

Taupo District Plan Changes 38-43: Full Summary of Decisions Sought

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS1.1	Sandy	Hay		Hay Tyler Family Trust	Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Support	Support the rural lifestyle environment on White Road and being able to subdivide down to 2.5Ha.	Retain rural lifestyle zoning at White Road.
OS1.2	Sandy	Hay		Hay Tyler Family Trust	Plan Change 42 - General Rural and Rural Lifestyle Environments	Support	Support the General Rural and Rural Lifestyle Environments.	Retain General Rural and Rural Lifestyle Environments.
OS2.1	Melvin	Dinn			Plan Change 39 - Building Coverage - Residential Environment	Seek amendment	All sections over 600- 999 sqm be allowed to be subdivided into two to increase Council Revenue and affordable housing.	Submitter requests all sections over 600- 999 sq m sqm be allowed to be subdivided into two.
OS2.2	Melvin	Dinn			Plan Change 39 - Building Coverage - Residential Environment	Seek amendment	Further subdivision should be allowed to increase affordable housing and Council revenue for infrastructure and civic resources.	Submitter requests all sections over 1000 sqm - 1500 sq m to be subdivided into 3 and sec on over 2000 sq m to be divided into 4- 5 subsections.
OS2.3	Melvin	Dinn			Plan Change 39 - Building Coverage - Residential Environment	Seek amendment	Any section over 3000 sqm can be subdivided into 4 plus sections to bring more Council revenue and affordable housing.	Sections in the outer suburbs are too big such as Kinloch and Acacia Bay area. Any section over 3000 sqm can be subdivided into 4 plus sections.
OS3.1	Jen	Shieff		Turangi Riverside Area Preservation Group	Plan Change 38 - Strategic Directions > 2.3.2 Objectives	Support	Submitter supports Strategic Direction 2.3.2 Point 7.	Retain SD 2.3.2 Point 7.
OS3.2	Jen	Shieff		Turangi Riverside Area Preservation Group	Plan Change 38 - Strategic Directions > 2.3.3 Policy	Support	Submitter supports Strategic Direction 2.3.3 point 10.	Retain SD 2.3.3, point 10.
OS3.3	Jen	Shieff		Turangi Riverside Area Preservation Group	Plan Change 38 - Strategic Directions > 2.3.3 Policy	Support	Submitter supports Strategic Direction 2.3.3 point 12.	Retain SD 2.3.3 point 12.
OS3.4	Jen	Shieff		Turangi Riverside Area Preservation Group	Plan Change 38 - Strategic Directions > 2.6.2 Objectives	Support	The submitter supports Strategic Direction 2.6.2.	Retain SD 2.6.2.
OS3.5	Jen	Shieff		Turangi Riverside Area Preservation Group	Plan Change 38 - Strategic Directions > 2.3.3 Policy	Seek amendment	The submitter states that this Strategic Direction is relevant to all town centres in the District.	The submitter seeks an amendment to 2.3.3. 8, to make reference to all town centres in District.
OS4.1	George	Muir	Muir's Reef Limited	Muir's Reef Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Seek amendment	Submitter states that southern gully portions of 764 Whangamata Rd are effectively surveyed as separate lots within CT493970.	Submitter seeks the southern gully portions of 764 Whangamata Rd zoned as rural lifestyle. Please include all of A and B in the Rural Lifestyle zoning as these areas are effectively surveyed (via the July 1975 map, on paper with no survey pegs because only of the cost involved according to the LIA wording) as separate lots within CT493970.
OS4.2	George	Muir	Muir's Reef Limited	Muir's Reef Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Seek amendment	Submitter states a 300m margin on Lot 2 DPS421722 which bounds rural lifestyle blocks along Holyoake's and Whangamata roads meets all of the criteria to be Rural Lifestyle.	Submitter seeks a 300m margin on Lot 2 DPS421722 be zoned as rural lifestyle. Also seeks a 300m margin of Lot 2 DPS421722 which bounds all the rural lifestyle blocks along Holyoake's and Whangamata roads be zoned as rural lifestyle because although it is part of a larger title, it meets all of the criteria.
OS4.3	George	Muir	Muir's Reef Limited	Muir's Reef Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Seek amendment	TDC have included several scrubby and or bush or forestry areas in the rural lifestyle zones near Kinloch. Across Whangamata road between Oakdale drive and Lemonwood Lane there are four bush/scrubby areas which were included as rural residential. One such area (numbered 5) is over 32.51 ha in size according to QGIS (plan attached). That is what looks like a bush/scrubby area and not only is it bush, its more than 30ha in size	Submitter seeks clarification on why Kinloch rural residential area has been included as Rural Lifestyle.
OS4.4	George	Muir	Muir's Reef Limited	Muir's Reef Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.8 Subdivision - Bonus Lots	Seek amendment	Allow more flexibility for bonus lots.	That transferable development rights (bonus lots) be allowed to be utilized on rural lifestyle where it is bounding rural general. So that the bonus lot can allow that land to be subdivided down to 2ha instead of 4ha
OS4.5	George	Muir	Muir's Reef Limited	Muir's Reef Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Seek amendment	Submitter seeks Holyoakes road (41 - 135) be rural lifestyle zone. Also that rural lifestyle be extended up Holyoakes road from Whangamata road where the Muir's Reef property is bounded by rural lifestyle zones on each side.	Submitter land at 764 Whangamata road between 135 Holyoakes and Whangamata road, and Holyoakes road (41 - 135) be rural lifestyle zone.
OS4.6	George	Muir	Muir's Reef Limited	Muir's Reef Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Seek amendment	Having only one private way building standard for less than 100 allotments will prohibit development and be contrary to the intention of the rural lifestyle zones.	That the rule limiting private ways to 12 allotments be amended where rural lifestyle zones are present so as the max allowed is changed to engineering standards instead.
OS5.1	Elizabeth and Rodney	Tipping			Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Seek amendment	Submitter states that the property at 344 Palmer Mill Road be zoned rural lifestyle as it meets the criteria.	Submitter seeks the addition of 344 Palmer Mill Road to the rural lifestyle zoning.

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OS6.1	Graham	Langford			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.3.2 Minor residential units	Support	Submitter supports the ability to have minor dwellings. Submitter has had an abatement notice served for a cabin on his property which is being used for family.	Submitter seeks minor dwelling provision be retained.
OS7.1	Bruce	Hunter			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.3 Subdivision - Rural Lifestyle Environment that does not adjoin the General Rural Environment	Support	The submitter supports these provisions as they support resilient subdivision and development. These provisions would grow population and regional affluence. The identified land areas are not essential for intensive food production due to limitations of climate and soils and further subdivision is highest and best use.	Submitter seeks this provision be retained.
OS8.1	Jamie	Dale			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.3.5 Temporary Activities	Oppose	The submitter states that the proposed rule allows for temporary activities which are contrary to objectives 3b.2.3 and policy 3b.2.9. Submitter is concerned about the effects of noise, light spill, vehicle movements and visual effects.	Submitter seeks this section be removed or amended from a permitted activity to a controlled activity with controls for managing noise, light spill, vehicle movements, and visual effects.
OS9.1	Lucy	Edwards		New Zealand Defence Force	Plan Change 38 - Strategic Directions > 2.5.2 Objectives	Support	Submitter supports the Objectives as notified as it is appropriate the plan provisions provide direction that the benefits of nationally and regionally significant infrastructure are to be recognised and provided for.	Retain objectives as notified.
OS9.2	Lucy	Edwards		New Zealand Defence Force	Plan Change 38 - Strategic Directions > 2.5.3 Policy	Support	Submitter states it is appropriate that the Plan provisions provide direction that the benefits of nationally and regionally significant infrastructure are to be recognised and provided for.	Retain policy as notified.
OS9.3	Lucy	Edwards		New Zealand Defence Force	Plan Change 40 - Taupo Town Centre Environment > Policies	Seek amendment	The policy framework should enable TMTA and support the requested permitted activity rule.	Submitter seeks the following amendment to Town Centre Environment Policy iii: a. enabling a diverse range of temporary activities, including <u>Temporary Military Training Activities</u> , given the nature and frequency of these activities and taking into account the amenity of the surrounding environment;...
OS9.4	Lucy	Edwards		New Zealand Defence Force	Plan Change 40 - Taupo Town Centre Environment > 4g.2 Land Use Rules	Oppose	TMTA are uniquely military in nature and therefore it is appropriate for District Plans to include specific TMTA provisions to address their effects.	Submitter seeks the following amendment to 4g.3.2: 4g.2.3 <u>Any Temporary Military Training Activities are a permitted activity, provided that:</u> <u>1. The duration is limited to a period of 31 days, excluding set-up or pack-down activities, which can occur up to one week prior to commencement and up to one week following completion of the temporary military training activity.</u> <u>2. Compliance with the following noise standards [refer to Attachment B of this letter for complete noise standards] a. Weapons firing and/or the use of explosives [...]</u> b. Mobile noise sources [...] c. Fixed (stationary noise sources [...]) d. Helicopter landing areas [...] Alternatively, the following wording could be incorporated into the existing rule 4g.2.2: Any temporary activity, being an activity of up to a total of three four operational days in any one calendar year six-month period, <u>or a temporary military training activity up to 31 consecutive days</u> , which exceeds any performance standard(s), is a permitted activity, provided that:...
OS9.5	Lucy	Edwards		New Zealand Defence Force	Plan Change 42 - General Rural and Rural Lifestyle Environments	Seek amendment	The general rural and rural lifestyle environment chapters contain permitted activity rules for temporary activities, but no supporting objectives and policies.	Submitter seeks the inclusion of the following new objective, or words to similar effect: <u>Temporary activities enhance and contribute to community connectedness, a vibrant district and the social, environmental, economic and cultural well-being of communities.</u>
OS9.6	Lucy	Edwards		New Zealand Defence Force	Plan Change 42 - General Rural and Rural Lifestyle Environments	Seek amendment	The general rural and rural lifestyle environment chapters contain permitted activity rules for temporary activities, but no supporting objectives and policies.	Include the following new policy, or words to similar effect: <u>Allow temporary activities provided that their effects are appropriately managed.</u>
OS9.7	Lucy	Edwards		New Zealand Defence Force	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.3 Temporary Activities	Oppose	The operative District Plan and proposed changes do not differentiate between temporary activities, such as sporting events and TMTA. TMTA are uniquely military in nature and therefore it is appropriate for District Plans to include specific TMTA provisions to address their effects. This is supported by the National Planning Standards which includes a specific definition of temporary military training activity as distinct from temporary activities.	Submitter seeks the following amendment to 4b.3.1. <u>Any Temporary Military Training Activities are a permitted activity, provided that:</u> <u>1. The duration is limited to a period of 31 days, excluding set-up or pack-down activities, which can occur up to one week prior to commencement and up to one week following completion of the temporary military training activity.</u> <u>2. Compliance with the following noise standards [refer to Attachment B of this letter for complete noise standards] a. Weapons firing and/or the use of explosives [...]</u> b. Mobile noise sources [...] c. Fixed (stationary noise sources [...]) d. Helicopter landing areas [...] Alternatively, the following wording could be incorporated into the existing rule 4g.2.2: Any temporary activity, being an activity of up to a total of three four operational days in any one calendar year six-month period, <u>or a temporary military training activity up to 31 consecutive days</u> , which exceeds any performance standard(s), is a permitted activity, provided that:..

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OS9.8	Lucy	Edwards		New Zealand Defence Force	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.3.5 Temporary Activities	Oppose	The operative District Plan and proposed changes do not differentiate between temporary activities, such as sporting events and TMTA. TMTA are uniquely military in nature and therefore it is appropriate for District Plans to include specific TMTA provisions to address their effects. This is supported by the National Planning Standards which includes a specific definition of temporary military training activity as distinct from temporary activities.	Submitter seeks the following amendment to 4b.3.5. <u>Any Temporary Military Training Activities are a permitted activity, provided that:</u> <u>1. The duration is limited to a period of 31 days, excluding set-up or pack-down activities, which can occur up to one week prior to commencement and up to one week following completion of the temporary military training activity.</u> <u>2. Compliance with the following noise standards [refer to Attachment B of this letter for complete noise standards] a. Weapons firing and/or the use of explosives [...] b. Mobile noise sources [...] c. Fixed (stationary noise sources [...]) d. Helicopter landing areas [...]</u> Alternatively, the following wording could be incorporated into the existing rule 4g.2.2: Any temporary activity, being an activity of up to a total of three four operational days in any one calendar year six-month period, <u>or a temporary military training activity up to 31 consecutive days</u> , which exceeds any performance standard(s), is a permitted activity, provided that:..
OS10.1	Anna	Pol			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.3 Subdivision - Rural Lifestyle Environment that does not adjoin the General Rural Environment	Seek amendment	Submitter seeks rural lifestyle blocks (at Centennial Drive) be able to subdivide to one hectare as of right due to existing one Ha blocks, proximity to town and town water supply.	Amend the wording so ONE Hectare blocks are allowed as of right on Centennial Drive.
OS10.2	Anna	Pol			Plan Change 43 - Taupo Industrial Zone > Planning Maps	Oppose	Submitter opposes the industrial area indicated on the map north and adjacent to Titan Way, due to the elevation and close proximity to rural lifestyle.	Submitter seeks the removal of the proposed industrial area indicated on the map north and adjacent to Titan Way.
OS10.3	Anna	Pol			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.3 Subdivision - Rural Lifestyle Environment that does not adjoin the General Rural Environment	Seek amendment	Submitter seeks amendment to allow subdivision to one Ha at Centennial Drive, as this reflects what is already there and due to the proximity to town and water supply. Submitter states this would also be in line with Governments push for higher density.	Submitter seeks amendment of the wording so one Hectare blocks are allowed as of right on Centennial Drive.
OS11.1	Douglas Colin	Wallace			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.4.4 Maximum density of residential units	Seek amendment	Submitter states that proposed rural lifestyle density housing too close and noisy.	Submitter seeks minimum lot size of 5 hectares in rural lifestyle areas.
OS11.2	Douglas Colin	Wallace			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.4.7 Minimum building setbacks	Seek amendment	Submitter states proposed housing density within rural lifestyle too close and noisy.	Submitter seeks a set back of 100 metres in rural lifestyle.
OS11.3	Douglas Colin	Wallace			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.4.12 Maximum Artificial Light Level	Seek amendment	Artificial light should not be seen in rural, as artificial light is urban not rural.	Amend so no artificial light to be seen
OS11.4	Douglas Colin	Wallace			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.4.13 Maximum Noise - Limits	Seek amendment	Stereo etc noise does not belong in the natural environment.	Amend so no stereo etc noise to be heard.
OS11.5	Douglas Colin	Wallace			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.1 Subdivision - General Rural Environment	Support	Submitter supports this provision.	Retain as notified.
OS11.6	Douglas Colin	Wallace			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.2 Subdivision - Rural Lifestyle Environment that adjoins the General Rural Environment	Seek amendment	Submitter seeks this provision be amended as too small and urban in character.	Amend provision to non complying.
OS11.7	Douglas Colin	Wallace			Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Seek amendment	Submitter is opposed to additional neighbours. However makes sense to zone front part of property on Tukairangi Road as Rural Lifestyle.	Submitter seeks front hill of property which bounds Tukairangi Road be rezoned rural lifestyle.

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OS11.8	Douglas Colin	Wallace			Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Oppose	Submitter is opposed to the rezoning to rural lifestyle as it is not rural but rather urbanising rural areas, capital gains farming and more carbon emitting.	Do not rezone rural lifestyle.
OS11.9	Douglas Colin	Wallace			Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Seek amendment	Ringed catchments made up of dry water course valleys draining to running water course should be shut out of any closer urban type development.	Submitter seeks the removal dry water course valleys so they cannot be shut out of any urban type development.
OS11.10	Douglas Colin	Wallace			Plan Change 42 - General Rural and Rural Lifestyle Environments	Oppose	Submitter undertakes woodlot conservation and carbon sequestration.	Submitter seeks protection for woodlot conservation activities and a rates reduction in acknowledgement of its carbon sequestration.
OS12.1	Laurel	Burdett			Plan Change 40 - Taupo Town Centre Environment > Planning Maps	Oppose	Submitter does not support the location of the increased building heights.	Submitter seeks the transport issues be resolved before any increases in building height.
OS12.2	Laurel	Burdett			Plan Change 40 - Taupo Town Centre Environment > Planning Maps	Oppose	Submitter opposes proposed building heights due to parking issues, shading and building scale.	Delay changes in building heights until transport options have been sorted then allow increased height in the town centre in selected places, but this should be further back from the lake front and have adequate underground parking.
OS12.3	Laurel	Burdett			Plan Change 40 - Taupo Town Centre Environment	Seek amendment	Submitter opposes the second bridge. We need pleasant, safe, environmentally friendly, alternative walking or cycling routes to the town centre and schools.	Submitter seeks pleasant walking and cycling connections to the town centre, not a second bridge.
OS13.1	Phillip	Greaves			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.3 Subdivision - Rural Lifestyle Environment that does not adjoin the General Rural Environment	Seek amendment	Submitter supports smaller subdivision of land and better use of non-productive land close to town.	Submitter seeks smaller subdivision of land and build smaller dwellings per primary household.
OS14.1	Daniela	Shepherd			Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Oppose	Submitter questions demand for rural lifestyle and states White Road is too far from town.	Submitter seeks that White Road be deleted from the rural lifestyle zoning.
OS14.2	Daniela	Shepherd			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.3 Subdivision - Rural Lifestyle Environment that does not adjoin the General Rural Environment	Seek amendment	Submitter has concerns regarding impacts on landform, biodiversity, water quality, infrastructure, hazards. Also subdivision restricts future land use and causes reverse sensitivity.	Submitter seeks minimum property size to 4 hectares to minimise impact.
OS14.3	Daniela	Shepherd			Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.1 Maintain the character of the Rural Lifestyle Environment	Oppose	Submitter seeks the objective be deleted as subdivision will change the character of the area.	Delete as it will change the character of the area.
OS14.4	Daniela	Shepherd			Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.3 Commercial and industrial activities	Oppose	Submitter seeks objective be deleted as productive land will be lost and businesses affected.	Delete as land productivity will be lost.
OS14.5	Daniela	Shepherd			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.2 Subdivision - Rural Lifestyle Environment that adjoins the General Rural Environment	Oppose	Submitter opposes subdivision in the White Road area as there is no infrastructure to support smaller properties and rates will need to increase.	Delete.
OS15.1	Clive and Coralie	Pritchard			Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Seek amendment	Submitter has a resource consent to subdivide 140 Tuhiangamata Road into smaller blocks. Therefore seeks the full property included within the rural lifestyle environment.	Rezone 140 Tuhiangamata Road as Rural Lifestyle.
OS16.1	Jo	Horrocks	Toka Tū Ake EQC		Plan Change 41 - Removal of Fault lines	Oppose	The proposal to remove the regulatory fault overlays from the Taupo District Plan and remove the requirement for development to occur at least 20 m away from these faults, is contrary to advice in MfE's Active Fault Guidelines[1]. We consider that this change weakens the provisions in the district plan to minimise the risk from earthquakes to people and property in the Taupo District.	Toka Tu Ake EQC request that the Taupo District Council retain regulatory fault overlay maps in the district plan, as well as all rules in the district plan that pertain to the fault hazard overlay.

