

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 16 OF THE INDEPENDENT HEARING PANEL

Introduction

1. This Minute is being sent to you because you are either a submitter or a Council reporting officer to **Plan Changes 38-43** to the District Plan and covers matters related to all six Plan Changes (detailed above) and provides an update as to 'where we are at' for all as set out below.

PC38 Strategic Directions

2. The hearing for PC38 was adjourned on Friday 18 August 2023. Several parties to the hearing were to provide is available on the website now.
3. As per Minutes 12 and 14 (dated 19 and 22 August 2023 respectively) the 'Energy Cohort' material is due by **8 September 2023**.
4. The Council's written reply for PC38 is due by **1pm 22 September 2023** and will be available on the website that day.

PC42 General Rural and Rural Lifestyle Environments

5. The hearing for PC42 was adjourned on 24 August 2023 after four full days of hearing. Several parties to this hearing were required to provide further material to the Panel by 1 September 2023 – some of this material has arrived and is also on the website. All material received by 1 September will be posted on the web page by **Monday 4 September 2023**.
6. As detailed in paragraph 4 above, the Energy Cohort material as it relates to PC42 (and PC38) is due by **8 September 2023**.
7. Due to the complexity of PC42 and the further involvement of several parties with the reporting officer, the reporting officers written reply for PC42 is due by **1pm 6 October 2023**. This additional time also provides an opportunity for the Council to provide merit evidence regarding Submitter 74 (Hawkins) should they choose to do so. If such evidence is to be forthcoming, we would need confirmation of that by no later than (and earlier if possible) **1pm Monday 4 September 2023**. This may require the hearing in relation to Submitter 74 to be reconvened.

PC40 Taupō Town Centre and PC43 Taupō Industrial Environments

8. During PC42 hearing proceedings submitters to PC40 and PC43 were advised that another hearing slot would be created due to the overrun of the PC42 hearing. We thank all participants in being accommodating of this overrun.
9. We can now confirm that the hearing for PC40 and PC43 will be held on **Monday 11 and Tuesday 12 September 2023** at the Suncourt Hotel. The Hearing Administrator will be in contact with submitters to these hearings to schedule hearing presentation slots over the coming days with the schedule being available to all during the latter part of the week of 4 September 2023.

PC39 Residential Building Coverage and PC41 Removal of Fault Lines

10. Our Minute 7 (dated 1 August 2023) detailed matters in relation to PC39 and PC41 that required a response from the s42A reporting officer Mr Sapsford.
11. Mr Sapsford's response for PC39 was received on 15 August 2023 and is available on the Councils website. The Hearing Panel will consider that information to determine whether it responds to all the matters raised in Minute 7. We will then turn our attention to the recommended decision on that Plan Change.
12. Due to the complexity of the response required for PC41 we have extended the timeframe that this is due. This information is now due to be received by **1pm 6 October 2023**.

Next steps

13. The Panel will provide subsequent Minutes on any further updates in relation to the hearing's proceedings in due course.
14. 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 Monday 28 August 2023



DJ McMahon

Chair - Independent Hearings Panel

For and on behalf of:
Commissioner Elizabeth Burge
Councillor Kevin Taylor
Councillor Yvonne Westerman