

COMMISSIONER REQUEST

MINUTE 3

- [1] The commissioners have read the Section 42A Report and the supporting briefs of evidence.
- [2] We have compiled a list of questions which is attached.
- [3] We would appreciate receiving written answers to these questions prior to the hearing and at the earliest convenience of the respective report and evidence authors.
- [4] It would be helpful if a single written response document is provided, with each answer being inserted after the question.
- [5] We request that the questions are also provided to the Proponent of PPC36 for their information and posted on the TDC webpage. We also request that the eventual 'questions and answers' document is similarly provided to the Proponent and posted on the TDC webpage.



Rob van Voorthuysen

Independent Commissioner - Chair - on Behalf of the Commissioners

Dated: 1 May 2020

Proposed Plan Change 36 – Whareroa North
Commissioner Questions

Paragraph	Question
Matt Bonis	Section 42A Report
	Can you please confirm that the reference in Table 2 (page 13) that reads “Council resolution to accept and notify the Plan Change request” dated 30 July 2020 means that PPC 36 been accepted <u>but not adopted</u> by TDC (RMA Schedule 1, clause 25(2)).
12.5	Did Simpson Grierson provide TDC with a written opinion on this matter and if so can we receive a copy please, together with the questions they were asked to address?
42	Is TDC2050 Refresh still in draft form or has it been formally adopted by TDC?
53	Can you advise why TDC withdrew its further information request relating to nitrogen loads on 19 January 2020?
76.2	Can you explain why an expanded wastewater discharge is a positive effect?
83 and 90	Can you explain how you came to your conclusion that PPC36 is supported by adequate three waters infrastructure when it appears delivery costs are still unknown?
86	Does “retirement” refer to the wastewater disposal area (the ‘expansion area’) or the 14.63ha of pasture within the PPC36 rezoned area? What is the current NDA for the ‘expansion area’ and what will the nitrogen loss be from that area when it is used for wastewater disposal?
103	Do you mean section 106(1)(c)?
151	Are the estimated ‘wider community costs’ of \$52,000 per annum (or the net present value of those costs at \$660,000) able to be ‘levied’ on the Incorporation under the provisions of the Taupō District Plan by way of financial contribution or alternatively under the Council’s Development Contributions Policy 2018?
56 and 247	The draft and amended Appendix 8 (dated 9 April 2020) appears to attempt to address issues of landscaping, erosion, geotechnical and water issues. Noting the s42A author’s comments regarding efficiency and effectiveness, and the “Conclusion as to Appropriateness” (page 56), do the amendments included in the 9 April 2020 material address the issues of concern to TDC’s technical advisors?
243	Are the Incorporation’s proposed 9 April 2020 amendments to PPC36 sufficiently within the ‘scope’ of the original proposal so as to enable the Plan Change to continue to be progressed in the absence of renotification?
	Noting that the private economics are at the Incorporation’s risk, how much weight do we need to give to the apparent and likely economic cost to the community if we find that the available supply of lots does not appear to satisfy a community wide demand?
Philip Osborne - Economics	
2.3	The second and third sentences do not appear to make sense?
5.10	Given that around 30% of dwelling demand is for holiday homes in all of TDC, and presumably that share is greater than 30% in locations like Whareroa, then is the wider change in resident population a strong enough indicator? Is there also information on new dwelling consents over the last 5-10 years in the Lake Taupo Bays SA2 and/or the small settlements around the Lake which could provide some insight into holiday home, or combined holiday home and residential home demand – especially in light of the higher than projected population growth to 2019 (Figure 2)?
5.6 and 6.3	At 5.6 projected demand to 2038 is for 2,850 dwellings including holiday homes. At 6.3 this seems to be re-cast as 2,450?

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Paragraph	Question
6.10	Is the assumption that demand at Whareroa would have the same shares (70% resident, 30% holiday) as demand throughout TDC? Or is a different share assumed for the holiday home market in Whareroa?
9	Can you elaborate as to why the report was confined only to matters relating to public costs/demand – were there any other factors considered?
Rebecca Ryder - Landscape	
	Your Annexure B, page 3, discusses CPTED – Crime Prevention Through Environmental Design principles. Are these adequately addressed in PPC36 in your opinion?
William Shaw - Ecology	
22	SNA 062 and OLA60 cover a wide area towards the north and west of Whareroa. To your knowledge (and review of relevant documents) have karereia or kereru (referred to in the SSSP excerpt) been located to the PPC36 area - have any bird surveys been undertaken?
Kenneth Phillips - Archaeology	
5.1 5.2	If the applicant applies for a Heritage New Zealand authority under the provisions of section 44a of the Pouhere Taonga Act 2014, would it still be necessary, in your opinion, for a new archaeological survey and assessment of effects to be commissioned as a precursor to progressing PPC36?
Maddison Phillips - Geotechnical	
	In your Attachment 3, second page, paragraph 8, you refer to a “draft site investigation plan” which the Incorporation’s geotechnical expert was to provide to you. Was it provided and if so, do you consider the investigation(s) described therein would be adequate to address the information gaps that you have identified and the stormwater concerns set out in paragraph 71(d) of the Swindells <i>et al</i> evidence?
	Are any fault lines mapped within the PPC36 area?
Thomas Swindells <i>et al</i> - Infrastructure	
36 to 46	Have you determined the reduction in nitrogen loss that would result from the conversion of 14.63ha of pasture into residential landuse as a result of PPC36? Would that reduction qualify as an “equivalent offset” (your paragraph 44)?
48 and 51	Are these infrastructure upgrades funded by development contributions under the Council’s Development Contributions Policy 2018?
Johan Hansson - Transport	
8.20	Is it correct that your recommended upgrade of the SH32/Kuratau Hydro Road intersection is not attributable to adverse traffic safety effects arising from PPC36?
8.24	In this paragraph you say “the next phase of the project”. By that do you mean subsequent detailed subdivision design and consenting should PPC36 be approved?
10.2(a)	Are the “road maintenance costs” related to Whareroa Road and Kuratau Hydro Road or to roads within the proposed development?
10.2(b)	Does this vegetation clearing comprise the sightline improvement that you recommend in paragraph 8.20?
10.2(c)	Is this statement accurate as you said earlier that the recommended intersection upgrade did not result from the proposed development/project?
11.4	Is this recommendation linked to the project or general road safety (refer to comments at 8.20 and 10.2 (b) & (c))?