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OS16.2	Jo	Horrocks	Toka Tū Ake EQC		Plan Change 41 - Removal of Fault lines	Oppose	We request that Taupo District Council follow the recommendations of GNS Science in Litchfield et al's (2020) report <i>Active fault hazards in the Taupo district</i> , and replace the fault lines in the operative Taupo District Plan with the new and more accurate fault lines mapped in said report.	Toka Tu Ake EQC request that the Taupo District Council retain regulatory fault overlay maps in the district plan, as well as all rules in the district plan that pertain to the fault hazard overlay. We request that Taupo District Council follow the recommendations of GNS Science in Litchfield et al's (2020) report <i>Active fault hazards in the Taupo district</i> , and replace the fault lines in the operative Taupo District Plan with the new and more accurate fault lines mapped in said report.
OS17.1	Jennifer	Molloy-Hargreaves			Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Seek amendment	Submitter seeks 658 Tukairangi Road be included within the Rural Lifestyle Environment due to proximity to other rural lifestyle properties.	Submitter seeks 1667 Poihipi Road included in the Rural Lifestyle category.
OS17.2	Jennifer	Molloy-Hargreaves			Plan Change 42 - General Rural and Rural Lifestyle Environments	Seek amendment	Submitter seeks 1667 Poihipi Road be included within the Rural Lifestyle Environment due to proximity to other rural lifestyle properties.	Submitter seeks 1667 Poihipi Road be included within the rural lifestyle environment.
OS17.3	Jennifer	Molloy-Hargreaves			Plan Change 38 - Strategic Directions	Support	Submitter is fully supportive of Plan Change 38.	Retain Plan Change 38 as notified.
OS17.4	Jennifer	Molloy-Hargreaves			Plan Change 39 - Building Coverage - Residential Environment	Support	Submitter is fully supportive of Plan Change 39.	Retain Plan Plan Change 39 as notified.
OS17.5	Jennifer	Molloy-Hargreaves			Plan Change 40 - Taupo Town Centre Environment	Support	Submitter is fully supportive of Plan change 40.	Retain Plan Change 40 as notified.
OS17.6	Jennifer	Molloy-Hargreaves			Plan Change 41 - Removal of Fault lines	Support	Submitter is fully supportive of Plan Change 41.	Retain Plan Change 41 as notified.
OS17.7	Jennifer	Molloy-Hargreaves			Plan Change 43 - Taupo Industrial Zone	Support	Submitter is fully supportive of Plan Change 43.	Retain Plan Change 43 as notified.
OS18.1	Brett	Shepherd			Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Oppose	Submitter questions demand for Rural Lifestyle and states White Road too far from town.	Delete White Road from rezoning and amend to areas closer to town.
OS18.2	Brett	Shepherd			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.3 Subdivision - Rural Lifestyle Environment that does not adjoin the General Rural Environment	Seek amendment	Submitter has concerns regarding landform, biodiversity, water quality, infrastructure, hazards and reverse sensitivity. Also has concerns about the impact of 2Ha blocks on new boundaries, restrictions on future land use and land use expectations.	Submitter seeks the minimum property size be amended to 4 hectares to minimise impact.
OS18.3	Brett	Shepherd			Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.3 Commercial and industrial activities	Oppose	Submitter submitter has concerns land productivity will be lost loss of business.	Submitter seeks objective be deleted as land productivity will be lost.
OS18.4	Brett	Shepherd			Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.1 Maintain the character of the Rural Lifestyle Environment	Oppose	Submitter has concerns about the change in character on the area.	Delete objective.
OS18.5	Brett	Shepherd			Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.6 Impacts on community infrastructure	Oppose	Submitter states that there is inadequate infrastructure for additional rural lifestyle properties.	Submitter seeks Rural Lifestyle zoning be removed from White Road.
OS19.1	Gareth	Moran		Taupo Industrial Estate Limited	Plan Change 43 - Taupo Industrial Zone > Planning Maps	Support	Support is for specifically the rezoning of the 4.5ha of land located at 189 Napier Road and identified in Council's Section 32 analysis as 'Site 7' from Rural Environment to Taupo Industrial.	TIEL seek that that Plan Change 43 (PC43) as notified is approved by Taupo District Council. In particular, TIEL seeks that the land identified in Council's 32 analysis as 'Napier Road' be rezoned from Rual Environment to Taupo Industrial.
OS20.1	Eileen	Byrne		Byrne Family Investments Ltd	Plan Change 40 - Taupo Town Centre Environment > 4g.1.10 Taupo Town Centre Environment Height Overlay	Seek amendment	All building owners within the Taupo town centre should have the opportunity to build higher.	Submitter seeks an amendment to the allow the higher building height for the whole of the Taupo town centre.
OS21.1	Helen	Brosnan		Mega Food Services Limited	Plan Change 43 - Taupo Industrial Zone > Planning Maps	Support	Submitter supports the inclusion of 63 Broadlands Road in the Taupo Industrial zone and seeks this be retained.	Submitter seeks 63 Broadlands Road be retained as industrial land as notified.

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OS21.2	Helen	Brosnan		Mega Food Services Limited	Plan Change 43 - Taupo Industrial Zone > 4h.3 Subdivision Rules	Support	Submitter acknowledges that it is appropriate for subdivision of 63 Broadlands Rd being a discretionary activity however seeks the addition of a definition for 'deep geotechnical investigation'.	Submitter seeks an amendment to add a definition for 'deep geotechnical investigation'.
OS21.3	Helen	Brosnan		Mega Food Services Limited	Plan Change 43 - Taupo Industrial Zone > Section 32	Support	The submitter supports the section 32 and its recommendation to include 63 Broadlands Road as Taupo Industrial Environment.	Retain the s32 report and retain its recommendation to include 63 Broadlands Road as Taupo Industrial Land.
OS21.4	Helen	Brosnan		Mega Food Services Limited	Plan Change 43 - Taupo Industrial Zone > Planning Maps	Support	Submitter supports the planning maps including 63 Broadlands Road as Taupo Industrial with the sensitive land overlay and seeks this be retained.	Retain the planning maps inclusion of 63 Broadlands Road as Taupo Industrial Environment with the sensitive land overlay.
OS21.5	Helen	Brosnan		Mega Food Services Limited	Plan Change 43 - Taupo Industrial Zone > 4h.3 Subdivision Rules	Seek amendment	Submitter has attached the Preliminary Geotechnical report undertaken for this site to this submission and no recommendation for a deep geotechnical investigation has been made in this report. The assessment must be informed by the deep geotechnical investigation following and shall also include, but not be limited to.	Amend - strike out the words 'the assessment must be informed by deep geotechnical investigation and shall also include'
OS22.1	Hannah	Ritchie		New Zealand Pork Industry Board	Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Support	Submitter seeks the addition of the National Planning Standards for Intensive Indoor Primary Production.	Include additional definitions to cover the typical range of primary production activities that can be deemed intensive: <u>Intensive Primary Production means any activity defined as intensive indoor primary production or intensive outdoor primary production.</u> <u>Intensive Indoor Primary Production (as per National Planning Standards definition) means primary production activities that principally occur within buildings and involve growing fungi, or keeping or rearing livestock (excluding calf-rearing for a specified time period) or poultry.</u> <u>Intensive Outdoor Primary Production means any primary production activities involving the keeping or rearing of livestock (excluding calf-rearing for a specified time period) that principally occurs outdoors which, by the nature of the activity, precludes the maintenance of pasture or ground cover. Excludes Extensive Pig Farming.</u> <u>Excludes Extensive Pig Farming means the keeping of pigs outdoors on land at a stock density which ensures permanent vegetation cover is maintained and in accordance with any relevant industry code of practice, and where no fixed buildings are used for the continuous housing of animals.</u>
OS22.2	Hannah	Ritchie		New Zealand Pork Industry Board	Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Seek amendment	The submitter seeks the addition of the National Planning Standards definition for Primary Production.	Insert a new definition to the plan to provide for Primary Production activities, as per the National Planning Standards <u>Primary production means:</u> <u>(a) any aquaculture, agricultural, pastoral, horticultural, mining, quarrying or forestry activities; and</u> <u>(b) includes initial processing, as an ancillary activity, of commodities that result from the listed activities in a);</u> <u>(c) includes any land and buildings used for the production of the commodities from a) and used for the initial processing of the commodities in b); but (d) excludes further processing of those commodities into a different product;</u>
OS22.3	Hannah	Ritchie		New Zealand Pork Industry Board	Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Seek amendment	Define sensitive activities, being those activities likely to be sensitive to the effects of rural production and reverse sensitivity issues.	Sensitive activity means any: <u>Residential activity, visitor accommodation, community facility, educational facility, tourism activities, camping grounds, conference facilities, healthcare facilities</u>
OS22.4	Hannah	Ritchie		New Zealand Pork Industry Board	Plan Change 42 - General Rural and Rural Lifestyle Environments > 3b.1 Introduction	Support	The use of the term General Rural Environment deviates from the terms defined in the National Planning Standards, which refer to 'Zones' rather than 'Environment'	Rename General Rural Environment General Rural Zone to align with zones and zone purpose defined in the National Planning Standards. Incorporate the National Planning Standards description of the General Rural Zone. Amend description as follows: Primary production activities in the General Rural Environment will produce effects that are different from urban areas, such as noise, odour, vibration, spray drift and dust. These effects should be anticipated and tolerated within a productive rural environment.
OS22.5	Hannah	Ritchie		New Zealand Pork Industry Board	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.1 Enable Primary Production	Support	Submitter supports this section in part, but seeks the addition of a definition for Primary Production as per the National Planning Standards.	Include definition of primary production within the plan change.
OS22.6	Hannah	Ritchie		New Zealand Pork Industry Board	Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Support	Support objective to maintain the character of the zone and avoid incremental subdivision and development.	Retain as proposed.
OS22.7	Hannah	Ritchie		New Zealand Pork Industry Board	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.4 Other activities	Oppose	A policy and rule framework should address the potential impacts of sensitive activities on primary production activities, rather than enabling them as a general objective.	Amend objective as follows: Maori cultural activities tourism activities, visitor accommodation and renewable electricity generation and transmission activities are enabled in the General Rural Environment. <u>Tourism activities and visitor accommodation are provided for where their establishment and operation will not negatively impact on primary production activities within the General Rural Environment.</u>

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OS22.8	Hannah	Ritchie		New Zealand Pork Industry Board	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.5 Avoidance of reverse sensitivity	Support	Support an objective of avoiding reverse sensitivity, but this should specifically link back to not constraining the operation of primary production activities within the environment, as this is the primary function of the zone. This should also be supported by a specific rule framework to managed defined sensitive activities.	Submitter supports the objective but it should specifically link back to not constraining the operation of primary production. Submitter seeks amendment as follows: <u>Reverse sensitivity effects on permitted and legally established Primary Production activities within the General Rural Environment, including conflict with activities in neighboring Environments, are avoided.</u> Amend objective as follows: Reverse sensitivity effects on permitted and legally established Primary Production activities within the General Rural Environment, including conflict with activities in neighboring Environments, are avoided.
OS22.9	Hannah	Ritchie		New Zealand Pork Industry Board	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.9 Maintaining the established character	Support	Support policy to maintain the established character of the zone, but the description should also include reference to air-based effects including odour and dust as being typical of primary production activities within a rural environment.	Amend policy as follows: Maintain the established General Rural Environment character, as defined by: a) Large open spaces between built structures b)..... g) <u>sights, odour and dust associated with primary production activities.</u>
OS22.10	Hannah	Ritchie		New Zealand Pork Industry Board	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.12 Minor residential unit	Support	Submitter supports the policy but seeks a policy and rule structure to provide for farm workers which is separate from the provisions for minor residential units.	Create a policy and rule structure to provide for farm worker accommodation separate from the provisions for minor residential units.
OS22.11	Hannah	Ritchie		New Zealand Pork Industry Board	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.13 Avoiding reverse sensitivity	Support	Support policy to avoid reverse sensitivity, however this should be aimed at protecting primary production activities from neighbouring sensitive activities, to ensure the continued productive operation of the rural environment.	Amend policy as follows: <u>Sensitive activities must be separated from primary production activities through the use of setbacks, to prevent reverse sensitivity effects from impacting on the ability of primary production to operate within the zone.</u>
OS22.12	Hannah	Ritchie		New Zealand Pork Industry Board	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.1 Activities in the General Rural Environment	Support	Support permitted activity status for all activities unless otherwise specified. Note that without a specific definition and rule structure in place for intensive outdoor primary production and extensive pig farming that this rule will cover both of these activities as permitted.	Retain as proposed. Provide a definition and rule structure for other intensive farming activities beyond Intensive Indoor Primary Production to give clarity to the application of this rule to such activities.
OS22.13	Hannah	Ritchie		New Zealand Pork Industry Board	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.2 Minor residential units	Support	Support minor residential units as a permitted activity. Create a policy and rule structure to provide for farm worker accommodation separate from the provisions for minor residential units.	Retain rule as proposed and create a new policy and rule structure to provide for farm worker accommodation separate from the provisions for minor residential units.
OS22.14	Hannah	Ritchie		New Zealand Pork Industry Board	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.5 Commercial and industrial activities, and home businesses,	Oppose	Oppose commercial and industrial activity as a permitted activity within the General Rural Zone. This contradicts Objective 3b.2.3 which states that general commercial and industrial activities not having a locational need to be within the General Rural Environment are avoided and Objective 3b.2.1 which states that the availability of rural land resource will be protected for primary production activities.	Amend activity status for commercial and industrial activities to discretionary.
OS22.15	Hannah	Ritchie		New Zealand Pork Industry Board	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.10 Intensive indoor primary production and rural industry	Support	Support intensive indoor primary production and rural industry as a permitted activity, subject to standards. Support RD status for activities that don't comply with performance standards. Performance standards relating to building setbacks (4b.2.6) should also apply to intensive indoor primary production, to provide a setback between buildings housing animals and sensitive activities. A rule structure should also be provided for intensive outdoor primary production.	Amend rule as follows: An intensive indoor primary production or <u>intensive outdoor primary production or rural industry activity which complies with performance standards 4b.2.1, 4b.2.2, 4b.2.3, and 4b.2.5 and 4b.2.6 is a permitted activity.</u>
OS22.16	Hannah	Ritchie		New Zealand Pork Industry Board	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.6 Minimum building setbacks	Support	The setback from buildings for the management of farmed animals would be better calculated from the notional boundary of any sensitive activities, rather than the property boundary. This allows the maximum preferential use of the farm site.	Amend standard as follows: 4b.2.6 Minimum building setbacks i. 30 metre setback for dwellings and minor residential units from the front boundary. ii. ... iv. 200 300 metres for buildings for the management of farmed animals, <u>or any hard stand areas, treatment systems or other structures related to an intensive indoor primary production activity from all boundaries the notional boundary of any lawfully established sensitive activity.</u> v. <u>300 metres for new sensitive activities from the notional boundary of any lawfully established intensive farming activity.</u>

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OS22.17	Hannah	Ritchie		New Zealand Pork Industry Board	Plan Change 38 - Strategic Directions > 2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai	Oppose	Proposed Objective 2.2.2(1) appears to extend the matters TDC would consider to include water quality from a discharge perspective which creates confusion between the function, powers and duties of the territorial authority from the regional council.	Amend Objective 2.2.2(1) to an objective that corresponds to the function, powers and duties of the territorial authority.
OS22.18	Hannah	Ritchie		New Zealand Pork Industry Board	Plan Change 38 - Strategic Directions > 2.2.3 Policy	Oppose	In the absence of being able to review a comprehensive planning response (rather than sectional plan changes) the policy cannot be understood.	Explain in the strategic direction what benefits the district plan seeks to achieve for water quality within the function, powers and duties of the territorial authority.
OS22.19	Hannah	Ritchie		New Zealand Pork Industry Board	Plan Change 38 - Strategic Directions > 2.2.3 Policy	Oppose	NZ Pork does not support duplication of land use and discharge management requirements between regional and district plans to manage freshwater quality.	Amend Policy 2.2.3(5) to a policy that corresponds to the function, powers and duties of the territorial authority.
OS22.20	Hannah	Ritchie		New Zealand Pork Industry Board	Plan Change 38 - Strategic Directions > 2.4.2 Objective	Support	Support objective to achieve positive climate change outcomes across the district, but it is unclear how this objective will be implemented in relation to land use and development activities such as agriculture. Agricultural activities can produce greenhouse gas emissions in excess of sequestration opportunities. How will agricultural activities be considered within this objective?	Provide clarification through the strategic direction on how this objective relates back to land-use activities within the district that produce greenhouse gas emissions.
OS22.21	Hannah	Ritchie		New Zealand Pork Industry Board	Plan Change 38 - Strategic Directions > 2.4 Strategic Direction 4 Climate Change	Support	The agricultural sector, including pig farmers, will be challenged by the new norms and acute weather events that climate change brings with it. NZ Pork supports objectives that acknowledge the need for resilience and adaptation across the district to address such challenges.	Retain as proposed
OS22.22	Hannah	Ritchie		New Zealand Pork Industry Board	Plan Change 38 - Strategic Directions > 2.4.3 Policy	Oppose	Clarification is needed on how this policy will relate to land use activities within the district such as agricultural production. How will the impacts on climate change of a particular activity be measured and assessed? How does this policy relate back to land use policies and rules in the rural zones?	Provide clarification through the strategic direction on the intent of the policy in relation to assessing and measuring the effects on climate change of individual land-based activities.
OS22.23	Hannah	Ritchie		New Zealand Pork Industry Board	Plan Change 38 - Strategic Directions > Chapter 2 Strategic Directions	Seek amendment	Create a new strategic direction, objectives and policies to outline the key strategic and significant resource management issues for the rural environments within the district. The rural environment is the largest by area within the district. Not acknowledging or defining the key issues for the zone within the strategic objectives downplays the importance of the rural environments to the district.	Create a new strategic direction, objectives and policies to outline the key strategic and significant resource management issues for the rural environments within the district. <u>Social and Economic Wellbeing</u> <u>Taupo's rural environment contributes positively to the districts economic and social wellbeing. Productive capacity</u> <u>Rural land remains available for primary production activities and productive capacity is protected.</u> <u>Reverse Sensitivity</u> <u>Reverse sensitivity effects are managed so as not to constraint primary production activities</u> <u>Rural lifestyle Opportunities for rural lifestyle subdivision and development are only provided in parts of the rural environment where they do not conflict with enabling primary production and protecting the productive potential of land.</u>
OS23.1	Tony	Michelle		New Zealand Agricultural Aviation Association	Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Seek amendment	NZAAA seeks to have the RMA definition of an aircraft to future the plan as UAV activity increases.	NZAAA seeks a new definition be added for Aircraft: <u>Aircraft means any machine that can derive support in the atmosphere from the reactions of the air otherwise than by the reactions of the air against the surface of the earth.</u>
OS23.2	Tony	Michelle		New Zealand Agricultural Aviation Association	Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Seek amendment	NZAAA seeks a new definition for agricultural aviation activity so that it can be used in relevant rules and definitions to clearly describe the intermittent use of rural airstrips and landing areas by aircraft for primary production and conservation activities.	NZAAA seeks a new definition to be added for Agricultural Aviation: <u>i) Agricultural aviation activity means the intermittent operation of an aircraft from a rural airstrip or helicopter landing area for primary production, biosecurity, or biodiversity purposes including stock management, and the application of fertiliser, agrichemicals, or vertebrate toxic agents (VTA's). For clarity, aircraft includes fixed-wing aeroplanes, helicopters, and unmanned aerial vehicles (UAV's)ii) For the purposes of this plan agricultural aviation is part of Primary Production activities</u>
OS23.3	Tony	Michelle		New Zealand Agricultural Aviation Association	Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Seek amendment	NZAAA seeks the inclusion of a definition for conservation activity that provides for weed and pest control and intermittent use of rural airstrips and landing areas by aircraft for conservation activities.	NZAAA seeks the inclusion of a definition for Conservation: <u>Conservation activity means the use of land for activities undertaken for the purposes of maintaining, protecting and/or enhancing the natural, historic and/or ecological values of a natural or historic resource. It may include activities which assist to enhance the public's appreciation and recreational enjoyment of the resource and includes: Planting; pest and weed control including the use of agricultural aviation; plant and tree nurseries; and track construction; biosecurity.</u>

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OS23.4	Tony	Michelle		New Zealand Agricultural Aviation Association	Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Seek amendment	NZAAA seeks the inclusion of the definition of Primary Production as defined in the National Planning Standard to provide for agricultural, pastoral, horticultural and forestry activities and support the definition of Rural Industry.	NZAA seek the inclusion of the definition of Primary Production: ' <u>(a) any aquaculture, agricultural, pastoral, horticultural, mining, quarrying or forestry activities; and (b) includes initial processing, as an ancillary activity, of commodities that result from the listed activities in a); (c) includes any land and buildings used for the production of the commodities from a) and used for the initial processing of the commodities in b); but (d) excludes further processing of those commodities into a different product'</u>
OS23.5	Tony	Michelle		New Zealand Agricultural Aviation Association	Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Oppose	The proposed definition is not the same as the definition in the National Planning Standard NZAAA seeks to have the definition from the NPS included in the plan.	NZAAA seeks the definition of Rural Industry be replaced with the definition from the National Planning Standards: <u>Means an industry or business undertaken in a rural environment that directly supports, services, or is dependent on primary production.</u>
OS23.6	Tony	Michelle		New Zealand Agricultural Aviation Association	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.1 Enable Primary Production	Support	NZAAA supports the proposed objective and seeks it be retained.	Retain the objective 3b.2.1.
OS23.7	Tony	Michelle		New Zealand Agricultural Aviation Association	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.2 Maintaining the established General Rural character	Support	NZAAA supports the proposed objective and seeks it be retained.	Retain Objective 3b.2.2.
OS23.8	Tony	Michelle		New Zealand Agricultural Aviation Association	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.3 Rural industry	Support	NZAAA supports the proposed objective and seeks it be retained.	Retain objective 3b.2.3.
OS23.9	Tony	Michelle		New Zealand Agricultural Aviation Association	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.4 Other activities	Support	NZAAA supports the enabling objective and seeks to have Conservation activities recognised.	NZAAA supports the objective but seeks to add ' <u>Conservation activities.</u> '
OS23.10	Tony	Michelle		New Zealand Agricultural Aviation Association	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.5 Avoidance of reverse sensitivity	Support	NZAAA supports the proposed objective.	Retain Objective 3b.2.5.
OS23.11	Tony	Michelle		New Zealand Agricultural Aviation Association	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.9 Maintaining the established character	Support	The submitter supports the policy in part.	Retain the policy and add: g) agricultural aviation activities Add definition of "Agricultural Aviation" as above
OS23.12	Tony	Michelle		New Zealand Agricultural Aviation Association	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.13 Maximum Noise - Other	Support	Submitter supports the rule in part but seeks an amendment.	Retain the rule and add: iii. Nothing in the foregoing Performance Standards shall apply to the intermittent use of aircraft for agricultural aviation activities. Add definition of "Agricultural Aviation" as above
OS24.1	Paul	Taylor	Classic Builders Lakes District		Plan Change 39 - Building Coverage - Residential Environment > Plan Change Provisions	Support	Submitter supports the proposed increase of the maximum building coverage from 30% to 35%.	Retain proposed increased building coverage.
OS24.2	Paul	Taylor	Classic Builders Lakes District		Plan Change 41 - Removal of Fault lines > Plan Change Provisions	Support	Submitter supports the deletion of the faultlines from the planning maps.	Delete the faultlines from the plan as notified.
OS24.3	Paul	Taylor	Classic Builders Lakes District		Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.2 Minor residential units	Support	Submitter supports the provision of minor dwellings as a permitted activity as this is consistent with many other Councils and enables intergenerational living.	Submitter seeks the retention of the minor dwellings as a permitted activity.

