Limited	Online
3.45 pm		Arvo tea	
4pm	22	Lynda Murchison on behalf of New Zealand Pork Industry Board	Online
4.15			
4.30 pm			

Hearing Name: PC38 DAY 2 - Strategic Directions Hearing

**Hearing Location: 14 Northcroft Street,
Taupo**

**Hearing Venue :Tauhara 1, Suncourt
Hotel**

Meeting Link: Will be sent via email

Hearing Date: 18/08/2023

Start Time: 18/08/2023 9:00

Total number of submitters to be heard: 12

Start time	Submitter Number	Submitter Name & Organisation	Online/in person
9 am			
9.15 am	57	Nicola Foran (Policy Manager) and Romae Calland (Planning) on behalf of Manawa Energy Limited	Online
9.30 am	85	Gemma Hayes on behalf of Ministry of Education	TBC
9.45 am	29	Megan Kettle (Planning) on behalf of Waikato Regional Council	In person
10 am	46	Chris Marshall for Tukairangi Trust	In person
10.15am		Morning tea	
10.30 am	90	Angela Bell	In person
10.45 am	104	Gurv Singh for Kainga Ora	TBC
11 am	101	Jane Penton on behalf of LWAG	In person
11.15 am	114	Alana Delich on behalf of Taupo Climate Action Group	In person
11.30 am	93	Mark Chrisp (Planning) and Mike Stevens (Contact) on behalf of Contact Energy Limited	In person
11.45 am	84	Alice Lin (Planning) on behalf of Genesis Energy	Online
12 noon – 12.30 pm	41	John Lenihan (Architect), Brett Farquhar (Planning), Alex Wilson – Chairperson	In person
12.30 pm		Lunch	
1.15	58, 217	Joanne Lewis (Planning) on behalf of Pukawa D3 and D3 Trusts	In person
1.30		Council Experts	

Hearing Name: PC42 DAY 1 - General Rural & Rural Lifestyle

Hearing Location: 14 Northcroft Street,
Taupō 3330

Hearing Venue : Tauhara 1, Suncourt
Hotel

Meeting Link: Will be sent via email

Hearing Date: 21/08/2023

Start Time: 9:00

Total number of submitters to be heard: 18

Start time	Sub No.	Submitter Name & Organisation	In person/online
9 am		Council Planner overview	
10.30am		Morning tea	
10.45	85	Gemma Hayes (Planning), Ministry of Education	TBC
11:00 am	92	Samuel Gray	In person
11:15 am	32	Kirsteen McDonald (Planning) on behalf of Unicorn Pacific Trust	In person
11:30 am	97, 93	Mark Chrisp (Planning) and Mike Stevens (Contact) on behalf of Contact Energy Limited. Joint case with Taupo Motorsport Park and Taupo Racing Club.	In person
11:45 am			
12:00 pm	39	Kaaren Rosser on behalf of EnviroWaste Services Ltd	In person
12.15		Lunch	
1:00 pm	57	Nicola Foran (Policy Manager) and Romae Calland (Planning) on behalf of Manawa Energy Limited	Online
1:15 pm	77	Kirsteen McDonald (Planning) on behalf of E F Deadman Limited	In person
1:30 pm	68	Hayley Stronge (Planning) on behalf of Mercury	In person
1:45 pm	75	Duncan Whyte (Planning) and Dudley Clemens (Environmental Manager) on behalf of Tauhara Quarries Ltd	Online
2:00 pm	23	Tony Michelle on behalf of New Zealand Agricultural Aviation Association	In person
2.15pm			
2:30 pm	47	Sarah Hunt (Planning) on behalf of Wairarapa Moana Incorporation Ltd	In person

2:45 pm	79	Sarah Hunt (Planning) on behalf of Cheal Consultants	In person
3:00 pm	42	Ian Brittan	In person
3:15 pm	30	Jill Stanaway and Chris Tamarua	In person
3.30 pm		Arvo tea	
3:45 pm			
4:00 pm	60	John Olsen	In person
4:15 pm	84	Alice Lin on behalf of Genesis Energy	Online
4:30 pm – 5 pm	41	John Lenihan (Architect), Brett Farquhar (Planning), Alex Wilson – Chairperson	In person

