

TAUPŌ DISTRICT COUNCIL

PROPOSED DISTRICT PLAN CHANGE:

PLAN CHANGES PC38-43

MINUTE 13 OF THE INDEPENDENT HEARING PANEL

1. This Minute is being sent to you because you are either a submitter or a Council reporting officer to **PC38-43** to the District Plan.

Minute Purpose

2. At this point in the plan change process the Panel thought it might be of some utility to provide an update on proceedings as we enter the second week of hearings on the suite of plan changes.

State of Play

3. Three weeks ago we (as per Minute 7 dated 1 August 2023) undertook preliminary deliberations on Plan Changes 39 and 41 dealing with building coverage and fault line provisions respectively. Submitters will recall that via that Minute we deliberated ‘on the papers’ and determined that further information was required in respect of both plan changes. The first tranche of that information has arrived which deals with building coverage matters (PC39). That information (which was provided by Mr Sapsford the s42A officer) has been uploaded onto the web page. The information request relating to fault lines is more complex and will require further investigation and analysis by Mr Sapsford and Mr Smith, and is unlikely to be available until October 2023.
4. On Thursday 17 August, we commenced the hearing for Plan Change 38 dealing with strategic direction objectives and completed that hearing on Friday 18 August. The hearing remains adjourned for the receipt of a number of pieces of information, not only from the S42A officer but also from several submitters. In respect of the latter, verbal directions were given to submitters during the hearing and their responses are required in writing by **1pm on Friday 25 August**. We don’t intend to repeat the nature of those directions here. Suffice to say, if anything is unclear for the submitters concerned then that should be made known to us via the hearing administrator immediately.
5. This instruction does not relate to further processes outlined in Minute 12 (dated 19 August 2023) for the various energy submitters. Whilst those submitters have some ‘homework’ in relation to specific aspects of PC38, the broader requirement for caucusing on the renewable aspects of PC38 are contained in Minute 12.
6. As will be extremely apparent to those submitters attending the hearing of PC38, both online and in person, the Panel is conducting a reasonably forensic approach to the hearing of submissions. This has inevitably led to a reconsideration of the schedule for the three days originally allocated for PC42. It is very clear to us that we will not be able to achieve the scheduled programme without compromising the presentations of submitters and our

ability to question attendees.

7. For this reason we have requested the hearings administrator to 'shuffle the pack' and produce a revised schedule that will spread the presentations over a period of up to five days as opposed the three initially allocated. As many submitters will be aware, this process has already commenced and a draft schedule for the first day or two has been completed with revisions to days 3-5 likely to be finalised reasonably shortly.
8. This change will have a flow on effect onto the hearing of submissions on **PC40 and PC43** dealing with **Taupō Town Centre** and **Taupō Industrial Environments** respectively. Submitters wishing to be heard on those plan changes will already have a hearing slot allocated during the period Thursday 24 and 25th of August. However those dates having now been allocated to submitters on PC42, will need to be vacated and new slots located on new dates to be determined. It is likely that this will be two days between Monday 11 to Wednesday 13 September with the first two days of that period being the most likely. This will be confirmed as soon as possible and the Council's Hearing Administrator we be in touch to organise the speaking times.
9. We apologise for any inconvenience that the changes to the hearing arrangements for PC40, PC42 and PC43 have caused to parties and hope that the rationale for the rescheduling is understood. It is our aim that it will enable a much fairer consideration of the issues being raised by submitters.

Next steps

10. The Panel will provide subsequent Minutes on any further updates in relation to the hearing's proceedings in due course.
11. Any submitter enquiries relating to the above content and the hearing should be directed to the Hearing Administrators in the first instance Hilary Samuel or Haydee Wood and can be contacted at districtplan@taupo.govt.nz.

DATED Sunday 20 August 2023



DJ McMahon

Chair - Independent Hearings Panel

For and on behalf of:

Commissioner Elizabeth Burge

Councillor Kevin Taylor