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OS24.4	Paul	Taylor	Classic Builders Lakes District		Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.7 Minor residential units	Support	Submitter supports the provision of minor dwellings as a permitted activity as this is consistent with many other Councils and enables intergenerational living.	Submitter seeks he provision of minor dwellings be retained.
OS24.5	Paul	Taylor	Classic Builders Lakes District		Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.3.2 Minor residential units	Support	Submitter supports the provision of minor dwellings as a permitted activity as this is consistent with many other Councils and enables intergenerational living. Submitter seeks this be retained.	Retain
OS24.6	Paul	Taylor	Classic Builders Lakes District		Plan Change 42 - General Rural and Rural Lifestyle Environments	Support	Submitters supports the separation of the General Rural and Rural Lifestyle Environments as this better reflects the activities and land sizes.	Submitter seeks the general rural and rural environments be retained.
OS25.1	Sarah-Jane	Luoni	Manulife Forest Management New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Support	The inclusion of forestry is appropriate for the area and the zone, General Rural Environment.	Retain definition
OS25.2	Sarah-Jane	Luoni	Manulife Forest Management New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > 3b.1 Introduction	Support	The inclusion of forestry in the description is appropriate and accurate.	Retain introduction
OS25.3	Sarah-Jane	Luoni	Manulife Forest Management New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.9 Maintaining the established character	Seek amendment	Policy a, b, c, d, and f are appropriate for rural activities. However, requiring infrequent vehicle movements is not conducive to all rural activities in particular forestry. Forestry vehicle movements are minor when spread over the rotation of a pine forest but can peak during harvest.	Policy 3b.2.8 e) to the following or similar meaning: e) Infrequent <u>Appropriate</u> vehicle movements to and from a site.
OS25.4	Sarah-Jane	Luoni	Manulife Forest Management New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.11 Heavy vehicle movements	Oppose	Heavy vehicles used for rural production activities should not be limited to protect the transport network. The Policy should enable the Council and rural sector to collaborate on targeting appropriate networks for upgrade and maintenance so not to degrade the network or compromise safety.	Delete the policy or rewrite to allow the use of heavy vehicles.
OS25.5	Sarah-Jane	Luoni	Manulife Forest Management New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.13 Avoiding reverse sensitivity	Support	Ensuring development next to plantation forestry has appropriate setbacks reverse sensitivity issues are accounted for is a positive outcome for the Rural Environment.	Retain policy
OS25.6	Sarah-Jane	Luoni	Manulife Forest Management New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.1 Enable Primary Production	Support	This objective is supported as it provides for forestry.	Retain objective
OS25.7	Sarah-Jane	Luoni	Manulife Forest Management New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.2 Maintaining the established General Rural character	Support	This objective is supported as it provides for forestry.	Retain objective
OS25.8	Sarah-Jane	Luoni	Manulife Forest Management New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.3 Rural industry	Support	This objective is supported as it provides for forestry.	Retain objective
OS25.9	Sarah-Jane	Luoni	Manulife Forest Management New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.5 Avoidance of reverse sensitivity	Support	This objective is supported as it provides for forestry.	Retain objective
OS25.10	Sarah-Jane	Luoni	Manulife Forest Management New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.6 Impacts on infrastructure	Support	This objective is supported as it provides for forestry.	Retain objective

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OS25.11	Sarah-Jane	Luoni	Manulife Forest Management New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.7 Papakainga	Support	This objective is supported as it provides for forestry.	Retain objective
OS25.12	Sarah-Jane	Luoni	Manulife Forest Management New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.8 Tangata Whenua	Support	This objective is supported as it provides for forestry.	Retain objective
OS25.13	Sarah-Jane	Luoni	Manulife Forest Management New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.4 Other activities	Support	This objective is supported as it provides for forestry.	Retain objective
OS25.14	Sarah-Jane	Luoni	Manulife Forest Management New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.9 Earthworks within Outstanding Landscape Areas	Oppose	The current mapping of the Outstanding Landscape Area encompasses plantation forestry within MFM's estate. MFM question if this is the intention of Council to capture plantation forestry or if this is a mapping accuracy issue. MFM are interested in working with Council to ensure these boundary layers are accurate.	Rewrite to exempt production forestry from this rule; Or Adjust the Outstanding Landscape Area to exclude plantation forestry.
OS25.15	Sarah-Jane	Luoni	Manulife Forest Management New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.1 Vehicle movements	Support	Given the long forest rotation and cyclical nature of forestry activities exempting forestry from the traffic movement rule is appropriate and provides certainty.	Retain rule and exception.
OS25.16	Sarah-Jane	Luoni	Manulife Forest Management New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.6 Minimum building setbacks	Seek amendment	It is appropriate to have relevant setbacks to protect existing activities from reverse sensitivity issues as outlined in Policy 3b.2.13. Pines are setback at planting from the boundary and from time to time can blow over into neighboring properties. For safety reasons it is appropriate to require a minimum 30 meters setback from any building or dwelling from a plantation forest boundary.	Rewrite the Performance standard to include: <u>vii. 30 metre setback for dwellings and all other buildings from neighbouring boundaries in plantation forestry.</u>
OS25.17	Sarah-Jane	Luoni	Manulife Forest Management New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.9 Maximum Noise - Limits	Oppose	Reference should be made to the National Environmental Standard for Plantation Forestry (NES PF) to provide certainty to the forest industry that this rule does not apply and is superseded by the NES PF.	Exempt Forestry from this rule; Or Reference the NES PF.
OS25.18	Sarah-Jane	Luoni	Manulife Forest Management New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.13 Maximum Noise - Other	Support	The inclusion of forestry in this rule is appropriate. However, for consistency forestry noise standards should be referred to the NES PF.	Retain Rule; Or Reference the NES PF.
OS26.1	Sarah	Cameron	Horticulture New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Oppose	Definition doesn't align with the National Planning Standards	Amend definition: Means primary production activities that principally occur within buildings that and involve growing produce fungi or keeping or rearing livestock (excluding calf-rearing for a specified time period) or poultry.
OS26.2	Sarah	Cameron	Horticulture New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Oppose	Unsure why the definition of Residential Activities is noted for rural environment only. Definition should apply across the board.	Amend: (Rural Environment) the use of land and buildings by people for the purpose of permanent living accommodation and includes associated accessory buildings.
OS26.3	Sarah	Cameron	Horticulture New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Oppose	Definition doesn't align with the National Planning Standards.	Amend the definition of Rural Industry: Means industry or business undertaken in a rural environment an activity that directly supports, services, or is dependent on primary production and has a locational need to be within the General Rural Environment (rather than an urban environment). These activities include, but are not limited to; forestry, agriculture, dairy farming and geothermal/electricity generation.
OS26.4	Sarah	Cameron	Horticulture New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Seek amendment	There is a need to provide for 'day-to-day' activities that are integral to productive land use in the rural zone. In HortNZ's experience, providing a definition for ancillary rural earthworks and a clear rule framework is an efficient approach.	Amend to include a definition of 'ancillary rural earthworks' Ancillary rural earthworks means earthworks associated with primary production, such as: a. maintenance of drains, troughs and installation of their associated pipe networks, drilling bores and offal pits, burying of dead stock and plant waste, erosion and sediment control measures b. the burying of material infected by unwanted organisms as declared by the Ministry of Primary Industries Chief Technical Officer or an emergency declared by the Minister under the Biosecurity Act 1993. Note: For clarity, it is noted that cultivation is not 'defined as earthworks'.

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OS26.5	Sarah	Cameron	Horticulture New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Seek amendment	A definition would provide clarity within the plan – HortNZ seeks to clearly provide for this activity as a permitted activity in rural zones due to its intermittent nature.	Include a definition for ‘agricultural aviation movements’, <u>Agricultural aviation movements mean intermittent aircraft and helicopter movements for purposes ancillary to primary production activities, including topdressing, spraying, stock management, fertiliser application, and frost mitigation, and associated refuelling.</u>
OS26.6	Sarah	Cameron	Horticulture New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Seek amendment	The submitter seeks a new definition for 'Artificial crop protection structures and Crop support structures' as follows: <u>Artificial crop protection structure means structures with material used to protect crops and/or enhance growth (excluding greenhouses). Note: For the avoidance of doubt artificial crop protection structures are not a building.</u> Include a definition for ‘artificial support structure’ <u>Crop support structure means an open structure on which plants are grown!</u>	Include a definition for ‘artificial crop protection structures’ <u>Artificial crop protection structure means structures with material used to protect crops and/or enhance growth (excluding greenhouses). Note: For the avoidance of doubt artificial crop protection structures are not a building.</u> Include a definition for ‘artificial support structure’ <u>Crop support structure means an open structure on which plants are grown</u>
OS26.7	Sarah	Cameron	Horticulture New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Seek amendment	Audible bird scaring devices are used at certain times of the year to scare birds from certain crops. They are a significant part of horticulture production.	Include definition for Audible bird scaring devices: <u>Gas guns and avian distress alarms used for the purposes of disturbing or scaring birds, and excludes firearms and vehicles used for that purpose.</u>
OS26.8	Sarah	Cameron	Horticulture New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Seek amendment	Frost fans are used on horticultural properties to prevent frost damage to crops, mainly fruit crops such as kiwifruit, summerfruit, and apples. Frost damage to crops, particularly at bud burst, can cause reduced crop yield and hence reduced revenue.	Include definition for Frost Fan: <u>Means a machine used to move air around a horticultural or rural site for the purpose of drying fruit or mitigating the effects of frost.</u>
OS26.9	Sarah	Cameron	Horticulture New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Seek amendment	A definition should be included for greenhouses to support diversification to alternative growing methods.	Include a definition for greenhouses: <u>Greenhouses means a structure enclosed by glass or other transparent impermeable material and used for the cultivation or protection of plants in a controlled environment but excludes artificial crop protection structures</u>
OS26.10	Sarah	Cameron	Horticulture New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Seek amendment	The submitter seeks a new definition for Highly productive land consistent with the NPS for Highly Productive Land.	Include definition in consideration to National Policy Statement Highly Productive Land
OS26.11	Sarah	Cameron	Horticulture New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Seek amendment	Submitter seeks a new definition for Land Based Primary Production. Include definition consistent with the National Policy Statement Highly Productive Land	Add definition for Land Based Primary Production: <u>Production from agricultural, pastoral, horticultural, or forestry activities, that is reliant on the soil resource of the land.</u>
OS26.12	Sarah	Cameron	Horticulture New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Seek amendment	The National Policy Statement on Electricity Transmission 2008 (NPSET), a planning document under the Resource Management Act 1991 (RMA), requires Council’s to give effect to the NPSET objectives and policies in all plan documents.	Define National Grid Yard as follows: <u>The area located within: 12m in any direction from the visible outer edge of a National Grid tower; or 10m in any direction from a National Grid single pole or pi-pole; or The area located within 10m either side of the centre line of any overhead 110kV National Grid line on single or pi-pole; or The area located within 12m either side of the centre line of any overhead National Grid line on towers</u>
OS26.13	Sarah	Cameron	Horticulture New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Seek amendment	Submitter seeks a new definition for Noise which aligns with the National Planning Standards: <u>Has the same meaning as in section 2 of the RMA Includes vibration.</u>	Include definition <u>Has the same meaning as in section 2 of the RMA Includes vibration.</u>
OS26.14	Sarah	Cameron	Horticulture New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Seek amendment	Submitter seeks a new definition for Primary Production which aligns with the Planning Standards.	Include Definition for Primary Production: <u>Any aquaculture, agricultural, pastoral, horticultural, mining, quarrying or forestry activities; and Includes initial processing, as an ancillary activity, of commodities that result from the listed activities in a); Includes any land and buildings used for the production of the commodities from a) and used for the initial processing of the commodities in b); but Excludes further processing of those commodities into a different product.</u>

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OS26.15	Sarah	Cameron	Horticulture New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Seek amendment	A definition for reverse sensitivity that should be included in the Plan.	Include a new definition for reverse sensitivity: <u>Means the vulnerability of an existing lawfully established activity to other activities in the vicinity which are sensitive to adverse environmental effects that may be generated by such existing activity, thereby creating the potential for the Horticulture New Zealand operation of such existing activity to be constrained</u>
OS26.16	Sarah	Cameron	Horticulture New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Seek amendment	To support retail sales of produce in rural zone.	Submitter seeks new definition for Rural produce retail: <u>Means the sale of rural produce grown or produced by the rural production operation, including products manufactured from that produce</u>
OS26.17	Sarah	Cameron	Horticulture New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Seek amendment	Include a definition for seasonal worker accommodation as it is distinct from visitor accommodation.	Submitter seeks a new definition for Seasonal worker accommodation: <u>Seasonal worker accommodation means the use of land and buildings for the sole purpose of accommodating the short-term labour requirement of a farming activity, rural industry or post-harvest facility.</u>
OS26.18	Sarah	Cameron	Horticulture New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Seek amendment	Shelter belts protect crops from winds and mitigate spray drift.	Submitter seeks a new definition for Shelter belt: <u>Means any trees planted primarily to provide shelter for stock, crops or buildings from the prevailing wind(s) or to mitigate potential spray drift from agricultural applications</u>
OS26.19	Sarah	Cameron	Horticulture New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.1 Enable Primary Production	Support	The submitter supports this objective.	Retain
OS26.20	Sarah	Cameron	Horticulture New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > 3 Objectives and Policies	Seek amendment	To provide for primary production and ancillary activities in rural zone.	Include a new objective OX: <u>The rural zone is used for primary production activities, ancillary activities that support primary production and other compatible activities that have a functional and operational need to be in a rural environment.</u>
OS26.21	Sarah	Cameron	Horticulture New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.2 Maintaining the established General Rural character	Support	The submitter supports this objective.	Retain
OS26.22	Sarah	Cameron	Horticulture New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.3 Rural industry	Support	The submitter supports this objective.	Retain
OS26.23	Sarah	Cameron	Horticulture New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.4 Other activities	Support	It is important that visitor accommodation and tourism activities in the rural environment is of a scale and/or managed such that it does not impact on the ability to productive use rural land.	Amend: Maori cultural activities, tourism activities, visitor accommodation and renewable electricity generation and transmission activities are enabled in the General Rural Environment <u>where they do not adversely impact on the productive land use</u>
OS26.24	Sarah	Cameron	Horticulture New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.5 Avoidance of reverse sensitivity	Support	Submitter supports this objective.	Retain
OS26.25	Sarah	Cameron	Horticulture New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.9 Maintaining the established character	Oppose	Current policy is some what draconian and limits activities.	Delete policy and replace <u>Land use and subdivision activities are undertaken in a manner that maintains or enhances the rural character and amenity of the rural zone, which includes:</u> <u>i. a predominance of primary production activities</u> <u>ii. generally open space between built structures</u> <u>iii. typical adverse effects such as odour, noise and dust associated with a rural working environment; and</u> <u>iv. a diverse range of rural environments, rural character and amenity values throughout the district.</u>

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OS26.26	Sarah	Cameron	Horticulture New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > 3b.2 Objectives and Policies - General Rural Environment	Seek amendment	Subdivision should be avoided in the rural environment.	Avoid subdivision that: <u>i. results in the loss of highly productive land for use by land based primary production;</u> <u>ii. fragments land into parcel sizes that are no longer able to support land based primary production, taking into account;</u> <u>iii. the type of farming proposed;</u> <u>iv. whether smaller land parcels can support more productive forms of farming due to the presence of highly productive land.</u> <u>v. provides for rural lifestyle living unless there is an environmental benefit.</u>
OS26.27	Sarah	Cameron	Horticulture New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > 3b.2 Objectives and Policies - General Rural Environment	Seek amendment	Submitter seeks the addition of a new policy as this is consistent with National Policy Statement of Highly Productive Land and avoids incompatible activities from rural environment.	Avoid land use that <u>i. is incompatible with the purpose, character and amenity of the general rural environment;</u> <u>ii. does not have a functional need to locate in the general rural environment and is more appropriately located in another zone;</u> <u>iii. would result in the loss of productive capacity of highly productive land;</u> <u>iv. would exacerbate natural hazards; and</u> <u>v. cannot provide appropriate on-site infrastructure.</u> <u>vi. could result in reverse sensitivity effects</u>
OS26.28	Sarah	Cameron	Horticulture New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.10 Residential units	Support	Submitter supports the policy.	Retain
OS26.29	Sarah	Cameron	Horticulture New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.13 Avoiding reverse sensitivity	Support	Amend policy to avoid and mitigate reverse sensitivity effects.	Amend and replace with: <u>Manage the establishment, design and location of new sensitive activities and other non-productive activities in the general rural environment to avoid where possible, or otherwise mitigate, reverse sensitivity effects on primary production activities.</u>
OS26.30	Sarah	Cameron	Horticulture New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.14 Commercial and industrial activity	Support	Commercial and Industrial activity should be avoided in the rural environment.	Submitter seeks the policy be amended as follows: Limit the scale of <u>Avoid</u> commercial and industrial activity to avoid the uptake of general rural land by activities that are provided for in other Environments and may impact on the availability of land for primary production activities within the general rural environment.
OS26.31	Sarah	Cameron	Horticulture New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.1 Maintain the character of the Rural Lifestyle Environment	Support	Submitter supports the Objective.	Retain
OS26.32	Sarah	Cameron	Horticulture New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.2 Avoid reverse sensitivity	Support	Submitter supports the Objective.	Retain
OS26.33	Sarah	Cameron	Horticulture New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.3 Commercial and industrial activities	Support	Submitter supports the Objective.	Retain
OS26.34	Sarah	Cameron	Horticulture New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.4 Consolidate rural lifestyle activities	Oppose	Submitter seeks this objective be deleted as unclear what it hopes to achieve.	Delete 3b.3.4
OS26.35	Sarah	Cameron	Horticulture New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.3.9 Character of the Rural Lifestyle Environment	Support	It is not clear 'what dominating the landscape' means. Rural buildings can be large in nature.	Amend as follows: b) Accessory buildings that do not dominate the landscape. c) Dwellings may be large but are surrounded by open space and do not dominate the landscape.