Hearing Name: PC42 DAY 2 - General Rural & Rural Lifestyle

Hearing Location: 14 Northcroft Street,
Taupo

Hearing Venue : Tauhara 1, Suncourt
Hotel,

Meeting Link: Will be sent via email

Hearing Date: 22/08/2023

Start Time: 22/08/2023 9:00

Total number of submitters to be heard: 17

Start time	Submitter No.	Submitter Name & Organisation	Online/in person
9:00 am	115	George Asher for Te Kotahitanga o Ngāti Tūwharetoa	In person
9:15 am	220	Jo-Anne Cook Munro for Federated Farmers of New Zealand	Online
9:30 am			
9:45 am			
10:00 am	101	Jane Penton on behalf of LWAG	In person
10:15 am	117	John Peters	In person
10:30 am		Morning tea	
10:45 am	78	Dominic Adams on behalf of Ballance Agri-Nutrients	TBC
11:00 am	102	Adair Jeffries	In person
11:15 am	29	Megan Kettle (Planning) on behalf of Waikato Regional Council	In person
11:30am			
11:45am			
12:00 am	113	Luke Braithwaite for Waka Kotahi NZ Transport Agency on behalf of Waka Kotahi NZ Transport Agency	Online
12.30 pm		Lunch	
1:15 pm	90	Angela Bell	In person
1:30 pm	14	Daniela Shepherd	In person
1:45 pm	18	Brett Shepherd	In person
2:00 pm	10, 13 and 100	Anna Pol, Phillip Greaves and Mark Westbrook (Landowners), joint case	In person

2:15pm			
2:30pm			
2:45 pm	227	Richard Milner for NZ Helicopter Association	Online
3pm		Arvo tea	
3.15	25 and 207	Sally Strang (Manulife) and Jackie Egan (NZ Forest Managers)	In person
3:30 pm	63	Debs Morrison	In person
3:45 pm	22	Lynda Murchison on behalf of New Zealand Pork Industry Board	Online
4:00 – 5pm	110	Rebecca Eng (Transpower), Hei Pretorius (Engineer) and Pauline Whitney (Planning) for Transpower New Zealand Limited	In person

Hearing Name: PC42 Day 3 General Rural & Rural Lifestyle

Hearing Location: Suncourt Hotel

Hearing Venue :Tauhara 1

Meeting Link: Will be sent via email

Hearing Date: 23/08/2023

Start Time: 23/08/2023 9:00

Total number of submitters to be heard: 2

Start time	Sub. No.	Submitter Name & Organisation	In person/online
9am-11.45 am	74	<ul style="list-style-type: none">• Design - (Lauren White – Urban Acumen)• Landscape and visual (Dave Mansergh – Mansergh Graham)• Ecology (Treff Barnett – Bioresearches)• Engineering – earthworks, infrastructure (Alan Blyde – Envelope)• Transport (Steve James - Urban Connection)• Architecture (Scott Hunter - Assemble (equestrian component); and Nick Dalton - Toa Architects (lodge component))• Planning (Drew Cumming - AC Planning)	In person
11.45am	9	Rebecca Davies and noise expert on behalf of NZ Defence Force	Online
12 noon		Lunch	
1pm		Council Experts	

Hearing Name: PC40 – Taupo Town Centre

Hearing Location: 14 Northcroft Street,
Taupō 3330

Hearing Venue : Tauhara 1, Suncourt
Hotel

Meeting Link: Will be sent via email

Hearing Date: 24/08/2023

Start Time: 24/08/2023 9:00

Total number of submitters to be heard: 6

Start time	Submitter No.	Submitter Name & Organisation	In person/online
9am		Overflow time for Plan Change 42 (Rural)	
11:00 am		Council Planner Overview PC43	
12 noon		Lunch	
12.45	46	Chris Marshall for Tukairangi Trust	In person
1pm	86	Julie McLeod on behalf of Town Centre Taupo Board	In person
1.15 pm	9	Rebecca Davies and noise expert on behalf of NZ Defence Force.	Online
1.30pm	104	Gurv Singh for Kainga Ora	TBC
1.45pm	101	Jane Penton on behalf of LWAG	In person
2pm	114	Debs Morrison	In person
2.15		Council Experts	

Hearing Name: PC43 – Taupo Industrial

Meeting Link: Will be sent via email

Hearing Location: 14 Northcroft Street, Taupō 3330 **Hearing Venue :** Tauhara 1, Suncourt Hotel

Hearing Date: 25/08/2023

Start Time: 25/08/2023 9:00

Total number of submitters to be heard: 7

Start time	Submitter No.	Submitter Name & Organisation	In person/online
9:00 am		Council Planner Overview	
10am	29	Megan Kettle (Planning) on behalf of Waikato Regional Council	In person
10.15am		Morning tea	
10.30am	41	John Lenihan (Architect), Brett Farquhar (Planning), Alex Wilson – Chairperson	In person
10.45am			
11am	208	Warren Ladbrook and Joanne Lewis (Planning) on behalf of Advance Properties Group	In person and online
11.15am	21	Sarah Hunt (Planning) on behalf of Mega Food Services Limited	In person
11.30am	93	Mark Chrisp (Planning) and Mike Stevens (Contact) on behalf of Contact Energy Limited	In person
11.45am	19	Gareth Moran (Planning), Judith Makinson (Traffic) on behalf of Taupo Industrial Estate.	In person
12 noon		Lunch	
12.45pm	238	Chris Lobb for EnviroNZ	TBC
1pm		Council Experts	