

TAUPŌ DISTRICT COUNCIL

PROPOSED DISTRICT PLAN CHANGES:

PLAN CHANGE 38: STRATEGIC DIRECTIONS

PLAN CHANGE 39: RESIDENTIAL BUILDING COVERAGE

PLAN CHANGE 40: TAUPŌ TOWN CENTRE

PLAN CHANGE 41: REMOVAL OF FAULT LINES

PLAN CHANGE 42: GENERAL RURAL AND RURAL LIFESTYLE ENVIRONMENTS

PLAN CHANGE 43: TAUPŌ INDUSTRIAL ENVIRONMENTS

MINUTE 2 OF THE INDEPENDENT HEARING PANEL

Scheduling of Evidence

1. This Minute is being sent to you because you are either a submitter or a Council reporting officer to the above Plan Changes
2. In Minute 1, we directed the circulation of evidence before the hearing. This evidence was to be pre-circulated within the following timeframes as set out in the Act:
 - a) the Section 42A Report called by the Council will be made available a minimum of 10 full working days prior to the start of the hearing;
 - b) any expert evidence called by submitters must be made available at least 5 full working days before the start of the hearing.
3. Today, we have been informed by the Council that the Section 42A Report for **Plan Changes 38, 39 and 41** are available on the Council's website. These Plan Changes are for Strategic Directions, Residential Building Coverage and the Removal of Fault Lines.
4. That advice has prompted us to remind all submitters planning to attend the hearings of the pre-circulation requirements for any expert evidence that is going to be produced. The requirements are set out below for the two hearing streams.

Hearing Stream 1: Plan Changes 39 and 41

5. We note that this hearing stream is set down for a single day; being Friday 28 July 2023. This then means that any expert evidence to be called by submitters for these two Plan Changes must be received by the Council's Hearing Administrator by **noon on Thursday 13 July 2023** (5 clear working days before the hearing).

Plan Changes 38, 40, 42 and 43

6. In addition to the 42A report for Plan Change 38 (Strategic Directions) which is available now, we have also been informed that the Section 42A reports for **Plan Changes 40 (Taupō Town Centre, and 43- (Taupō Industrial)** will be

available on the Councils website on 10 July – well in excess of the required 10 working days before the hearing for them. The s42A reports for **Plan Change 42 (General Rural and Rural Lifestyle)** will be available on 28 July 2023.

7. The hearing for **Plan Changes 38, 40, 42 and 43** is set down to begin on Thursday 17 August 2023. This means that any expert evidence called by submitters for these four Plan Changes must be received by the Council's Hearing Administrator by **noon on Wednesday 9 August 2023**.

Clarification re non expert evidence and legal submissions

8. To be clear, submitters do not need to pre-circulate any non-expert presentation evidence/material they wish to speak to at the hearing. The above circulation requirements only apply to any expert evidence submitters wish to call. Expert evidence is considered to be evidence from independently qualified persons such as flood modelling engineers, landscape architects, and planners. 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.
9. Any written submissions by legal counsel for the parties can be made at the hearing and are not subject to pre-circulation. However, it would make for a more efficient hearing if such legal submissions were filed voluntarily at least two days in advance of the hearing.

Next Steps

10. The Panel will provide subsequent minutes on any further updates in relation to the hearings' proceedings in due course. In the meantime, any submitter wanting to be heard in support of their submission who hasn't yet been allocated a speaking slot in the hearing schedule should contact the Council.
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.

DATED Tuesday 4 July 2023



DJ McMahon
Chair - Independent Hearings Panel

For and on behalf of:

Commissioner Elizabeth Burge

Councillor Yvonne Westerman

Councillor Kevin Taylor