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OS26.36	Sarah	Cameron	Horticulture New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.7 High voltage transmission lines	Oppose	There are no provisions for artificial crop protection structures and a setback of 12m from a critical electricity line would compromise horticultural activities.	Amend as follows: Rename to National Grid and delete High Voltage Transmission Lines Delete 4b.1.7 and replace: Activity status: Permitted Where: PER-1 No new building(s) or structures, and extensions shall be erected within 12m of any National Grid support structure, except for fences less than 2.5m in height and more than 5m from the support structure. PER-2 Under the National Grid Conductors (wires) the following can occur: A fence less than 2.5m in height An extension to existing buildings used for sensitive activities that do not increase the building envelope Non habitable buildings ancillary to a farming activity, such as milking sheds, piggeries, poultry sheds, greenhouses and protective canopies. This rule does not apply to: network utilities within a transport corridor or any part of electricity infrastructure that connects the National Grid. NOTES: Structures and activities located near transmission lines must comply with the safe distance requirements in the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001). Compliance with this plan does not ensure compliance with NZECP34:2001; Vegetation planted near the National Grid Yard should be selected and/or managed to ensure that it complies with the Electricity (Hazards from Trees) Regulations 2003
OS26.37	Sarah	Cameron	Horticulture New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.8 Buildings within Outstanding Landscape Areas	Oppose	While the rule heading relates to buildings, the provisions within the rule relate to structures – these are two separate things.	Amend: Delete ‘structures’ and replace with ‘ buildings ’. Allow rule for artificial crop protection structure as a permitted activity within outstanding landscape area
OS26.38	Sarah	Cameron	Horticulture New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.9 Earthworks within Outstanding Landscape Areas	Oppose	There should be allowances for permitted activity for primary production earthworks and indigenous vegetation clearance.	Amend 4b.1.0 to include PER Activity status: Permitted Where: PER-1 The earthworks or indigenous vegetation clearance is: Required for repair or maintenance required to provide for safe and reasonable clearance for existing overhead power lines. Necessary to address a risk to public health and safety. For biosecurity reasons. For the sustainable non-commercial harvest of plant material for rongoa Maori. PER-2 The earthworks or indigenous vegetation clearance outside the coastal environment complies with standard earthworks or indigenous vegetation clearance
OS26.39	Sarah	Cameron	Horticulture New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.10 Intensive indoor primary production and rural industry	Support	Submitter supports the provision however note amendments to 4b.2.2.	Retain however note amendments to 4b.2.2
OS26.40	Sarah	Cameron	Horticulture New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.2 Maximum building coverage	Support	The standard provides for 10% site coverage by buildings or structures – due to nature of ancillary buildings, an increase of 12.5% is proposed. There should be provision for a greater site coverage of artificial crop protection structures and green houses	Amend 4b.2.2 by adding: 10 12.5% of the total allotment area This standard does not apply to: a. Artificial crop protection structures b. Greenhouses

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OS26.41	Sarah	Cameron	Horticulture New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2 Performance Standards - General Rural Environment	Seek amendment	The provision of seasonal worker accommodation is becoming a necessary supporting activity to horticultural operations. HortNZ seeks that where seasonal worker accommodation does not meet the permitted activity standards, that this default to RD.	<p>Include a permitted activity rule for Seasonal Worker Accommodation</p> <p><u>RPROZ-RX – Seasonal Worker Accommodation</u> <u>Activity Status: PER</u> <u>1. The establishment of a new, or expansion of existing seasonal worker accommodation.</u></p> <p><u>Where:</u> <u>a. The seasonal worker accommodation is associated with horticultural activity</u> <u>b. The accommodation comprises of a combination of communal kitchen and eating areas and sleeping and ablution facilities</u> <u>c. The accommodation provides for no more than 12 workers</u> <u>d. It complies with Code of Practice for Able Bodied Seasonal Workers, published by Dept of Building and Housing 2008.</u> <u>Where this activity complies with the following rule requirements:</u> <u>4b.2.5 – Maximum height</u> <u>4b.2.6 – Setbacks</u> <u>Activity status when compliance not achieved:</u> <u>2. When compliance with RPROX-RX</u> <u>1. (a)-(d) is not achieved: RDIS Matters of discretion:</u> <u>Those matters in RPROZ-RX 1. (a)-(d) that are not able to be met</u> <u>Methods to avoid, remedy or mitigate the effects on existing activities, including the provision of screening, landscaping and methods for noise control</u> <u>The extent to which the application complies with the Code of Practice for Able Bodied Seasonal Workers, published by Dept of Building and Housing 2008</u> <u>4. Where compliance with any rule requirement is not achieved: Refer to relevant Rule Requirement</u> <u>Note: HortNZ has elsewhere in this submission sought definitions be included for Seasonal Worker Accommodation.</u></p>
OS26.42	Sarah	Cameron	Horticulture New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.5 Maximum building height	Support	Provision to exclude artificial crop protection structures.	Amend 4b.2.5 <u>This standard does not apply to:</u> <u>a. Artificial crop protection structures</u>
OS26.43	Sarah	Cameron	Horticulture New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.6 Minimum building setbacks	Support	A clear distinction should be provided for habitable buildings. 15 meters is considered insufficient to address potential reverse sensitivity effects.	Amend 4b.2.6: i. 30 metre setback for <u>habitable</u> dwellings and minor residential units from the front boundary ii. <u>±5 20</u> metres from all other boundaries. vii. <u>Artificial crop protection and support structures must be setback at least 1m from all site boundaries</u>
OS26.44	Sarah	Cameron	Horticulture New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.7 Minor residential units	Seek amendment	HortNZ does not support combined standard for accommodation activities due to reverse sensitivity effects. Separate rules and standards should be drafted for: Visitor accommodation, Seasonal accommodation and Tiny homes/caravans including their own standards.	A maximum of one minor residential unit per primary residential unit per allotment. i. All minor residential or accommodation activity units shall: a. Be no larger than 100m² <u>Not exceed a GFA of 65m²; in size.</u> b. Be located no greater than 20 <u>15</u> metres from the primary residential unit. c. Share an accessway/driveway with the primary residential unit. NOTE: Minor residential units also include accommodation activities, tiny homes/houses, caravans and other structures used for accommodation for more than two consecutive months in a calendar year on the allotment.
OS26.45	Sarah	Cameron	Horticulture New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.8 Commercial and industrial activities, and home businesses	Support	Commercial and industrial activities should be restricted in the rural production zone. 100m ² allowance is significant. This rule contradicts objective 3b.2.3.	Amend 4b.2.8 (i) Any indoor or outdoor space used for commercial, industrial or home business purposes , shall have a gross floor area less than 100 <u>50</u> m ² for indoor activities, or 100m ² of land area for <u>and</u> outdoor activities. Include PER for home business <u>PER - 1 The home business is undertaken within:</u> <u>i. a residential unit; or</u> <u>ii. an accessory building that does not exceed 40m² GFA; or</u> <u>iii. a minor residential unit.</u> <u>PER-2 There is no more than two full-time equivalent persons engaged in the home business who reside off-site</u> <u>PER-3 Hours of operation are between:</u> <u>7am-8pm Monday to Friday.</u> <u>8am-8pm Weekends and public holidays.</u> <u>i. Any indoor or outdoor space used for commercial, industrial or home business purposes, shall have a gross floor area less than 100m² for indoor activities, or 100m² of land area for outdoor activities.</u> <u>ii. For home businesses the principal operator of the home business must be a permanent resident on the site to which the home business relates.</u>

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OS26.46	Sarah	Cameron	Horticulture New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.9 Maximum Noise - Limits	Support	Submitter supports this provision.	Retain
OS26.47	Sarah	Cameron	Horticulture New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2 Performance Standards - General Rural Environment	Seek amendment	Submitter seeks the following new rule for frost protection.	<p>Include NOISE - RX</p> <p>PER-1 <u>The use is for the protection of crops from frost only</u></p> <p>PER-2: Maintenance or use of frost fans is undertaken between 7am and 10pm. Testing outside these hours may only take place for urgent unforeseen maintenance purposes or for testing operational readiness.</p> <p>PER-3: The maximum noise generated by a single or multiple frost fans shall not exceed 55 dB LAeq(15min) at any time when assessed within the notional boundary of any noise sensitive activity on another site PER-4: Frost fans are only operated when the air at canopy height is 2 degrees C or less</p> <p>Activity status when compliance not achieved:</p> <p>RDIS: Matters of discretion are restricted to:</p> <p>Operational requirements of frost control fans;</p> <p>Proximity to a residential area or dwelling including the visual effects;</p> <p>Noise mitigation measures;</p> <p>Generation of noise with special audible characteristics;</p> <p>Frequency and duration of operation</p> <p>Location, orientation</p> <p>Monitoring and reporting</p>
OS26.48	Sarah	Cameron	Horticulture New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2 Performance Standards - General Rural Environment	Seek amendment	Submitter seeks a new rule for bird scaring devices.	<p>Include NOISE – RX, Activity status: Permitted</p> <p>Where:</p> <p>PER-1 <u>Bird scaring devices must only be used between 7.00am and 7.00pm on any calendar year</u></p> <p>PER-2 <u>Bird scaring events from any device shall operate at:</u> <u>Not more than 12 events per hour where an event includes clusters of up to three shots from percussing type devices or three individual shots from a firearm in quick succession</u> <u>A maximum noise level frequency of 65 dB LAE within the notional boundary of any noise sensitive activity not owned by the operator of the device PER-3</u> <u>The audible bird scaring device complies with standard:</u></p> <p>NOISE <u>-4b.4.13 Maximum Noise Levels.</u> <u>This standard does not apply to: bird scaring devices that generate a noise level less than 55 dB LAE within the notional boundary of any noise sensitive activity not owned by the operator of the device.</u> <u>Activity status where compliance not achieved with PER -1 or PER -2: Restricted Discretionary</u></p> <p>Matters of discretion are restricted to:</p> <p>The level, hours of operation, duration and nature of the noise;</p> <p>Proximity and nature of nearby activities and the adverse effects they may experience from the noise;</p> <p>The existing noise environment;</p> <p>Effects on character and amenity values on the surrounding environment;</p> <p>Effects on the health and wellbeing of people; and</p> <p>Any noise reduction measures.</p> <p>Activity status where compliance not achieved with PER-3: Non-complying</p>
OS26.49	Sarah	Cameron	Horticulture New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.13 Maximum Noise - Other	Support	Support however recommend adding primary production activities to be consistent with National Planning definition.	Amend to be consistent with National Planning definition: Nothing in the foregoing Performance Standards shall apply to primary production activities farm animals including working dogs, and to agricultural and forestry vehicles, agricultural and forestry machinery or equipment (including mobile plant at produce-packing facilities but excluding sawmilling equipment), operated and maintained in accordance with the manufacturer's specifications in accordance with accepted management practices (e.g. for milking, spraying, harvesting, packing, forest harvesting and the like).

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OS26.50	Sarah	Cameron	Horticulture New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.15 Signage	Support	Allows for more signage coverage for rural retail and home business.	Amend as follows: Maximum of one sign per allotment i. Maximum total face area of sign – 2m². The maximum total of sign area on any site must not exceed 3m². Where a sign is double-sided, the maximum sign area is calculated as the area of one side of the sign. ii. Signage must relate to the activity undertaken on the allotment. iii. No flashing, reflectorised or illuminated signage. iv. One temporary sign per allotment for the sale of land or buildings of not more than 2m² total face area. There shall be no more than two signs per site. EXCEPTIONS:
OS26.51	Sarah	Cameron	Horticulture New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.4.6 Maximum building height	Support	Unclear why maximum building height is not the same as in the GRUZ.	Amend i. The maximum height of a building shall not exceed 10 <u>12</u> metres
OS26.52	Sarah	Cameron	Horticulture New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.4.7 Minimum building setbacks	Support	A clear distinction should be provided for habitable buildings. 15 meters is considered insufficient to address potential reverse sensitivity effects.	Amend 4b.2.7 iii. 30 metre setback for habitable dwellings and minor residential units from the front boundary iv. 15 20 metres from all other boundaries. vii. Artificial crop protection and support structures must be setback at least 1m from all site boundaries
OS26.53	Sarah	Cameron	Horticulture New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.4.9 Home business, commercial, and retail activities	Support	Commercial and retail activities should be restricted in the rural lifestyle zone. 100m ² allowance is significant. This rule contradicts objective 3b.2.3.	Delete commercial and retail activities from the rule, Include PER for home business PER - 1 : The home business is undertaken within: i. a residential unit; or ii. an accessory building that does not exceed 40m² GFA; or iii. a minor residential unit. PER-2: There is no more than two full-time equivalent persons engaged in the home business who reside off-site PER-3: Hours of operation are between: 7am-8pm Monday to Friday. 8am-8pm Weekends and public holidays. Any indoor or outdoor space used for commercial, industrial or home business purposes, shall have a gross floor area less than 100m² for indoor activities, or 100m² of land area for outdoor activities. ii. For home businesses the principal operator of the home business must be a permanent resident on the site to which the home business relates. Amend Maximum one sign per allotment. i. There shall be no more than one sign for each road frontage. ii. Maximum total face area – 1m². iii. Signage must relate to the activity undertaken on the allotment. iv. No flashing, reflectorised or illuminated signs. v. One temporary sign per allotment, 2m² total face area, for the sale of land or buildings. The maximum total of sign area on any site must not exceed 1.5m². Where a sign is double-sided, the maximum sign area is calculated as the area of one side of the sign.
OS26.54	Sarah	Cameron	Horticulture New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.4.12 Maximum Artificial Light Level	Support	Submitter seeks the TDP to align with Lux levels from other district plans.	Amend: 8 10 LUX (lumens per square meter) at the boundary

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OS26.55	Sarah	Cameron	Horticulture New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.1 Subdivision - General Rural Environment	Oppose	Unclear why there are two rules for subdivision based on lot size. A controlled activity subdivision status means that affected parties would not be consulted as part of the subdivision application. This is particularly relevant to the Rural Production Zone where the potential for adverse effects on adjoining land uses exist and effects on highly productive land which the plan seeks to protect. A controlled activity will not achieve that outcome.	Delete GRUZ from controlled activity rule Activity status – Restricted discretionary RDIS-1: Where subdivision complies with standards: minimum lot sizes Requirements for building platform for each allotment Water supply Stormwater management Wastewater disposal Telecommunications and power supply Easements for any purpose Note: Text in yellow should relate to SUB standards however these have not been included in draft Matters of discretion are limited to: The potential adverse effects on adjoining horticultural and agricultural activities, including reverse sensitivity effects NOTE: Applications for restricted discretionary subdivision within the Rural Production Zone will be notified Activity status where compliance is not achieved – Discretionary
OS26.56	Sarah	Cameron	Horticulture New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.2 Subdivision - Rural Lifestyle Environment that adjoins the General Rural Environment	Oppose	Unclear why there are two rules for subdivision based on lot size. A controlled activity subdivision status means that affected parties would not be consulted as part of the subdivision application. This is particularly relevant to the Rural Production Zone where the potential for adverse effects on adjoining land uses exist and effects on highly productive land which the plan seeks to protect. A controlled activity will not achieve that outcome.	Amend: Subdivision resulting in lots that are 4 hectares or larger adjoining the General Rural Environment is a controlled activity. restricted discretionary activity
OS26.57	Sarah	Cameron	Horticulture New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.7 Subdivision - Outstanding Landscape Areas	Support	Subdivision of land particularly in the rural zone should be avoided regardless of lot size.	Submitter seeks the following amendment: Any subdivision of land in the General Rural Environment or Rural Lifestyle Environment that is located within an Outstanding Landscape Area where the resulting lots are less than 10 hectares, is a non-complying activity
OS26.58	Sarah	Cameron	Horticulture New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.8 Subdivision - Bonus Lots	Oppose	The draft NPSIB requires councils to identify and map areas of SNA. Unclear why this rule has been drafted as it contradicts.	Delete Rule
OS26.59	Sarah	Cameron	Horticulture New Zealand		Plan Change 38 - Strategic Directions	Seek amendment	Add new strategic direction for rural environment.	Add to chapter 38: SD – RE-01 Primary production activities are recognised and provided for to enable them to operate efficiently and effectively to ensure the contribution for the economic and social wellbeing of the district and not be compromised by inappropriate subdivision, use and development SD – RE – 02 Protection of highly productive land from inappropriate development to ensure its production potential for generations to come.
OS26.60	Sarah	Cameron	Horticulture New Zealand		Plan Change 38 - Strategic Directions > 2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai	Oppose	Council has no jurisdiction over the matters raised in 2.2.	Delete 2.2 strategic direction freshwater quality / te mana o te wai.
OS27.1	Matthew	Shepherd		N/A	Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Oppose	Opposes White Road being Rural lifestyle and seeks it be areas closer to town as a buffer between urban and rural, to avoid fragmentation.	Delete White Road from rezoning and amend to areas closer to town.
OS27.2	Matthew	Shepherd		N/A	Plan Change 42 - General Rural and Rural Lifestyle Environments > 3b.3 Objectives and Policies - Rural Lifestyle Environment	Seek amendment	Submitter seeks amendment to minimum lot size to minimise impact on landform, biodiversity, water quality, infrastructure, hazards, new boundaries, restrictions on future land use, land use expectations, reverse sensitivity.	Amend minimum lot size in Rural Lifestyle to 4Ha.
OS27.3	Matthew	Shepherd		N/A	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.1 Maintain the character of the Rural Lifestyle Environment	Oppose	Submitter has concerns about productivity of the land, commercial activities, fragmentation of land and change to the character of the area.	Submitter seeks the objective be deleted.

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Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS27.4	Matthew	Shepherd		N/A	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.3 Commercial and industrial activities	Oppose	Submitter has concerns about land productivity being lost, potential closing of business.	Submitter seeks the objective be deleted.
OS27.5	Matthew	Shepherd		N/A	Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Oppose	Rezoning of White Road to Rural Lifestyle wont meet objective as there is no infrastructure to support all those possible smaller properties.	Delete Rural Lifestyle zoning from White Road.
OS28.1	Belinda	Leonard-Jones		N/A	Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Oppose	Submitter questions demand for rural lifestyle and seeks areas be zoned closer to town, as a buffer between urban and rural and to avoid fragmentation.	Delete White Road from Rural Lifestyle zoning.
OS28.2	Belinda	Leonard-Jones		N/A	Plan Change 42 - General Rural and Rural Lifestyle Environments > 3b.3 Objectives and Policies - Rural Lifestyle Environment	Seek amendment	Submitter has concerns about impact of rural lifestyle on landform, biodiversity, water quality, Infrastructure, hazards, new boundaries, restrictions on future land use, land use expectations and reverse sensitivity	Submitter seeks a minimum lot size of 4 hectares in Rural Lifestyle.
OS28.3	Belinda	Leonard-Jones		N/A	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.1 Maintain the character of the Rural Lifestyle Environment	Oppose	Submitter has concerns about the productivity of the land, commercial activities, fragmentation of land.	Submitter seeks the objective be deleted.
OS28.4	Belinda	Leonard-Jones		N/A	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.3 Commercial and industrial activities	Oppose	Submitter has concerns about land productivity being lost and potential closing of business.	Submitter seeks deletion of the objective.
OS28.5	Belinda	Leonard-Jones		N/A	Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Oppose	Zoning White Road as rural lifestyle will not meet the objective as there is no community infrastructure to support extra properties.	Submitter seeks the removal of White Road as rural lifestyle zoning
OS29.1	Joao Paulo	Silva	Waikato Regional Council		Plan Change 38 - Strategic Directions > 2.3 Strategic Direction 3 Urban Form and Development	Seek amendment	Submitter seeks the rewording of the second paragraph of Section 2.3 as it appears to be missing words.	Review and reword the second paragraph of Section 2.3.
OS29.2	Joao Paulo	Silva	Waikato Regional Council		Plan Change 38 - Strategic Directions > 2.3.2 Objectives	Seek amendment	We consider that changing the word 'forms' to 'environment' will encompass more than the built components of the urban areas. Further, this wording is more consistent with the NPS-UD which focuses on well-functioning urban environments.	Reword the objective as follows: a. contributes to well-functioning and compact urban forms <u>environments</u> that provide for connected liveable communities;
OS29.3	Joao Paulo	Silva	Waikato Regional Council		Plan Change 38 - Strategic Directions > 2.3.2 Objectives	Seek amendment	WRC considers that the protection of geothermal features should be acknowledged in the Plan. Taupo and Tokaanu are the only two towns in New Zealand apart from Rotorua that overlie large geothermal systems and have within the town rare and fragile geothermal features.	Include a new bullet point to Objective 2.3.2(1) to read: <u>Ensures the protection of Significant Geothermal Features including geothermal vegetation.</u>
OS29.4	Joao Paulo	Silva	Waikato Regional Council		Plan Change 38 - Strategic Directions > 2.3.2 Objectives	Seek amendment	WRC understands that Taupo and Tokaanu overlie geothermal resources. WRC has identified a potential risk regarding potential adverse effects on property and infrastructure if these are placed in areas prone to geothermal subsidence.	Include a new bullet point to Objective 2.3.2(1) to read: <u>Ensure that building, roading and infrastructure developments are directed away from geothermal hazards.</u>
OS29.5	Joao Paulo	Silva	Waikato Regional Council		Plan Change 38 - Strategic Directions > 2.2.3 Policy	Seek amendment	WRC considers the policy should be amended to achieve better consistency with Section 181 of the Ngati Tuwharetoa Claims Settlement Act 2018.	Amend the wording to read: Recognise and provide for the vision, objectives, and outcomes, <u>and values</u> in Te Ara Whanui o Rangitaiki (Pathways of the Rangitaiki) and Te Kaupapa Kaitiaki documents and to give effect to Te Ture Whaimana o Te Awa o Waikato - the Vision and Strategy for the Waikato River.
OS29.6	Joao Paulo	Silva	Waikato Regional Council		Plan Change 38 - Strategic Directions > 2.3.3 Policy	Seek amendment	We consider that including 'and supporting services' after papakainga on (7) will give better effect to WRPS Method UFD-M21 which provides for sustainability of marae and papakainga and directs district plans to take into account the need for additional services to support papakainga.	Amend the wording as follows: 7. Provide for the development of Papakainga <u>and supporting services</u> on maori land to facilitate maori occupation on their ancestral lands.
OS29.7	Joao Paulo	Silva	Waikato Regional Council		Plan Change 38 - Strategic Directions > 2.3.3 Policy	Seek amendment	WRC considers that the term 'current and future risk' should be included to the policy to ensure that climate change is adequately considered. This will achieve alignment with WRPS Change 1- IM-O5 – Climate change.	Amend the wording as follows: 11. Require the design and location of activities to avoid or mitigate natural hazards to an acceptable level of <u>current and future risks</u> to life, property and the environment.

