

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

MINUTE 3

Request for further information, comments and reply

- [1] I have reviewed the information and evidence provided in accordance with Minute 2, and the comments from the Council and three of the submitters.
- [2] Having done so, pursuant to s41C(4) of the RMA, I hereby request that the Applicant agrees to the commissioning of a peer review of the landscape and visual assessment provided with the Application, including the supplementary assessment taken from the north of the site.
- [3] The reason I have asked the Applicant to agree to the commissioning of this report is to obtain an independent expert review of the landscape and visual assessment, given the visibility of the site from the north and submitters' concerns regarding the magnitude of potential adverse effects from public and private viewpoints.
- [4] I note that Attachment D to Ms Hunt's evidence contained an earlier Boffa Miskell independent peer review of the landscape and visual assessment undertaken for a 100-lot proposal on the site, dated 31 January 2024, and commissioned by the Council.
- [5] I request that the Applicant advises if they agree to the commissioning of the report by no later than **4pm Tuesday 30 September 2025**. Should the Applicant be amenable, the Council is to organise the peer review. I suggest that the same landscape architect who undertook the earlier January 2024 peer review be engaged, given their familiarity with the site and the earlier project.
- [6] I request that the independent peer review is provided no later than 20 working days after the Applicant agrees to it being commissioned. When available, the peer review is to be made available to all parties to the hearing, with parties having no more than five working days to provide any comments. The Applicant then has five working days after receipt of any comments to provide their final closing reply, unless otherwise agreed to by me.
- [7] Should the Applicant not be amenable, then the Applicant is invited to provide their final closing reply, by no later than **4pm Tuesday 7 October 2025**, unless otherwise agreed to by me.

Correspondence

- [8] 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), Taupō District Council.

Service on the Council

- [9] All information and evidence 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 Ms Williams pre advised of this.
 - or
 - By post addressed to: Private Bag 2005 • Taupō Mail Centre • Taupō 3352 • New Zealand.
- [10] Evidence lodged must be provided in **Microsoft WORD** format. The documents must be 'unlocked' so that I can annotate them, as required.

A handwritten signature in blue ink, appearing to read "Gina Sweetman", is enclosed within a light purple rectangular border.

Gina Sweetman
Independent Commissioner
23 September 2025