

**Taupō District Council
DIRECTIONS OF THE COMMISSIONER
Seven Oaks Kinloch Limited
38 Okaia Drive, Kinloch**

Introduction

- [1] Pursuant to section 34A(1) of the Resource Management Act 1991 (RMA), the Taupō District Council (TDC) has delegated to Independent Commissioner Gina Sweetman functions of hearing and deciding the applications lodged by Seven Oaks Kinloch Limited for land use consent [RM240388], subdivision consent [RM240389] and variation to subdivision consent RM200118B. Consent is sought for:
- Subdivision consent for 83 residential lots, 4 reserves, 5 road and over 6 stages.
 - Land use consent for earthworks and for additional building coverage, plot ratio and building setbacks.
 - Variation to Stage 9 of the previous subdivision stage.

Hearing

- [2] The Hearing is scheduled for **Wednesday, 27 August and Thursday, 28 August 2025** at the Council Chambers, He Whare Hono ō Tūwharetoa, Horomātangi Street, Taupō.
- [3] The Hearing will commence at **10:00 am** on Wednesday and **9:00 am** on Thursday (if needed).
- [4] The following directions relate to the Hearing:
- (a) The order of appearance will be:
 - Applicant
 - Submitter(s)
 - Section 42A Report author(s)
 - Applicant's right of reply (which may be given at the hearing or in writing thereafter).
 - (b) A Section 42A Report¹ from TDC will be available on or before **6 August 2025**, allowing the Applicant and Submitters to have regard to its contents when preparing their evidence. It would be extremely helpful to me if the Applicant and Submitters could indicate in their evidence if they agree or disagree (with reasons) with the Section 42A Report author's recommendations.
 - (c) Pursuant to section 41B(2) of the RMA, the Applicant is directed to provide their expert² evidence (if any) to the Hearings Administrator no later than **4:00 pm** on **Tuesday 12 August 2025** (for circulation on 13 August 2025)
 - (d) If experts for the Applicant intend to base their evidence on technical reports that they authored, and which were included as part of the application, then the experts need not repeat material contained in those reports in their evidence. It will be sufficient for the evidence to cross-refer to that material.
 - (e) Pursuant to section 41B(3) of the RMA, submitters who intend to call expert evidence in support of their submissions are directed to provide a written statement of that evidence to TDC no later than **4:00 pm** on **Tuesday 19 August 2025** (for circulation on 20 August 2025).
 - (f) If submitters intend to provide written evidence themselves, or have non-expert people appear on their behalf, then they are requested and strongly urged to also provide a written statement of that evidence to TDC no later than **4:00 pm** on **Friday, 22 August**

¹ A Section 42A Report includes a discussion of the application and the submissions. It recommends (with reasons) whether the consent applications should be granted or not. That recommendation does not bind the Commissioner.

² Expert evidence is that written by qualified planners, engineers or scientists, for example, prepared in accordance with the Environment Court's Practice Note 2014 for expert witnesses.

2025.

- (g) If Applicant or submitter evidence to be presented by non-expert people is not provided to TDC by the above dates, then those people should bring ten (10) hard copies to the Hearing and provide electronic copies to the Hearings Administrator on the day.
- (h) If the Applicant proposes to have legal counsel present opening legal submissions, the Applicant is requested to provide those submissions to the Hearings Administrator no later than **4:00 pm on Tuesday, 26 August 2025**.
- (i) All original submissions and pre-circulated evidence will be taken as read at the Hearing. Accordingly, pursuant to section 41C(1)(b) of the RMA, the Applicant and submitters are directed that all such material will not be read aloud at the Hearing, as that would be an inefficient use of my time as I will have already read it. Legal submissions may be read at the commencement of the hearing to ensure all parties have the opportunity to hear them.
- (j) At the Hearing the Applicant's experts may table and read aloud supplementary or rebuttal evidence responding to any expert evidence lodged by Submitters. I anticipate that any such evidence will be concise.
- (k) All people appearing at the Hearing will be allowed to verbally and briefly highlight key points from their evidence or legal submissions for my benefit. I will then ask any questions they may have.
- (l) Should any submitter wish to speak in Te Reo, utilise Sign Language, or utilise visual aids (PowerPoint, etc) they are requested to liaise directly with the Hearings Administrator, as soon as possible, but prior to **12 August 2025** regarding their needs.
- (m) If any participant intends to attend the Hearing remotely (e.g. by way of Teams) then they must ensure that a copy of all written material that they will refer to or read from (including speaking notes) during their presentation is provided to the TDC Hearings Administrator no later than **22 August 2025**.

[5] I will have undertaken an unaccompanied site visit prior to the hearing.

Correspondence

[6] Participants must not attempt to correspond with or contact me directly. All correspondence relating to the Hearing must be addressed to the Hearings Administrator, Heather Williams (Resource Consents Manager), Taupo District Council.

Service on the Council

- [7] All evidence and legal submissions addressed by this Minute must be lodged with Ms Williams:
- Preferably by email to hwilliams@taupo.govt.nz. However, it is noted that some documents may be large and a dropbox may be used and the Hearings Administrator pre advised of this.
 - or
 - By post addressed to: Private Bag 2005 • Taupō Mail Centre • Taupō 3352 • New Zealand.
- [8] Evidence and legal submissions lodged must be provided in **Microsoft WORD** format. The documents must be 'unlocked' so that I can annotate them, as required.



Gina Sweetman
Independent Commissioner
7 July 2025