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Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS29.8	Joao Paulo	Silva	Waikato Regional Council		Plan Change 38 - Strategic Directions > 2.3.3 Policy	Seek amendment	WRC considers that the protection of geothermal features should be acknowledged in the Plan. The environmental imperative to protect such features should be acknowledged in the Plan. This will achieve better alignment with the WRPS.	Include new policy (or similar) as follows: <u>Avoid new development and subdivision of areas in close proximity to Significant Geothermal Features as mapped in the Waikato Regional Plan.</u>
OS29.9	Joao Paulo	Silva	Waikato Regional Council		Plan Change 38 - Strategic Directions > 2.5 Strategic Direction 5 Significant and Local Infrastructure	Seek amendment	WRC has identified that State highways 30 and 46 are missing from the text. We consider that the reference should be included.	Amend text to read: "State highways (1, 5, <u>30</u> , 32, 41, <u>46</u> and 47)."
OS29.10	Joao Paulo	Silva	Waikato Regional Council		Plan Change 38 - Strategic Directions > 2.5 Strategic Direction 5 Significant and Local Infrastructure	Seek amendment	The District Plan should explicitly recognise the importance of the district's electricity-generating capacity to the local and national economy.	Amend wording by changing the percentage from 20% to 27% and providing wording that recognises the local and national importance of Taupo's electricity-producing capability.
OS29.11	Joao Paulo	Silva	Waikato Regional Council		Plan Change 38 - Strategic Directions > 2.6 Strategic Direction 6 Natural Environment Values	Seek amendment	WRC understands that the Taupo District contains most of the country's geothermal vegetation. However, this rare and vulnerable ecosystem type is not appropriately referred to in the chapter.	Amend wording after the first sentence to include the sentence: <u>Our rare habitats include 42% of the nation's geothermal vegetation, a rare and vulnerable ecosystem type.</u> And include a new policy in 2.6.3. to read: <u>Map as SNAs all geothermal areas that meet the Waikato Regional Policy Statement definition of SNA, and ensure their protection.</u>
OS29.12	Joao Paulo	Silva	Waikato Regional Council		Plan Change 38 - Strategic Directions	Seek amendment	WRC considers that the chapter should give better effect to the NPS-UD and WRPS change 1.	Include provisions to address the following to give effect to NPS UD, WRPS and Change 1: <ul style="list-style-type: none"> Urban development supports emissions reduction through urban form, design and location. New development is located in and around existing settlements. Enable a diverse range of dwelling types and sizes. Responsiveness to proposals that provide significant development capacity with reference to WRPS Change 1 UFD-M74 – Tier 3 out of sequence or unanticipated development and APP14 – Responsive Planning Criteria – Out-of-sequence and Unanticipated Developments (Non-Future Proof tier 3 local authorities).
OS29.13	Joao Paulo	Silva	Waikato Regional Council		Plan Change 38 - Strategic Directions > Section 32	Seek amendment	4.6.1 incorrectly states that Plan Change 1: Healthy Rivers is a change to the WRPS. This is a change to the Waikato Regional Plan (WRP).	Amend wording in the report to appropriately connect Plan Change 1 to the WRP, instead of WRPS.
OS29.14	Joao Paulo	Silva	Waikato Regional Council		Plan Change 42 - General Rural and Rural Lifestyle Environments	Oppose	WRC opposes the proposed rezoning of sites 4 and 7 for industrial development. We recommend TDC to assess areas for development that do not pose risks for Significant Natural Areas (SNAs) and for Significant Geothermal Features (SGFs) and are free from geothermal hazards as these can pose risks for human health.	Do not rezone the proposed areas in the rural environment to lifestyle environment. Provide a map displaying significant overlays associated with the proposed areas for rezoning, including LUC classification, SNAs, SGFs and hazards overlays.
OS29.15	Joao Paulo	Silva	Waikato Regional Council		Plan Change 42 - General Rural and Rural Lifestyle Environments	Seek amendment	WRC recommends that the gully systems must be identified and mapped, especially where land use intensifies and encroaches on gullies. Development within and adjacent to gullies should be avoided. Further, WRC recommends the protection of gullies to prevent erosion.	All gully systems with the proposed are to be identified and mapped such that any prospective landowner would have certainty. Further, the plan change to include rules to ensure that any development is excluded from the gully areas, and that should any development be allowed that a resource consent is required.
OS29.16	Joao Paulo	Silva	Waikato Regional Council		Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5 Subdivision Rules	Seek amendment	WRC considers the subdivision rules do not adequately take account of the possibility that the potential for natural hazards on particular land may render the land entirely unsuitable for residential development, particularly when the potential effects of future climate change are also considered.	Change the activity status of the rules and include text as below: (a) Rules 4b.5.1i, 4b.5.2i, 4b.5.3i and 4b.5.6i should be changed to restricted discretionary activities; and (b) The matters over which the Council retains discretion for each rule should include the following (or similar): <u>The suitability of the subject land for residential purposes having particular regard to its existing and future susceptibility to natural hazards, including consideration of the potential exacerbation of such effects due to climate change.</u>
OS29.17	Joao Paulo	Silva	Waikato Regional Council		Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5 Subdivision Rules	Seek amendment	WRC highlights that the National Policy Statement for Freshwater Management 2020 (NPSFM) and the National Environmental Standards for Freshwater 2020 (NESF) came into force in September 2020. Together, these instruments provide a national policy and regulatory framework to ensure the identification and protection of "natural wetlands" (among other things). More specifically, this includes ensuring that the loss of extent of natural wetlands is avoided, their values are protected, and their restoration is promoted except in specified circumstances.	Matters of control and discretion: Include a reference to "natural wetlands" to the matters of control and discretion for the proposed controlled and restricted discretionary activity rules for subdivision.
OS29.18	Joao Paulo	Silva	Waikato Regional Council		Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5 Subdivision Rules	Seek amendment	WRC notes that recently developers have wished to use highly erosive gully systems for stormwater management and infrastructure. In many cases, this will exacerbate erosion, creating risks to both the development in question, and downstream infrastructure and property	Matters of control and discretion: Include a reference to gully erosion to the matters of control/discretion for the proposed controlled and restricted discretionary activity rules for subdivision.

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Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS29.19	Joao Paulo	Silva	Waikato Regional Council		Plan Change 43 - Taupo Industrial Zone > Planning Maps	Oppose	WRC opposes the proposed rezoning of sites 4 and 7 for industrial development. We recommend TDC to assess areas for development that do not pose risks for Significant Natural Areas (SNAs) and for Significant Geothermal Features (SGFs) and are free from geothermal hazards as these can pose risks for human health.	That site 4 and site 7 are not rezoned for industrial purposes. This is our preferred relief. If not possible to assess other areas for industrial development, that TDC only rezones parts of the sites that are free from geothermal hazards and provide strict controls to manage development within and adjoining sites 4 and 7, including planted buffers protecting the SNAs and SGFs from development and buffers to mitigate air quality issues as well as setbacks from the hot ground overlay. Further, plan provisions must only allow for light commercial activities as permitted activities.
OS29.20	Joao Paulo	Silva	Waikato Regional Council		Plan Change 43 - Taupo Industrial Zone > 4h.3 Subdivision Rules	Seek amendment	Submitter opposes this provision in part and seeks an amendment.	Amend the rule 4h.3.7 as follows:In applying this Rule to the Sensitive Land Overlay within Section 14 SO 40438782 and Lot 1 DP 445148 <u>and Lot 2 DP499406</u> ,...
OS29.21	Joao Paulo	Silva	Waikato Regional Council		Plan Change 38 - Strategic Directions	Seek amendment	Change 1 to the WRPS has been notified and so is a 'proposed policy statement'. District Councils are required, when preparing a change to the district plan, to have regard to the WRPS under section 74(2)(a)(i) of the RMA	General - Give regard to Change 1 to the WRPS as a 'proposed policy statement' in the proposed plan changes.
OS29.22	Joao Paulo	Silva	Waikato Regional Council		Plan Change 39 - Building Coverage - Residential Environment	Seek amendment	Change 1 to the WRPS has been notified and so is a 'proposed policy statement'. District Councils are required, when preparing a change to the district plan, to have regard to the WRPS under section 74(2)(a)(i) of the RMA	Give regard to Change 1 to the WRPS as a 'proposed policy statement' in the proposed plan changes.
OS29.23	Joao Paulo	Silva	Waikato Regional Council		Plan Change 40 - Taupo Town Centre Environment	Seek amendment	Change 1 to the WRPS has been notified and so is a 'proposed policy statement'. District Councils are required, when preparing a change to the district plan, to have regard to the WRPS under section 74(2)(a)(i) of the RMA	General - Give regard to Change 1 to the WRPS as a 'proposed policy statement' in the proposed plan changes.
OS29.24	Joao Paulo	Silva	Waikato Regional Council		Plan Change 41 - Removal of Fault lines	Seek amendment	Change 1 to the WRPS has been notified and so is a 'proposed policy statement'. District Councils are required, when preparing a change to the district plan, to have regard to the WRPS under section 74(2)(a)(i) of the RMA	Give regard to Change 1 to the WRPS as a 'proposed policy statement' in the proposed plan changes.
OS29.25	Joao Paulo	Silva	Waikato Regional Council		Plan Change 42 - General Rural and Rural Lifestyle Environments	Seek amendment	Change 1 to the WRPS has been notified and so is a 'proposed policy statement'. District Councils are required, when preparing a change to the district plan, to have regard to the WRPS under section 74(2)(a)(i) of the RMA	Give regard to Change 1 to the WRPS as a 'proposed policy statement' in the proposed plan changes.
OS29.26	Joao Paulo	Silva	Waikato Regional Council		Plan Change 43 - Taupo Industrial Zone	Seek amendment	Change 1 to the WRPS has been notified and so is a 'proposed policy statement'. District Councils are required, when preparing a change to the district plan, to have regard to the WRPS under section 74(2)(a)(i) of the RMA	Give regard to Change 1 to the WRPS as a 'proposed policy statement' in the proposed plan changes.
OS29.27	Joao Paulo	Silva	Waikato Regional Council		Plan Change 38 - Strategic Directions	Seek amendment	WRC considers that PPPC38-43 should follow the new plan format provided with the National Planning Standards.	National Planning Standards - Update PPPC38-43 to the new plan format provided with the National Planning Standards 2019
OS29.28	Joao Paulo	Silva	Waikato Regional Council		Plan Change 39 - Building Coverage - Residential Environment	Seek amendment	Submitter seeks plan change 29 be updated in the new plan format within the National Planning Standards.	Update PPPC38-43 to the new plan format provided with the National Planning Standards 2019
OS29.29	Joao Paulo	Silva	Waikato Regional Council		Plan Change 40 - Taupo Town Centre Environment	Seek amendment	WRC considers that PPPC38-43 should follow the new plan format provided with the National Planning Standards.	Update PPPC40 to the new plan format provided with the National Planning Standards 2019
OS29.30	Joao Paulo	Silva	Waikato Regional Council		Plan Change 41 - Removal of Fault lines	Seek amendment	WRC considers that PC41 should follow the new plan format provided with the National Planning Standards.	Update PPPC38-43 to the new plan format provided with the National Planning Standards 2019
OS29.31	Joao Paulo	Silva	Waikato Regional Council		Plan Change 42 - General Rural and Rural Lifestyle Environments	Seek amendment	WRC considers that PPPC38-43 should follow the new plan format provided with the National Planning Standards.	Update PPPC38-43 to the new plan format provided with the National Planning Standards 2019
OS29.32	Joao Paulo	Silva	Waikato Regional Council		Plan Change 43 - Taupo Industrial Zone	Seek amendment	WRC considers that PPPC38-43 should follow the new plan format provided with the National Planning Standards.	Update PC43 to the new plan format provided with the National Planning Standards 2019
OS30.1	Jill	Stanaway		and Chris Tamarua	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.3 Subdivision - Rural Lifestyle Environment that does not adjoin the General Rural Environment	Support	That Rural Lifestyle Environment properties protect steep land by planting natives and make the landscape aesthetically pleasing.	Submitter seeks that Rural Lifestyle properties adjoining General Rural be able to be subdivided to 2 Ha by right..
OS31.1	Alistair	Wilton			Plan Change 41 - Removal of Fault lines	Support	That while the fault line mapping will be removed and GNS a data used going forwards, that existing and already recognised / held professional geotechnical reports held now or provided in future around sites are retained or continue to be accepted over and above GNS data.	Support the removal of the faultlines, however seeks that site specific geotechnical reports be accepted over and above the GNS data.

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Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS32.1	Kirsteen	McDonald	McKenzie & Co	Unicorn Pacific Trust	Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Seek amendment	Submitter seeks additional land be added to Rural Lifestyle as it is unsuitable for productive land use, it adjoins rural lifestyle, already in use as rural lifestyle and suitable infrastructure is available.	Amend the proposed Rural Lifestyle Area to include part of the property at 1450 Mapara Road and the properties at 160 and 166 Tukairangi Road as Rural Lifestyle Environment.
OS33.1	Kirsteen	McDonald		Marcus Deadman	Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Seek amendment	The property at 809 Oruanui Road has a subdivision consent granted and meets criteria for Rural Lifestyle.	Rezone the property at 809 Oruanui Road to Rural Lifestyle Environment.
OS34.1	Kirsteen	McDonald		Highlands Trust	Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Seek amendment	Submitter seeks the property be rezoned as Rural Lifestyle as it adjoins Rural Lifestyle, is becoming less economic, is LUC soil type 6, bounded by the Waiharuru Stream so reverse sensitivity will be limited and its outside the lake catchment.	Rezone the property at 390 Oruanui Road to Rural Lifestyle Environment.
OS35.1	Patrick	Edwards		Miraka Ltd	Plan Change 42 - General Rural and Rural Lifestyle Environments > 3b.1 Introduction	Support	Definition of Rural Industry proposed does not reflect the definition for Rural Industry included in the National Planning Standards which has been developed to, among other things, standardise the use of definitions in planning documents.	Submitter supports the introductory section with the following amendment: "...Other activities that are anticipated in the Rural Environment are Rural Industry , tourism activities, visitor accommodation and renewable electricity generation and transmission. ..."
OS35.2	Patrick	Edwards		Miraka Ltd	Plan Change 42 - General Rural and Rural Lifestyle Environments > 3b.1 Introduction	Support	Submitter supports the wording as proposed in relation to the recognition of existing lawfully established activities and the risk to these activities of other activities locating in close proximity to them (the concept of reverse sensitivity)	Retain as notified.
OS35.3	Patrick	Edwards		Miraka Ltd	Plan Change 42 - General Rural and Rural Lifestyle Environments > 3b.1 Introduction	Support	Support the wording as proposed in recognition of the support role of rural industry within the rural environment.	Retain as notified.
OS35.4	Patrick	Edwards		Miraka Ltd	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.3 Rural industry	Support	Submitter support the Objective as proposed which recognises the need to enable rural industry. Also request the wording of Objectives 3b.2.3 and 3b.3.3 are amended to ensure that they align i.e. both use the term functional need, rather than one referring to locational need and one referring to functional need.	Support the Objective as proposed which recognises the need to enable rural industry. Also request the wording of Objectives 3b.2.3 and 3b.3.3 are amended to ensure that they align i.e. both use the term functional need, rather than one referring to locational need and one referring to functional need.
OS35.5	Patrick	Edwards		Miraka Ltd	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.5 Avoidance of reverse sensitivity	Support	Suggest that the Objective, as proposed, does not clearly capture the concept of reverse sensitivity effects. The objective as proposed is overly wordy and can be amended to clarify its intent.	Support the objective with amendments as follows): Reverse sensitivity effects on permitted and legally established activities within the General Rural Environment, including conflict with activities in neighbouring Environments , are avoided.
OS35.6	Patrick	Edwards		Miraka Ltd	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.7 Papakainga	Support	Submitter supports the objective as proposed and in particular, the recognition within the objective of the need to consider the functioning of the General Rural Environment when considering developing papakainga.	Retain Objective as notified.
OS35.7	Patrick	Edwards		Miraka Ltd	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.9 Maintaining the established character	Support	Support the general intent of the policy but seek the addition of the term "generally" in a couple of places to ensure an appropriate exception is acknowledged for Rural Industry such as the existing Miraka factory at Mokai.	Support the policy as proposed with amendments as follows (deletions strikethrough, additions underlined): Maintain the established General Rural Environment character, as defined by: a).... c) Noises related to production activities during the day but <u>generally</u> low levels of noise at night d) Low levels of light spill. e) <u>Generally</u> Infrequent vehicle movements to and from a site f)....
OS35.8	Patrick	Edwards		Miraka Ltd	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.11 Heavy vehicle movements	Support	Support the policy as proposed, with amendments that provide clarity to plan users and decision makers.	Support the policy as proposed, with amendments that either: Provide a definition of "heavy vehicle" or Use the existing terminology in the plan for "truck" in place of heavy vehicle.
OS35.9	Patrick	Edwards		Miraka Ltd	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.13 Avoiding reverse sensitivity	Support	Submitter seeks the proposed policy be replaced with a new policy to accurately reflect the risks of reverse sensitivity effects on lawfully established activities.	Suggested wording of a new policy is: <u>Manage subdivision and land use activities to ensure reverse sensitivity effects on lawfully established activities are avoided.</u>

