

UNDER

the Resource Management Act 1991

IN THE MATTER

of a Private Plan Change to the Matamata-Piako District Plan under Schedule 1 of the RMA by Rings Scenic Tours Limited, to introduce new objectives, policies and rules, primarily through a Development Concept Plan, to enable the ongoing operation and growth of tourism activities at the Hobbiton Movie Set within an appropriate framework.

## MEMORANDUM ON BEHALF OF SECTION 42A REPORTING TEAM

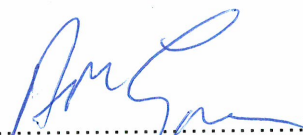
1. This memorandum is filed on behalf of the Matamata-Piako District Council s42A reporting team (the **s42A Reporting Team**) and responds to directions from the Hearings Panel arising from the hearing that took place on 8 and 9 April 2019 (the **hearing**).
2. In accordance with those directions, counsel **attach** to this memorandum:
  - a. **Annexure A:** A revised version of proposed changes to the Matamata-Piako District Plan that are supported by the s42A Reporting Team. These amendments respond to the evidence and submissions presented during the hearing and are consistent with the oral evidence provided by the s42A Reporting Team during the hearing. A 'track change' version is included which shows the latest proposed amendments against the provisions supported in the s42A report.<sup>1</sup>
  - b. **Annexure B:** A revised version of the Memorandum of Understanding between the Matamata-Piako District Council and the Applicant. Track-changes show supported amendments to the version of the MoU included in the s42A report.
  - c. **Annexure C:** A marked up revised Precinct 1 Mitigation Plan. The Plan shows:
    - i. the s42A Reporting Team's preference for the original extent of Precinct 1 (i.e. excluding the stormwater ponds);

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<sup>1</sup> For ease of review, the amendments recommended in the s42A Report have been 'accepted' and additional amendments are shown as 'fresh' track changes.

- ii. additional specimen tree planting on the south side of the office area and amendment to the eastern side of Precinct 1, as agreed by all parties; and
    - iii. additional specimen trees along the central portion of the western boundary. These trees are included to future proof the adjacent open land views from Buckland Road to the west.
  - d. **Annexure D:** Included for convenience, are copies of the DCP plans attached to the section 42A report. No amendments are proposed to these plans. As such, the plans show the section 42 Reporting Team's position that the Precinct 2 boundaries remain as notified (with wastewater areas provided in the Rural Buffer).
  - e. **Annexure E:** A copy of the written notes of evidence Nevil Hegley presented at the hearing on 9 April 2019. Mr Hegley has also attached relevant extracts from Standard NZS6802, as requested by the Panel during the hearing.
3. We record that the plan change provisions supported by the s42A reporting team (and shown in Annexure A) rely on the Applicant signing the revised MoU attached as Annexure B to this memorandum. Should the Applicant advise in its closing submissions that it does not agree to sign the revised MoU, the s42A reporting team would need to reconsider its recommended plan provisions.

**Dated:** 26 April 2019

  
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**Andrew Green / Rachel Abraham**  
**Counsel for the s42A Reporting Team**