

TAUPO HUB

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Taupo District Council
Attention: Haydee Wood / Hilary Samuel
(Council Hearing Administrators)

By email: districtplan@taupo.govt.nz

Response to request from Minute 18 of the Taupō Plan Change 43 (Industrial) Independent Hearing Panel

9/10/2023

Dear Haydee and Hilary,

I refer to Minute 18, specifically related to PC43, paragraph 5.b), in which the Plan Change 43 Independent Hearing Panel (Panel) directed as follows:

Mr Feuillade is also given the opportunity to provide an illustration of the optimum layout of Site 4 in its potential role as sub-distribution/logistics centre. This may include an optimal layout compared to a layout taking account of the restrictions shown in proposed Appendix 11. We anticipate this will be principally in diagrammatic form but is able to include a brief commentary explaining the material. This is also required no later than 1pm 3 October and preferably earlier to assist Mr Bonis and Mr Clark in their exercises.

As indicated at the hearing, planning for the overall development of this site is at a preliminary stage. However, to assist the Panel McKenzie and Co began the task of preparing these diagrams. The intention was to prepare a concept scheme plan that would show the optimum layout of the site and the ways in which the proposed restrictions would affect that layout.

However, in undertaking that exercise it became readily apparent that a considerable amount of additional site investigation and design work would be required to produce a realistic optimal layout of the site (i.e a layout that is both meaningful and comprehensive in its consideration of all relevant characteristics of the land and its surrounding environment).

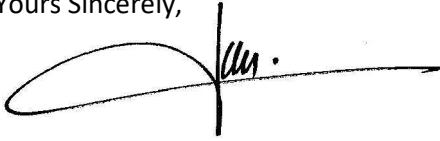
Consequently, I am unable to provide the Panel with the illustration as requested under point 5.b).

I remain of the view expressed in paragraphs 6.1-6.8 of my evidence that retaining flexibility as to how the site can be configured and not unnecessarily restricting how the land around the geothermal features will be fundamental to achieving a positive development outcome for this site.

I remain at the Panel's disposal to address any additional requests that I may be in a position to assist the Panel with.

I would appreciate it if you could put this letter before the Panel to update the Panel on the outcome of this exercise.

Yours Sincerely,

A handwritten signature in black ink, consisting of a large, sweeping loop on the left, a vertical line in the middle, and a horizontal line extending to the right with a small flourish at the end.

Jerome Feuillade
Principal
Mckenzie & Co Consultants