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OS35.10	Patrick	Edwards		Miraka Ltd	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.14 Commercial and industrial activity	Support	As previously indicated, of the definition of Rural Industry from the National Planning Standards is requested. Also, amend the policy to clearly remove reference to Rural Industry from this policy	Support the policy as proposed provided (deletions strikethrough, additions underlined): 1. A specific exclusion for Rural Industry is included in the policy as follows: Limit the scale of commercial and industrial activity, <u>excluding Rural Industry</u> , to avoid the uptake of general rural land by activities 2. Noting previous relief seeking inclusion of the definition of Rural Industry from the National Planning Standards
OS35.11	Patrick	Edwards		Miraka Ltd	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1 General Rules - General Rural Environment	Seek amendment	The permitted activity status of this rule, as it relates to commercial and industrial activities, does not align with the direction through Objective 3b.2.3 to avoid the activities of this nature with no functional need to locate in the General Rural Environment. Nor are there any performance standards in 4b.2 which require a functional need to locate in the General Rural Zone.	Support the rule with the following amendments (deletions strikethrough, additions underlined): 4b.1.5 Commercial and industrial activities, and home businesses, i. A commercial, industrial activity or home business which complies with the performance standards is a permitted activity. ii. A commercial, industrial activity or home business, <u>excluding Rural Industry</u> , which does not comply with the performance standards is a restricted discretionary activity. When considering activities under Rule 4b.1.5 Council restricts the exercise of its discretion to the following matters: a. ... f. <u>The functional need to the activity to locate in the General Rural Environment.</u> Also request the wording of Objectives 3b.2.3 and 3b.3.3 are amended to ensure that they align i.e. both use the term functional need, rather than one referring to locational need and one referring to functional need.
OS35.12	Patrick	Edwards		Miraka Ltd	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.6 Papakainga	Support	Suggest that an improvement, in clarity to the matters of discretion, could be specific reference to consideration of reverse sensitivity effects.	Submitter supports the rule with amendments as follows: When considering activities under Rule 4b.1.6 ii and iii Council restricts the exercise of its discretion to the following matters: a. Those performance standards in 4b.2 which the proposal does not comply with b. Any effects, <u>including reverse sensitivity effects</u> , on the functioning of the rural environment including effects on rural infrastructure.
OS35.13	Patrick	Edwards		Miraka Ltd	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.10 Intensive indoor primary production and rural industry	Seek amendment	The proposed rule does not clearly outline whether an application under 4b.1.10(ii) will be notified or not. Miraka's preference is that the restricted discretionary activity be explicitly not subject to notification and a clause to this effect is recommended.	1. The following change is sought to the matters for discretion for restricted discretionary activities: i.... <u>iii. Applications under Rules 4b.1.10 ii will not be notified.</u> The Council restricts the exercise of its discretion to the <u>consideration of the performance standards in 4b.2 which the proposal does not comply with.</u> a. The daily vehicle movements expected to and from the allotment. b. The effect of the activity on the rural character of the area, having regard to visual effects and lighting effects. c. The effect of the activity on surrounding land uses and how these effects can be managed onsite and/or mitigated. d. The hours of operation for the activity. e. The proposed signage associated with the activity. The Council restricts the exercise of its discretion to the following matters: a. <u>The effect of the activity on the rural character of the area, having regard to visual effects and lighting effects.</u> b. <u>The effect of the activity on surrounding land uses and how these effects can be managed onsite and/or mitigated.</u> c. <u>The hours of operation for the activity.</u> d. <u>The proposed signage associated with the activity</u> 2. Noting previous relief seeking inclusion of the definition of Rural Industry from the National Planning Standards
OS35.14	Patrick	Edwards		Miraka Ltd	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.8 Commercial and industrial activities, and home businesses	Seek amendment	It is unclear whether this provision is intended to apply to Rural Industry also. This provision is potentially more restrictive on the included activities than 4b.2.2 depending on site size. Recommend that specific exclusion for Rural Industry be included to provide clarity to plan users and decision makers.	Specific exclusion of Rural Industry from this requirement is recommended as follows: 4b.2.8 Commercial and industrial activities, and home businesses i. Any indoor or outdoor space used for commercial, industrial or home business purposes, shall have a gross floor area less than 100m ² for indoor activities, or 100m ² of land area for outdoor activities. ii. For home businesses the principal operator of the home business must be a permanent resident on the site to which the home business relates. iii <u>Rule 4b.2.8 does not apply to Rural Industry.</u> EXCEPTION: Home business or commercial activities within a Papakainga.
OS36.1	Peter	Hill			Plan Change 39 - Building Coverage - Residential Environment	Support	Submitter fully supports the proposed site coverage increase for Residential from 30% to 35%.	Retain proposed increase in building coverage.

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OS37.1	Dev	Affleck	Tuaropaki Trust	Tuaropaki Trust	Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Seek amendment	<i>Tuaropaki Trust support the development of Maori land for the use of papakainga. Whilst the list in the Rural Industry definition is not limiting, it should provide for other types of renewable electricity generation. This is supported by Objective 2.5.2 in Plan Change 38 which includes all renewable electricity generation activities.</i>	<i>Retain definition for papakainga Amend definition for Rural Industry as follows Rural Industry – an activity that directly supports, services, or is dependent on primary production and has a locational need to be within the General Rural Environment (rather than an urban environment). These activities include, but are not limited to; forestry, agriculture, dairy farming and geothermal renewable - electricity generation</i>
OS37.2	Dev	Affleck	Tuaropaki Trust	Tuaropaki Trust	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.3 Rural industry	Support	<i>Tuaropaki Trust own and/or manage a variety of operations in the Mokai area. These range from dairy and dry stock farming to geothermal power generation and hydrogen generation. Tuaropaki Trust supports this objective which provides for these activities in the Rural Environment.</i>	Retain
OS37.3	Dev	Affleck	Tuaropaki Trust	Tuaropaki Trust	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.4 Other activities	Seek amendment	<i>Tuaropaki Trust own and/or manage a variety of operations in the Mokai area. These range from dairy and dry stock farming to geothermal power generation and hydrogen generation. The current objective limits the types of activities that can occur in the Rural Environment. The proposed amendment supports Objective 3b.2.3 which discourages activities that do not have a location need to be in the Rural Environment</i>	<i>Amend as follows: Maori cultural activities, tourism activities, visitor accommodation and renewable electricity generation and transmission activities, <u>and other activities that have a locational need</u> are enabled in the General Rural Environment</i>
OS37.4	Dev	Affleck	Tuaropaki Trust	Tuaropaki Trust	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.5 Avoidance of reverse sensitivity	Support	<i>Tuaropaki Trust own and/or manage a variety of operations in the Rural Environment. Any new activities in the Rural Environment need to be managed to ensure reverse sensitivity effects on other legally established activities are avoided</i>	Retain
OS37.5	Dev	Affleck	Tuaropaki Trust	Tuaropaki Trust	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.7 Papakainga	Support	<i>Tuaropaki Trust support the development of ancestral land for papakainga, however it acknowledges that the form and function of the General Rural Environment must be considered when developing new papakainga.</i>	Retain
OS37.6	Dev	Affleck	Tuaropaki Trust	Tuaropaki Trust	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.8 Tangata Whenua	Support	<i>As tangata whenua, Tuaropaki Trust recognises the importance of protecting their culture and traditions. This objective recognises and provides for tangata whenua whilst also providing for the use and appropriate development of the land.</i>	Retain
OS37.7	Dev	Affleck	Tuaropaki Trust	Tuaropaki Trust	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.13 Avoiding reverse sensitivity	Oppose	<i>Tuaropaki Trust supports the concept of avoiding reverse sensitivity effects. However, the proposed policy has been written to ensure all adverse effects are internalised which does not support Objective 3b.2.5. This policy has not been written to prevent reverse sensitivity effects from occurring. It does not protect lawfully established activities from reverse sensitivity effects from inappropriate development</i>	<i>Amend as follows Any adverse effects generated by an activity must be managed within the allotment so as to avoid adversely affecting permitted and lawfully established neighbouring activities. Avoid, remedy or mitigate reverse sensitivity effects, including by imposing appropriate standards and conditions on development</i>
OS37.8	Dev	Affleck	Tuaropaki Trust	Tuaropaki Trust	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.16 Papakainga	Support	<i>Tuaropaki Trust support the development of papakainga on Maori Land.</i>	Retain
OS37.9	Dev	Affleck	Tuaropaki Trust	Tuaropaki Trust	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.17 Maori Cultural Activities	Support	<i>Tuaropaki Trust recognise and support the use of matauranga Maori, kaitiakitanga and tikanga Maori in land use and land management activities</i>	Retain
OS37.10	Dev	Affleck	Tuaropaki Trust	Tuaropaki Trust	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.6 Papakainga	Seek amendment	<i>Given the Rule 4b.1.6 has a non-notification component, it is important for the District Council to consider wider adverse effects, including effects on other lawfully established activities when making decisions on resource consent applications. Objectives 3b.2.3 and 3b.2.4 provide for other activities in the Rural Environment therefore, effects on these activities should be considered in this Rule</i>	<i>Amend as follows: When considering activities under Rule 4b.1.6 ii and iii Council restricts the exercise of its discretion to the following matters: a. Those performance standards in 4b.2 which the proposal does not comply with b. Any effects on the functioning of the rural environment including effects on rural infrastructure <u>or other lawfully established activities in the Rural Environment.</u> c. For 4b.1.6 iii, in addition to a and b: a. Historical associations of the land to mana whenua and reasons why the land was given general title b. Whether the land can be converted to Maori title under Te Ture Whenua Act 1993 c. Any documents or mechanisms provided by the applicant to demonstrate that the land will be secured for permanent Maori administration and maintenance of the land title</i>
OS37.11	Dev	Affleck	Tuaropaki Trust	Tuaropaki Trust	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.3 Maximum building size	Support	<i>Tuaropaki Trust manage several large buildings in the Rural Environment. This standard is considered sufficient to enable ongoing farming operations.</i>	Retain

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OS37.12	Dev	Affleck	Tuaropaki Trust	Tuaropaki Trust	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.1 Vehicle movements	Support	Given that Papakainga are exempt from the minor residential unit standard, which allows unlimited dwellings per allotment, this vehicle movements per day limit is considered to be an adequate provision.	Retain
OS37.13	Dev	Affleck	Tuaropaki Trust	Tuaropaki Trust	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.4 Maximum density of primary residential units	Support	Tuaropaki Trust supports the exemption for papakainga. Given that a majority of Maori land is located in the Rural Environment, this limit would impact any potential future developments.	Retain
OS37.14	Dev	Affleck	Tuaropaki Trust	Tuaropaki Trust	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.5 Maximum building height	Support	The proposed height limits will ensure the form and function of the Rural Environment will be maintained.	Retain
OS37.15	Dev	Affleck	Tuaropaki Trust	Tuaropaki Trust	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.6 Minimum building setbacks	Seek amendment	This rule does not specifically provide for papakainga, therefore to avoid any confusion, the reference to papakainga should be included in the Performance Standard. The setbacks will also ensure impacts from neighbouring farming operations will not impact on residents.	<i>Amend as follows: i. 30 metre setback for dwellings, <u>papakainga</u> and minor residential units from the front boundary</i>
OS37.16	Dev	Affleck	Tuaropaki Trust	Tuaropaki Trust	Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Support	Tuaropaki Trust is aware that TDC has entered into discussions with iwi partners regarding the possible rezoning of Mokai to Rural Lifestyle. Rezoning of the Mokai area could have significant adverse effects on Tuaropaki Trust's operations. Tuaropaki Trust would be opposed to any changes to the current maps without prior consultation.	Retain
OS38.1	Terry	Palmer			Plan Change 38 - Strategic Directions > 2.3 Strategic Direction 3 Urban Form and Development	Support	I agree we need a structured strategic direction going forward. Population growth is not going backwards anytime soon worldwide and if we can identify and plan for the growth and stick to the rules then it has to be great for the area.	Retain as notified.
OS38.2	Terry	Palmer			Plan Change 39 - Building Coverage - Residential Environment > Plan Change Provisions	Support	This makes sense, and reduces workload of the council to review applications outside the coverage area.	Retain as notified.
OS38.3	Terry	Palmer			Plan Change 40 - Taupo Town Centre Environment > Policies	Seek amendment	I feel it is inappropriate to increase the temporary activity rule over the district as a whole. I agree with changing the rule for town/public areas but not or private areas where people live, ie, residential, rural, rural lifestyle.	Amend this rule so that the increase only applies to the town centre environment [and perhaps industrial] and not residential, general rural, or rural lifestyle. For these private areas [residential, rural, or rural lifestyle] where people live, the current rule of 3 temporary activity days be reduced to two, one, or no temporary activity days.
OS38.4	Terry	Palmer			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.3 Temporary Activities	Seek amendment	I believe that there would be very few properties in a new Rural Lifestyle Environment that would require an allowance for a temporary activity due to their size and the fact that they are private properties. The current rule is more suited to public areas, town centre, or industrial zone.	Remove the blanket rule for the District and amend this temporary activity rule to be - •for General Rural Environment and Rural Lifestyle Environment - a total of 1 or 2 operational days in a year, with 3 or 4 non operational days •for Town Centre and maybe Industrial Environments - the new rule
OS38.5	Terry	Palmer			Plan Change 42 - General Rural and Rural Lifestyle Environments	Support	Overall it is good to see that you have recognised the unique character of rural lifestyle living and I agree this character can continue to be the same with more housing density. However, the proposed rules and standards may not have gone far enough to protect this unique environment.	With increased density there would need to be rules and standards that would be similar to residential zoning so that land holders within the new rural lifestyle environment cannot go ahead with an activity that would be more suited in an alternative environment.
OS38.6	Terry	Palmer			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.3.5 Temporary Activities	Seek amendment	I believe that there would be very few properties in a new Rural Lifestyle Environment that would require an allowance for a temporary activity due to their size and the fact that they are private properties. The current rule is more suited to public areas, town centre, or industrial zone.	Remove the blanket rule for the District and amend this temporary activity rule to be - •for General Rural Environment and Rural Lifestyle Environment - a total of 1 or 2 operational days in a year, with 3 or 4 non operational days •for Town Centre and maybe Industrial Environments - the new rule
OS38.7	Terry	Palmer			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.4.13 Maximum Noise - Limits	Seek amendment	Noise travels very far at night in the country, especially bass sound, and I feel that because of this, and that noise is seldom made at night, that these dBA values from 10pm to 7am could almost be halved without any effect on anybody. 99% of people don't make noise or have a desire to make noise.	Amend the noise levels for 10pm to 7am to 20dBA nd 40dBA max
OS38.8	Terry	Palmer			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.9 Maximum Noise - Limits	Seek amendment	Submitter states that noise could be reduced from 10pm at night for the General Rural Environment and Rural Lifestyle Environment due and in doing so would deter those with a desire to make noise in those times from making it.	Amend the noise levels for 10pm to 7am to 20dBA nd 40dBA max

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OS38.9	Terry	Palmer			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.4.1 Vehicle movements	Seek amendment	The original proposal was for 24 equivalent vehicle movements per day for an allotment. This was changed to 50 in this draft which is excessive for this new lifestyle environment.	Amend part (i) to read '30 equivalent vehicle movements per day for the allotment'
OS38.10	Terry	Palmer			Plan Change 38 - Strategic Directions > 2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai	Support	Freshwater - yes to protection of all our waterways and lakes going forward, with even stricter rules in the future.	Retain as supported.
OS38.11	Terry	Palmer			Plan Change 38 - Strategic Directions > 2.3 Strategic Direction 3 Urban Form and Development	Support	Urban form and development - it has to be structured and planned with no 'lemons'. The wider character has to remain intact and agree that fragmented development needs to be avoided.	Retain as supported.
OS38.12	Terry	Palmer			Plan Change 38 - Strategic Directions > 2.3 Strategic Direction 3 Urban Form and Development	Support	Yes to Papakainga direction.	Retain as supported.
OS38.13	Terry	Palmer			Plan Change 38 - Strategic Directions > 2.5 Strategic Direction 5 Significant and Local Infrastructure	Support	Yes, infrastructure development goes hand in hand with all development going forward. The arterial highway was a great example of great infrastructure planning	Retain as supported.
OS39.1	Kaaren	Rosser		EnviroWaste Services Ltd	Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Seek amendment	The definition for infrastructure under the RMA excludes waste processing and disposal facilities, however the draft Natural and Built Environment Act includes 'district or regional resource recovery or waste disposal facilities'. It therefore is sensible to include waste facilities as part of the infrastructure definition to provide for an easier transition to the new provisions.	Infrastructure definition. Addition of ' <u>.....(m) district or regional resource recovery and waste disposal facilities.</u> '
OS39.2	Kaaren	Rosser		EnviroWaste Services Ltd	Plan Change 38 - Strategic Directions > 2.3.2 Objectives	Seek amendment	Support with amendments	<i>Development is serviced by an appropriate level of infrastructure that effectively meets the needs of that development.</i> Addition of ' <u>.....an appropriate level of infrastructure and waste facilities that effectively meets...</u>
OS39.3	Kaaren	Rosser		EnviroWaste Services Ltd	Plan Change 38 - Strategic Directions > 2.3.2 Objectives	Support	This objective will partially support the functionality of the regional landfill.	Retain.
OS39.4	Kaaren	Rosser		EnviroWaste Services Ltd	Plan Change 38 - Strategic Directions > 2.3.3 Policy	Seek amendment	If the addition to the infrastructure definition is not accepted as above, then waste facilities need to be specifically defined as they are excluded from the definition of infrastructure and therefore cannot be considered as infrastructure.	<u>Add</u> - Require urban subdivision and land development to be efficiently and effectively serviced by infrastructure (including development and additional infrastructure <u>(such as waste facilities)</u>), according to the capacity limitations of that infrastructure.
OS39.5	Kaaren	Rosser		EnviroWaste Services Ltd	Plan Change 38 - Strategic Directions > 2.3.3 Policy	Support	This objective will help support the continuance and operational ability of the regional landfill, and the functionality of industrial zones.	Retain.
OS39.6	Kaaren	Rosser		EnviroWaste Services Ltd	Plan Change 38 - Strategic Directions > 2.4.3 Policy	Seek amendment	While it is acknowledged that waste minimisation is necessary to meet particular climate change outcomes, refuse transfer stations and waste treatment and disposal facilities will still be required by the community. Interpreting Policy 2.4.3.2 will therefore be key in whether new facilities or the consenting of existing facilities will be acceptable when an activity such as a landfill has a complex climatic footprint.	The policy should identify the mechanisms by which complex climatic footprints are assessed.
OS39.7	Kaaren	Rosser		EnviroWaste Services Ltd	Plan Change 38 - Strategic Directions > 2.5 Strategic Direction 5 Significant and Local Infrastructure	Seek amendment	As the current definition for infrastructure under the RMA and the current District Plan excludes waste facilities, the continuance and possible expansion of these facilities needs to be included in this section, unless the amendment to the infrastructure definition is accepted as above.	Paragraphs 1, 4 and 5 <u>Add</u> ...and any other network utilities undertaken by network utility operators. <u>Waste recovery, treatment and disposal facilities are also critical services.</u> ...The Taupo District is also home to Regionally Significant Infrastructure including municipal waste water systems, the telecommunications and electricity networks, <u>and a regional landfill.</u> ...In addition to nationally and regionally significant infrastructure, local roads and other infrastructure (including development and additional infrastructure <u>(such as waste facilities)</u>) is vital...
OS39.8	Kaaren	Rosser		EnviroWaste Services Ltd	Plan Change 38 - Strategic Directions > 2.5.2 Objectives	Seek amendment	As the current definition for infrastructure under the RMA and the current District Plan excludes waste facilities, the continuance and possible expansion of these facilities needs to be included in this section.	<u>Add</u> - Land use in the District will not adversely affect the capacity and the safe and effective functioning of nationally and regionally significant and local infrastructure <u>(including waste facilities)</u> required to service existing and future communities.

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OS39.9	Kaaren	Rosser		EnviroWaste Services Ltd	Plan Change 38 - Strategic Directions > 2.5.3 Policy	Seek amendment	As the current definition for infrastructure under the RMA and the current District Plan excludes waste facilities, the continuance and possible expansion of these facilities needs to be included in this section.	<u>Add</u> - Subdivision, landuse and development will not adversely affect (including reverse sensitivity effects) the effective and safe functioning of infrastructure (<u>including waste facilities</u>).
OS39.10	Kaaren	Rosser		EnviroWaste Services Ltd	Plan Change 42 - General Rural and Rural Lifestyle Environments > 3b.2 Objectives and Policies - General Rural Environment	Seek amendment	Some tourism activities and visitor accommodation are not compatible in proximity to the regionally significant landfill. The additional text seeks to qualify the general enabling clause so that unintended consequences do not arise.	<u>Add</u> - Maori cultural activities, tourism activities, visitor accommodation and renewable electricity generation and transmission activities are enabled in the General Rural Environment <u>where compatible with existing and planned character</u> .
OS39.11	Kaaren	Rosser		EnviroWaste Services Ltd	Plan Change 42 - General Rural and Rural Lifestyle Environments > 3b.2 Objectives and Policies - General Rural Environment	Support	Reverse sensitivity effects on permitted and legally established activities within the General Rural Environment, including conflict with activities in neighbouring Environments, are avoided. This policy is supported as legally established activities include the Taupo landfill as an example of an activity that can be subject to reverse sensitivity.	Retain.
OS39.12	Kaaren	Rosser		EnviroWaste Services Ltd	Plan Change 42 - General Rural and Rural Lifestyle Environments > 3b.2 Objectives and Policies - General Rural Environment	Seek amendment	While some infrastructure needs management, other infrastructure needs protection from the effects of encroaching subdivision and development. The objective is too wide in its current application. See comments elsewhere in submission regarding reverse sensitivity.	<u>Add</u> - The impacts on infrastructure (<u>including waste facilities</u>) arising from subdivision and development are managed <u>and where necessary avoided</u> .
OS39.13	Kaaren	Rosser		EnviroWaste Services Ltd	Plan Change 42 - General Rural and Rural Lifestyle Environments > 3b.2 Objectives and Policies - General Rural Environment	Seek amendment	This policy needs to be strengthened to avoid the cumulative effects of eroding of rural character and to maintain a low intensity of residential buildings	Avoid the cumulative effects of rural lifestyle development by limiting-restricting residential units that: a) Increase the demand for community infrastructure and services b) Result in the inefficient use of land or loss of future flexibility for productive uses c) Erode the general rural character through its density, scale and location.
OS39.14	Kaaren	Rosser		EnviroWaste Services Ltd	Plan Change 42 - General Rural and Rural Lifestyle Environments > 3b.2 Objectives and Policies - General Rural Environment	Support	Any adverse effects generated by an activity must be managed within the allotment so as to avoid adversely affecting permitted and lawfully established neighbouring activities.	Retain.
OS39.15	Kaaren	Rosser		EnviroWaste Services Ltd	Plan Change 42 - General Rural and Rural Lifestyle Environments > 3b.2 Objectives and Policies - General Rural Environment	Seek amendment	The submitter is concerned that some regional/national industrial infrastructure activities may have a functional need to be located in the rural environment and need sufficient space to do so.	<u>Add</u> - Limit the scale of commercial and industrial activity (<u>unless necessary for regional or national infrastructure</u>) and avoid the uptake of general rural land...
OS39.16	Kaaren	Rosser		EnviroWaste Services Ltd	Plan Change 42 - General Rural and Rural Lifestyle Environments > 3b.2 Objectives and Policies - General Rural Environment	Seek amendment	We consider that it is important that these facilities are considered and consented appropriately as they are important rural uses and necessary for development. By restricting their establishment to defined parameters, their appropriateness can be assessed.	New Objective for quarries, cleanfills and managed fills: <u>Restrict quarries, cleanfills and managed fills so that they should not adversely affect or inhibit the use of surrounding land for productive purposes or for carrying out permitted or consented activities; and their completed state should be in keeping with the appearance, form and location of existing rural character and amenity values.</u>
OS39.17	Kaaren	Rosser		EnviroWaste Services Ltd	Plan Change 42 - General Rural and Rural Lifestyle Environments > 3b.3 Objectives and Policies - Rural Lifestyle Environment	Support	This objective is supported as legally established activities include the Taupo landfill as an example of an activity in a neighbouring Environment that can be subject to reverse sensitivity.	Retain.
OS39.18	Kaaren	Rosser		EnviroWaste Services Ltd	Plan Change 42 - General Rural and Rural Lifestyle Environments > 3b.3 Objectives and Policies - Rural Lifestyle Environment	Support	This policy is supported.	Retain.
OS39.19	Kaaren	Rosser		EnviroWaste Services Ltd	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.4.4 Maximum density of residential units	Support	This policy is supported to reduce reverse sensitivity on existing land uses within the General Rural zone, such the landfill, with exception of those within 1.5km of the Taupo landfill where a buffer should apply and density should be controlled.	Properties within 1.5km of the Taupo landfill where a buffer should apply and density should be controlled.
OS39.20	Kaaren	Rosser		EnviroWaste Services Ltd	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.4.7 Minimum building setbacks	Support	This policy is supported to reduce reverse sensitivity on existing and permitted land uses within the General Rural zone, such the landfill.	Retain.

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OS39.21	Kaaren	Rosser		EnviroWaste Services Ltd	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.1 Subdivision - General Rural Environment	Oppose	The controlled activity status is opposed as it could potentially increase the number of sites and dwellings within proximity (1.5km) of the Taupo Landfill.	Any subdivision within 1.5km of the landfill needs to be a discretionary activity.
OS39.22	Kaaren	Rosser		EnviroWaste Services Ltd	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.6 Subdivision - Other	Seek amendment	Creating a new buffer "Z" around the landfill where subdivision is carefully assessed and managed will enable the landfill to continue operation and have less effects from reverse sensitivity as development encroaches.	New rule: <u>Any subdivision of land in the General Rural Environment or Rural Lifestyle Environment that is located with Area Z on Planning Map ? is a discretionary activity</u>
OS39.23	Kaaren	Rosser		EnviroWaste Services Ltd	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.8 Subdivision - Bonus Lots	Oppose	The subdivision size of 4ha is opposed where it will result in increased lots in the proximity (1.5km) of the Taupo Landfill. If the above new rule is adopted then this would provide relief unless bonus lots do not come under 'any subdivision'.	Delete provision.
OS40.1	Sean	te Heuheu		Tuwharetoa Settlement Trust	Plan Change 39 - Building Coverage - Residential Environment > Section 32	Support	The submitter supports the increase in building coverage in the residential are from 30% to 35% and seeks it be retained.	Support the increase in building coverage from 30% to 35% for the Residential Environment.
OS40.2	Sean	te Heuheu		Tuwharetoa Settlement Trust	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.7 Papakainga	Support	The submitter supports the provision for papakainga development within the Taupo District.	Support the provision for papakainga development within the Taupo District.
OS40.3	Sean	te Heuheu		Tuwharetoa Settlement Trust	Plan Change 40 - Taupo Town Centre Environment > Planning Maps	Support	The submitter supports the identification of the service lanes, located to the south and west of 11 Tuwharetoa Street and recognises that verandas should not be required on these building frontages.	Support the identification of the laneway/service lane, located to the South and West of 11 Tuwharetoa Street, Taupo on the Taupo District Council Planning Maps.
OS40.4	Sean	te Heuheu		Tuwharetoa Settlement Trust	Plan Change 40 - Taupo Town Centre Environment > Planning Maps	Support	The submitter supports the identification of the service lanes, located to the south and east of 85 Tuwharetoa Street and recognises that verandas should not be required on these building frontages.	Support the identification of the laneway/service lane, located to the South and East of 85 Tuwharetoa Street, Taupo on the Taupo District Council Planning Maps
OS40.5	Sean	te Heuheu		Tuwharetoa Settlement Trust	Plan Change 40 - Taupo Town Centre Environment > Planning Maps	Support	The submitter supports the identification of the service lanes, located to the south and west of 81 Tuwharetoa Street and recognises that verandas should not be required on these building frontages.	Support the identification of the laneway/service lane, located to the South and West of 81 Tuwharetoa Street, Taupo on the Taupo District Council Planning Maps.
OS40.6	Sean	te Heuheu		Tuwharetoa Settlement Trust	Plan Change 40 - Taupo Town Centre Environment > Planning Maps	Support	The submitter supports the Pedestrian Precinct Height Overlay of 18m as it applies to 11 Tuwharetoa Street.	Support the Pedestrian Precinct Height Overlay of 18m as it applies to 11 Tuwharetoa Street, Taupo
OS40.7	Sean	te Heuheu		Tuwharetoa Settlement Trust	Plan Change 40 - Taupo Town Centre Environment > 4g.1.9 Maximum Building Height	Support	Submitter supports the provision for additional height in accordance with the Taupo Town Centre Environment Height Overlays, particularly as it relates to 11 Tuwharetoa Street, Taupo.	Support the provision for additional height in accordance with the Taupo Town Centre Environment Height Overlays, particularly as it relates to 11 Tuwharetoa Street, Taupo.
OS40.8	Sean	te Heuheu		Tuwharetoa Settlement Trust	Plan Change 40 - Taupo Town Centre Environment > 4g.1.10 Taupo Town Centre Environment Height Overlay	Seek amendment	Submitter seeks deletion 4g.1.10 (i) and (ii), as it is unclear and removes ability of genuinely affected parties from being part of the consent process.	Delete 4g.1.10 (i) and (ii). 4g.1.10 Taupo Town Centre Environment Height Overlay i. Any building, or part of any building, located within the Taupo Town Centre Environment Height Overlays in the planning maps that exceeds a total height of (3) floors above ground level. ii. Any application arising from this rule shall not be limited or publicly notified.
OS40.9	Sean	te Heuheu		Tuwharetoa Settlement Trust	Plan Change 40 - Taupo Town Centre Environment > 4g.1.10 Taupo Town Centre Environment Height Overlay	Seek amendment	Submitter seeks amendment of the proposed the non-notification clause for height increase in accordance with the Taupo Town Centre Environment Height Overlays under 4g.1.10(ii) as it is not appropriate to allow genuinely affected parties to not be party to the consent process.	Amend the proposed the non-notification clause for height increase in accordance with the Taupo Town Centre Environment Height Overlays under 4g.1.10(ii).
OS40.10	Sean	te Heuheu		Tuwharetoa Settlement Trust	Plan Change 40 - Taupo Town Centre Environment > 4g.1.12 Verandas	Support	The submitter supports the intent of the change to focus pedestrian frontages and shop fronts along roads and not the working areas of buildings such as service lanes which has the potential to obstruct access	Support the requirement to not require veranda's to be added on the frontage of buildings adjacent to service lanes.
OS40.11	Sean	te Heuheu		Tuwharetoa Settlement Trust	Plan Change 40 - Taupo Town Centre Environment > 4g.1.16 Verandas	Support	Tuwharetoa Settlement Trust supports the intent of the change to focus pedestrian frontages and shop fronts along roads an not the working areas of buildings such as service lanes which has the potential to obstruct access through these service lanes and presents additional cost to building owners.	Retain.

Taupo District Plan Changes 38-43: Full Summary of Decisions Sought

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS40.12	Sean	te Heuheu		Tuwharetoa Settlement Trust	Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Support	Support the retention of a clear definition for papakainga housing which enables the development of land by our whanau.	Retain.
OS40.13	Sean	te Heuheu		Tuwharetoa Settlement Trust	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.7 Papakainga	Support	Support the retention of a clear objective for papakainga development within the Taupo District.	Retain.
OS40.14	Sean	te Heuheu		Tuwharetoa Settlement Trust	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.8 Tangata Whenua	Support	Support the retention of the objective as proposed to recognise our important relationships with our ancestral lands.	Retain.
OS40.15	Sean	te Heuheu		Tuwharetoa Settlement Trust	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.16 Papakainga	Support	Support the retention of a clear policy that recognises and supports Maori cultural activities and the importance of recognising matauranga Maori, kaitiakitanga and tikanga Maori in land use and land management activities in the Taupo District.	Retain.
OS40.16	Sean	te Heuheu		Tuwharetoa Settlement Trust	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.6 Papakainga	Support	Support the permitted activity standard for papakainga on Maori customary land and Maori freehold land as proposed. Seek to amend 4b.1.6(ii) and (iii) to provide for papakainga housing as a controlled activity rather than a restricted discretionary activity. Subsequent amendment to the matters of discretion is also sought as follows (additions underlined, deletions strikethrough):	Amend as follows: i.... ii. Papakainga on Maori customary land and Maori freehold land which does not comply with one or more performance standard in 4b.2 is a Restricted Discretionary Controlled activity iii. Papakainga on general land owned by Maori is a Restricted Discretionary Controlled activity iv. Applications under Rules 4b.1.6 ii or iii will not be notified. When considering activities under Rule 4b.1.6 ii and iii Council restricts the exercise of its discretion control to the following matters: ...
OS41.1	John	Lenihan		Rangatira Block Trusts	Plan Change 38 - Strategic Directions > 2.1 Strategic Direction 1 Tangata Whenua	Support	Support.	Retain.
OS41.2	John	Lenihan		Rangatira Block Trusts	Plan Change 38 - Strategic Directions > 2.1.2 Objective	Support	Support	Retain.
OS41.3	John	Lenihan		Rangatira Block Trusts	Plan Change 38 - Strategic Directions > 2.1.3 Policy	Seek amendment	This policy wording is ambiguous and can be interpreted that Maori Multiple owned land should remain as under utilised and undeveloped.	Amend by adding to the policy that public structure planning processes would enable the re-zoning of land and provision of infrastructure to remove constraints and enable development of Multiple Maori owned land.
OS41.4	John	Lenihan		Rangatira Block Trusts	Plan Change 38 - Strategic Directions > 2.1.3 Policy	Seek amendment	The wording of this policy does not recognise that the District Plan and supporting documents such as TDC 2050 growth Strategy (2018) do not have the provisions to enable development, the current provisions have restrained development.	Amend by removing " within the provisions of the plan "
OS41.5	John	Lenihan		Rangatira Block Trusts	Plan Change 38 - Strategic Directions > 2.3 Strategic Direction 3 Urban Form and Development	Seek amendment	The District Plan does not provide a framework for urban development on multiple Maori owned land. Existing urban areas including the Town Centre have been protected at the expense of Maori land.	Amend to add to the second paragraph after 2050 " <u>and supports urban development on Multiple Maori owned land</u> "
OS41.6	John	Lenihan		Rangatira Block Trusts	Plan Change 38 - Strategic Directions > 2.3.2 Objectives	Seek amendment	TD2050 (2018) discounted multiple maori owned land from future development, and infrastructure solutions have excluded maori landowners from involvement with capacity strategy and solutions.	Amend after TD2050 2018" <u> and to support urban development on Multiple Maori owned land, to maximise efficient use of potential unzoned & unserved Maori land along with existing ...</u> "
OS41.7	John	Lenihan		Rangatira Block Trusts	Plan Change 38 - Strategic Directions > 2.3.2 Objectives	Seek amendment	Submitter objects to the drafting and seeks provision be amended.	Item 5 already supports the Town Centre Environment as the "primary" centre. Remove objective 6 as unnecessary and poorly defined.
OS41.8	John	Lenihan		Rangatira Block Trusts	Plan Change 38 - Strategic Directions > 2.3.3 Policy	Seek amendment	TD2050 (2018) discounted multiple maori owned land from future development, and infrastructure solutions have excluded maori landowners from involvement with capacity strategy and solutions.	Amend after TD2050 2018" <u> and to support urban development on Multiple Maori owned land, to maximise efficient use of potential unzoned & unserved Maori land along with existing ...</u> "
OS41.9	John	Lenihan		Rangatira Block Trusts	Plan Change 38 - Strategic Directions > 2.3.3 Policy	Seek amendment	The current lack of existing and planned infrastructure on the western side of the river is resulting in inefficiencies elsewhere and detrimental to the development of Multiple owned Maori land. Item 5 covers the issue of efficient and effective infrastructure and landuse.	Remove item 4
OS41.10	John	Lenihan		Rangatira Block Trusts	Plan Change 38 - Strategic Directions > 2.3.3 Policy	Seek amendment	Development on maori land should not just be restricted to Papakainga.	Remove "the " and "of papakainga"

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Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS41.11	John	Lenihan		Rangatira Block Trusts	Plan Change 38 - Strategic Directions > 2.3.3 Policy	Seek amendment	This is a poorly drafted policy that confuses nonresidential "activity" with the "built form" of residential neighbourhoods, and the use of the term "boundaries". Either this is a policy about the scale of built form or a policy about the scale of activities.	Delete this policy.
OS41.12	John	Lenihan		Rangatira Block Trusts	Plan Change 38 - Strategic Directions > 2.5 Strategic Direction 5 Significant and Local Infrastructure	Seek amendment	There is no mention of developing infrastructure to enable development of Maori land, and recognition that Maori land has been disadvantaged historically by investment decision making of Council and its District Plan.	Include maori land in the objectives and policy section wording.
OS41.13	John	Lenihan		Rangatira Block Trusts	Plan Change 38 - Strategic Directions > 2.6 Strategic Direction 6 Natural Environment Values	Seek amendment	The loss of environmental values, character and amenity on other land should not be a burden to remedy on Maori landowners, where maori land is treated as reserves or to be protected	Objectives and policy wording needs to be changed to include the ability for Maori landowners to determine how they develop their land and what should be protected, enhanced or mitigated.
OS41.14	John	Lenihan		Rangatira Block Trusts	Plan Change 42 - General Rural and Rural Lifestyle Environments > 3b.1 Introduction	Seek amendment	The District Plan should recognise that Maori land has most often been forced into a rural zoning status by statutes, court rulings and planning frameworks, usually against the wishes of Maori landowners or without consultation.	Amend wording to incorporate this reasoning
OS41.15	John	Lenihan		Rangatira Block Trusts	Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Seek amendment	Council has identified 5000 hectares of rural land for re-zoning as Rural Lifestyle of which 4000 hectares are on the western side of the Waikato River, non of this land is multiple owned maori Land. There has been no consultation in regards to the proposed zone maps despite the submitters identifying to Council their desire for this zone on their land, which is capable of providing all the desired outcome in the plan change documents.	Amend to reject the all the sites identified in the maps for re-zoning and rezone the Rangatira blocks.
OS41.16	John	Lenihan		Rangatira Block Trusts	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.9 Maintaining the established character	Seek amendment	The introduction of Rural Industry will require frequent regular vehicle movements to function. The existing Rural Environment also functions on regular and frequent vehicle movements.	Remove item (e) from the objective.
OS41.17	John	Lenihan		Rangatira Block Trusts	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.8 Commercial and industrial activities, and home businesses	Seek amendment	The use of "Commercial and Industrial " purpose is ambiguous relative to the new definition of Rural Industry. A maximum building size in standard 4b2.3 of 5000sqm gross appears contradictory with this standard of a restriction to 100sqm gross. This standard is the same as the Rural Lifestyle standard which suggests there has been an error.	Amend wording for clarity and co-ordination of standards.
OS41.18	John	Lenihan		Rangatira Block Trusts	Plan Change 43 - Taupo Industrial Zone > Planning Maps	Seek amendment	The new provisions of the RMA and other relevent legislation has recognised that Māori are entitled, within certain limits, to develop practices and exploit their resources by acquiring and adapting new skills and technology in the same way as other communities.	Amend to zone part of the Rangatira E land as industrial as the section 32 evaluation & methodology are flawed and had no regard for the RMA requirement to consider the development of maori owned land as to the following.
OS42.1	Catriona	Eagles		Ian Britten	Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Seek amendment	Submitter seeks 40 and 41 Hepina Heights to be included in the Rural Lifestyle Zone.	Amend to Include 40 and 41 Hepina Heights (being Lot 1 DP 421722 and Lot 25 DPS 88315) to be included in the Rural Lifestyle Zone.
OS42.2	Catriona	Eagles		Ian Britten	Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Seek amendment	These properties include large LIA areas of protected bush. This leaves only 30Ha in pasture with lower rural productivity potential and less flexibility for future uses. Overall these properties meet all of the criteria for the Rural Lifestyle zone when considering the net area excluding the current protected conservation area. The rezoning of them to Rural Lifestyle would increase amenity to adjoining Rural Lifestyle blocks and reduce the potential for future conflict between uses.	Amend to Include 40 and 41 Hepina Heights (being Lot 1 DP 421722 and Lot 25 DPS 88315) to be included in the Rural Lifestyle Zone. There are no other constraints and infrastructure is available.
OS43.1	Kirsteen	McDonald		Sikka & Aggarwal Investment Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments	Seek amendment	The proposed Rural Environment Provisions do not enable tourism activities, including visitor accommodation. 271 and 281 Spa Road whilst historically zoned Rural Environment, are not used and are not suitable for use as production land.	Add a specific planning precinct over 271 and 281 Spa Road for Tourism Activities, including visitor accommodation, as provided for by the National Planning Standards.
OS43.2	Kirsteen	McDonald		Sikka & Aggarwal Investment Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.4 Other activities	Support	We support the enabling of tourism activities and visitor accommodation within the Rural Environment.	Retain as notified.

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Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS43.3	Kirsteen	McDonald		Sikka & Aggarwal Investment Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > 3b.2 Objectives and Policies - General Rural Environment	Seek amendment	The proposed policies do not support Objective 3b.2.4 Other Activities with regards to enabling tourism activities and visitor accommodation.	Amend the policies to include policy(s) that support tourism activities and visitor accommodation within the Rural Environment.
OS43.4	Kirsteen	McDonald		Sikka & Aggarwal Investment Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.9 Maintaining the established character	Seek amendment	Enable spaces to contain vegetation or be open. Acknowledge that tourism activities and visitor accommodation forms part of the rural character in Taupo. Frequent vehicle movements are appropriate in the rural zone. Signage should be appropriate to the activity being undertaken.	Amend Policy 3b.2.9 Maintaining the established character as follows: a) Large open spaces between built structures b) A mix of residential, <u>accommodation, tourism activity</u> and rural industry buildings c) Noises related to production activities during the day but low noise levels at night d) Low levels of light spill e) Infrequent vehicle movements to and from a site f) Limited signage that directly relates to the activity operating on the site
OS43.5	Kirsteen	McDonald		Sikka & Aggarwal Investment Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1 General Rules - General Rural Environment	Seek amendment	The current proposed rules and performance standards will mean the majority of tourism activities will require consent as a discretionary activity. This is not enabling as per the intention of Objective 3b.2.4. The Objectives differentiate between general commercial/industrial activities and tourism activities/visitor accommodation; however, there is no differentiation provided by the rules and performance standards.	Amend or add rules that enable tourism activities and visitor accommodation in line with Objective 3b.2.4
OS43.6	Kirsteen	McDonald		Sikka & Aggarwal Investment Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.1 Vehicle movements	Seek amendment	Majority of successful tourism activities will generate more than 200 EVMs per day. The vehicles movements generated will be from light vehicles/cars and not heavy vehicles that the proposed Plan seeks to control via Policy 3b.2.11 Heavy Vehicle Movements	Amend performance standard to add exemption for tourism activities
OS43.7	Kirsteen	McDonald		Sikka & Aggarwal Investment Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.15 Signage	Seek amendment	In general, tourism activities require a larger sign to attract and direct visitors. Majority of modern signs include some form of illumination. The level of illumination can be easily controlled.	Amend performance standard to provide an exemption for tourism activities regarding size of signage or provide for larger sign for tourism activities. Allow for illumination of signage for tourism activities to a maximum level of LUX (lumens per square meter)
OS44.1	Kirsteen	McDonald		VCard Solutions Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Seek amendment	Submitter seeks the addition of a property to Rural Lifestyle as the property is unusable as Rural Production Land. Property is completely hidden from the road, the subdivision of the land down to 2ha lots will create no visual impact.	Amend the proposed Rural Lifestyle map to include the property at 82 Tukairangi Road.
OS45.1	David	Grey		Rangatira 8A11D(Paenoa Te Akau)	Plan Change 38 - Strategic Directions > 2.1.3 Policy	Support	This provision is paramount in regards to the Rangatira area of Taupo, now known as Rangatira pt, Hiruhama Ponui, Paenoa Te Akau, and Rangatira E, and its Tangata whenua.	Retain as notified.
OS46.1	Chris	Marshall	Tukairangi Trust		Plan Change 39 - Building Coverage - Residential Environment	Seek amendment	The larger you make the allowable house coverage of a residential site the less room there is for gardens and trees that will reduce the visual impact of the built environment and contribute to soaking up carbon. People with small sections generally find large trees hard to manage and look after.	That if the council approves an increase in the building coverage maximum for new (and I guess this means established sections in the applicable area) it must set up a measurable target, and meet it, for the planting of large trees and - where size is impractical - gardens on road verges, median strips and parks and reserves.
OS46.2	Chris	Marshall	Tukairangi Trust		Plan Change 38 - Strategic Directions	Seek amendment	It is time for the council to adopt degrowth as an overarching philosophy. Degrowth is a planned and democratic reduction of unnecessary production in rich countries designed to bring the economy back into balance with the living world in a safe and equitable way. To the submitter this would involve a sincere and dedicated commitment to a reduction in energy use and the installation of devices that unnecessarily use reticulated energy.	Greater emphasis on green buildings (better insulation, use of natural solar warming etc, the catching and use of roofwater) and the provision of green spaces and trees. More use of timber as a construction material rather than concrete and steel. Limits on unnecessary lighting, heating and air conditioning in public buildings and office buildings where better design such as having openable windows would suffice. Bans on consumer goods that fail to meet standards for recyclability or repairability. Council compost collections for those who can't or won't compost themselves. Penalties for those who don't sort their household refuse adequately, penalties for builders and developers who don't sort and reuse/or recycle waste or leftover building materials. Trees planted on every roadside verge in the Taupo town area and in the medians in open car parks. That the Council promote self-contained wastewater systems such as worm based ones to mitigate increased wastewater from subdivisions.
OS46.3	Chris	Marshall	Tukairangi Trust		Plan Change 42 - General Rural and Rural Lifestyle Environments	Seek amendment	Council should be careful allowing subdivision to smaller lots adjacent to Reserves or PCAs. These can impact negatively by dumping garden waste creating weed problems, domestic pets killing native fauna, cutting down or poisoning of existing trees within reserves that landowners consider to impede views.	Encourage harvesting of rain water from roofs to reduce water take from bores and council supply. New developments adjacent to PCAs should require buffer areas to be retired or vested to the reserve for access for essential environmental and other work.

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OS46.4	Chris	Marshall	Tukairangi Trust		Plan Change 40 - Taupo Town Centre Environment > 4g.1.9 Maximum Building Height	Seek amendment	There needs to be stricter adherence to green building principles (construction) in any future building development in the towncentre. Reductions in concrete and steel use (unless certified as produced via 'green' processes), with a greater emphasis on new timber technology. This area should be showcasing the use of renewably grown construction timber.	There should be no increase in building heights . Increasing building heights will impact negatively on the character of Taupo. However because this will probably go ahead regardless , mitigation should be planting of tall trees to reduce the scale and harshness of taller buildings.
OS46.5	Chris	Marshall	Tukairangi Trust		Plan Change 43 - Taupo Industrial Zone > 4h Taupo Industrial Environment and Centennial Industrial Environment	Seek amendment	The Industrial Zones identified on Broadlands Rd ,adjacent to Broadlands Geothermal Reserve an SNA vested to Iwi is inappropriate without some protection offered. In the past industrial businesses/properties bordering significant geothermal sites have used them as dumps, excavated within the SNAs or caused fires and damaged geothermal flora.	If industrial land is to be zoned by these areas a buffer zone should be afforded or vested for access for essential ecological work, businesses audited for incursion onto SNAs and business owners educated on the ecological significance/ importance and their responsibilities as neighbours to such sites.
OS46.6	Chris	Marshall	Tukairangi Trust		Plan Change 38 - Strategic Directions > 2.4 Strategic Direction 4 Climate Change	Seek amendment	Submitter questions how higher emissions from increased vehicle movement will result in positive climate outcomes.	Submitter suggests a toll is imposed on private vehicle use and this used to subsidise public transport.
OS46.7	Chris	Marshall	Tukairangi Trust		Plan Change 38 - Strategic Directions > 2.4.3 Policy	Seek amendment	Submitter questions how can this ever be measured and who will measure it.	Unless an Energy Audit or Emissions budget is provided for a change in land use.
OS46.8	Chris	Marshall	Tukairangi Trust		Plan Change 38 - Strategic Directions > 2.4.3 Policy	Seek amendment	Submitter states any subdivision/development that does not offset emissions by tree planting or buying carbon credits will not result in positive climate change outcomes.	Submitter suggests that only development of land that would result in positive climate change outcomes would be land use change to forestry or retirement and revegetation of some kind.
OS46.9	Chris	Marshall	Tukairangi Trust		Plan Change 38 - Strategic Directions > 2.4.3 Policy	Seek amendment	Subdivision and land use development that encroaches on natural ephemeral waterways, wetlands or LIAs that are prone to erosion will not be resilient to climate change.	Avoid subdivision and development in natural ephemeral waterways, wetlands or LIAs.
OS46.10	Chris	Marshall	Tukairangi Trust		Plan Change 38 - Strategic Directions > 2.4.3 Policy	Seek amendment	Submitter questions who will police the designs of buildings to reduce greenhouse gas emissions.	The only design that would reduce GHG emissions would be use of wood products in design and construction.
OS46.11	Chris	Marshall	Tukairangi Trust		Plan Change 38 - Strategic Directions > 2.5.2 Objectives	Seek amendment	Will reduce the need for building more power stations and vehicle movement to reduce GHG emissions and make roads safer.	Submitter seeks an objective that encourages reductions in power consumption.
OS46.12	Chris	Marshall	Tukairangi Trust		Plan Change 38 - Strategic Directions > 2.6.2 Objectives	Seek amendment	Submitter seeks clarification on how activities that lead to the enhancement of indigenous biodiversity be specifically provided for.	Submitter seeks clarification on how activities that lead to the enhancement of indigenous biodiversity be specifically provided for.
OS46.13	Chris	Marshall	Tukairangi Trust		Plan Change 38 - Strategic Directions > 2.6.3 Policy	Seek amendment	Submitter seeks clarification on how specifically will TDC support and facilitate this provision.	Submitter seeks clarification on how specifically will TDC support and facilitate this provision.
OS46.14	Chris	Marshall	Tukairangi Trust		Plan Change 43 - Taupo Industrial Zone > Planning Maps	Oppose	The Industrial Zones identified on Broadlands Rd ,adjacent to Broadlands Geothermal Reserve an SNA vested to Iwi is inappropriate without some protection offered. In the past industrial businesses/properties bordering significant geothermal sites have used them as dumps, excavated within the SNAs or caused fires and damaged geothermal flora.	If industrial land is to be zoned by these areas a buffer zone should be afforded or vested for access for essential ecological work, businesses audited for incursion onto SNAs and business owners educated on the ecological significance/ importance and their responsibilities as neighbours to such sites. The damage caused by the above activities in SNAs with geothermal features are in direct conflict with the objectives designed to protect them.
OS46.15	Chris	Marshall	Tukairangi Trust		Plan Change 43 - Taupo Industrial Zone > Planning Maps	Oppose	Another strange Industrial Zone suggestion is on Poihipi Rd, it doesn't seem appropriate, given the premise to consolidate zones. It is out on a limb in a rural area. It would be easier to make an assessment as to its suitability for industrial zoning if land tenure and proposed use (if known) were made public when calling for submissions.	Do not zone Poihipi Road land as Industrial.
OS46.16	Chris	Marshall	Tukairangi Trust		Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.7 Subdivision - Outstanding Landscape Areas	Seek amendment	There should be no exceptions to this rule. Outstanding Landscape Areas are important to maintain character. If landowners genuinely want to improve environmental outcomes the ultimate would be revegetation with native forest species.	i. Any subdivision of land in the General Rural Environment or Rural Lifestyle Environment that is located within an Outstanding Landscape Area where the resulting lots are less than 10 hectares, is a non-complying activity.
OS46.17	Chris	Marshall	Tukairangi Trust		Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Oppose	Submitter opposes 3/864 Tukairangi Road be rural lifestyle. There will be an expectation from these landowners that they can subdivide. Reverse sensitivity and cumulative and precedent effect could be of concern.	Remove 3/864 Tukairangi Road the adjoining properties from rural lifestyle.
OS47.1	Catriona	Eagles		Wairarapa Moana Incorporation Ltd	Plan Change 43 - Taupo Industrial Zone > Planning Maps	Seek amendment	There is a lack of provision for Industrially zoned land in Mangakino. We note that the scope of the Industrial Plan Change and the S32 assessment does not include assessment of industrial needs of Mangakino and the surrounding area.	To amend the Industrial zoning to include in this plan change provision for Industrial zoned land in Mangakino for future business growth to support Mangakino and surrounding areas.

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OS47.2	Catriona	Eagles		Wairarapa Moana Incorporation Ltd	Plan Change 42 - General Rural and Rural Lifestyle Environments > 3b.2 Objectives and Policies - General Rural Environment	Support	Overall WMI supports the focus on General Rural being managed and retained as a primary productive resource.	Retain.
OS47.3	Catriona	Eagles		Wairarapa Moana Incorporation Ltd	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.1 Enable Primary Production	Support	Overall WMI supports the focus on General Rural being managed and retained as a primary productive resource which WMI supports.	Retain
OS47.4	Catriona	Eagles		Wairarapa Moana Incorporation Ltd	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.4 Other activities	Support	WMI strongly supports the retention of maori cultural activities, tourism and visitor accommodation activities, electricity generation as being appropriate in the General Rural Environment. As a maori owned farming trust, WMI supports the ongoing provision for maori to provide for their people's future through the use of their whenua	Retain.
OS47.5	Catriona	Eagles		Wairarapa Moana Incorporation Ltd	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.7 Papakainga	Support	WMI strongly supports the provisions within the General Rural which provide more easily for papakainga. As a maori owned farming trust, WMI supports the ongoing provision for maori to provide for their people's future through the use of their whenua to live collectively through papakainga.	Retain
OS47.6	Catriona	Eagles		Wairarapa Moana Incorporation Ltd	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.8 Tangata Whenua	Support	As a maori owned farming trust, WMI supports the ongoing provision for maori to provide for their people's future through the use of their whenua, and the the recognition of Kaitiakitanga in decision making.	Retain.
OS47.7	Catriona	Eagles		Wairarapa Moana Incorporation Ltd	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.12 Minor residential unit	Support	WMI support this new provision for minor dwellings adjoining primary dwellings. Minor dwellings provide for a greater diversity of housing within rural properties for farm workers, older whanau or rangatahi to live with support of others.	Retain
OS47.8	Catriona	Eagles		Wairarapa Moana Incorporation Ltd	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.15 Allotment size	Support	WMI support the retention of larger rural blocks to support the viability of rural productivity in the district.	Retain.
OS47.9	Catriona	Eagles		Wairarapa Moana Incorporation Ltd	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.16 Papakainga	Support	As a maori owned farming trust, WMI supports the ongoing provision for maori to provide for their people's future through the use of their whenua to live collectively through papakainga.	Retain.
OS47.10	Catriona	Eagles		Wairarapa Moana Incorporation Ltd	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.17 Maori Cultural Activities	Support	WMI strongly supports the retention of maori cultural activities, tourism as being appropriate in the General Rural Environment. As a maori owned farming trust, WMI supports the ongoing provision for maori to provide for their people's future through the use of their whenua.	Retain
OS47.11	Catriona	Eagles		Wairarapa Moana Incorporation Ltd	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.3 Temporary Activities	Support	WMI supports the greater flexibility provided for in the provision for temporary activities through the change from 3 days/year to 4 days/6 months.	Retain.
OS47.12	Catriona	Eagles		Wairarapa Moana Incorporation Ltd	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.6 Papakainga	Support	WMI strongly supports the provisions within the General Rural which provide more easily for papakainga including the exceptions and exemptions in Rules 4b.2.1, 4b.2.4 & 4b.2.8. As a maori owned farming trust, WMI supports the ongoing provision for maori to provide for their people's future through the use of their whenua to live collectively through papakainga.	Retain.
OS47.13	Catriona	Eagles		Wairarapa Moana Incorporation Ltd	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.5 Commercial and industrial activities, and home businesses,	Oppose	It appears that to protect the Rural Environment from non rural uses, non rural industry and commercial activities (including retail) are now proposed to be restricted to a 100m2 (indoor or outdoor). These small rural retail activities provide a role in supporting rural communities by being gathering places for social connection, and provide alternative employment in rural areas. Such retail or commercial activities can play a role in reducing vehicle trips and emissions and maintain a sense of community.	WMI submit that retail activities restriction be lifted to 300m2 indoor and outdoor.

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Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS47.14	Catriona	Eagles		Wairarapa Moana Incorporation Ltd	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.1 Vehicle movements	Oppose	At a permitted level, this is an unnecessary and bureaucratic restriction on operations, and requires assessment at a PIM on each building consent for rural industries. Many businesses do not track their vehicle movements to any degree and therefore the assessments may be flawed. Where operations are large as triggered by large buildings, consideration of this matter can be addressed in a resource consent as they currently are.	Delete this rule or limit to heavy vehicles only, not all vehicle movements.
OS47.15	Catriona	Eagles		Wairarapa Moana Incorporation Ltd	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.11 Heavy vehicle movements	Seek amendment	The policy may be appropriate however the rule is administratively heavy and bureaucratic. WMI submit that this rule be removed.	Retain the policy, delete the rule.
OS47.16	Catriona	Eagles		Wairarapa Moana Incorporation Ltd	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.2 Maximum building coverage	Support	WMI support the increase in Building coverage from 2.5% and 1000m2 to 10% and 5000m2, being of benefit for Rural Industry and Horticulture.	Retain proposed rule.
OS47.17	Catriona	Eagles		Wairarapa Moana Incorporation Ltd	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.3 Maximum building size	Support	WMI support the increase in Building coverage from 2.5% and 1000m2 to 10% and 5000m2, being of benefit for Rural Industry and Horticulture.	Retain proposed rule.
OS47.18	Catriona	Eagles		Wairarapa Moana Incorporation Ltd	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.4 Maximum density of primary residential units	Support	WMI support this measure of density without the nominal allotments and without Rural Effects Area Radius rule.	Retain proposed rule.
OS47.19	Catriona	Eagles		Wairarapa Moana Incorporation Ltd	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.6 Minimum building setbacks	Seek amendment	The setback rule for other buildings to the front and other boundaries is not clear.	Amend proposed rule 4b.2.6 with (i) 30 metre setback for dwellings and minor residential units <u>and other buildings</u> from the front boundary. (ii) 15 metres <u>setback for dwellings, and minor residential units and other buildings</u> from all other boundaries.
OS47.20	Catriona	Eagles		Wairarapa Moana Incorporation Ltd	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.6 Minimum building setbacks	Oppose	WMI oppose Rule 4b.2.6(iv) building for management of farmed animals to be setback 200m. This rule will capture kennels, calf sheds, milking sheds, stables. As well as the larger buildings, this rule will capture too many smaller buildings (such as dog kennels for 4+ dogs), stables for 1+ horses. It will also impacts on the ability to provide new buildings alongside existing infrastructure unnecessarily.	Either a.delete the rule or b. provide an exemption for buildings of 200m2 in the definition , and provide an exemption such buildings located along side existing buildings or c. reduce the distance to 30m from all other boundaries, or d. (i) reduce the distance to 30m from all other boundaries adjoining General Rural and (ii) 50m from boundaries adjoining Rural Lifestyle
OS47.21	Catriona	Eagles		Wairarapa Moana Incorporation Ltd	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.7 Minor residential units	Support	WMI support this new provision for minor dwellings adjoining primary dwellings. Minor dwellings provide for a greater diversity of housing within rural properties for farm workers, older whanau or rangatahi to live with support of others.	Retain.
OS47.22	Catriona	Eagles		Wairarapa Moana Incorporation Ltd	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.8 Commercial and industrial activities, and home businesses	Seek amendment	Unnecessary restriction on commercial operations limits the rural community from a range of business opportunities and fail to provide for rural communities needs. Additionally it is unclear if a Rural Industry wish to sell product from the farm gate, is this a commercial activity subject to these restrictions?.	Amendment sought is either to delete this rule or increase the area to 300m2. Additionally Rural Industry should be exempt from limitation for retail.
OS47.23	Catriona	Eagles		Wairarapa Moana Incorporation Ltd	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5 Subdivision Rules	Support	Overall WMI support the retention of large farming blocks to the benefit of ongoing and successful Rural productivity in the District. Wairarapa Moana submits that the General Rural is not appropriate on all the land adjoining the Residential zone within Mangakino. Some land adjoining the Residential zone should be considered as an appropriate part of the Residential Zone and some land as suitable for light industrial use such as tradesman's depots and workshops.	It is understood that the matter of residential zoning will be addressed in the upcoming Residential Plan Change to the District Plan

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OS47.24	Catriona	Eagles		Wairarapa Moana Incorporation Ltd	Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Seek amendment	This rule will increase the cost of providing farm buildings such as milking sheds and calf sheds due to increased distances for roading and power, 200m is a significant distance from the road to reticulate power and provide roading. WMI agree this can be an issue adjoining an urban setting and perhaps may be appropriate in the Rural Lifestyle zone however is unnecessary in General Rural and will increase paperwork unnecessarily.	Either a.delete the rule and associated definition or b. provide an exemption for buildings of 200m2 in the definition ie except buildings less than 200m2 , and provide an exemption such buildings located along side existing buildings ie except those buildings as defined located adjoining existing farm buildings of similar use or c. reduce the distance to 30m from all other boundaries
OS48.1	Linda	Smeaton			Plan Change 39 - Building Coverage - Residential Environment > Plan Change Provisions	Oppose	Submitter is concerned about the reduction of neighbours privacy, reduced access to light and sunlight, decreased quality of life, impeding natural drainage of rainfall, reducing greenery and reducing parking areas. Intensification is not necessary.	I would like the current site coverage to be retained or reduced.
OS49.1	John	Harpham			Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Oppose	Submitter opposes planned rural lifestyle zone due to New Zealand's productive farmland is a threatened and diminishing resource. Submitter seeks a full assessment of all risks including environmental, economic, social and cultural effects, as per the Resource Management Act. Proposed plan change does not take into account any of the government policies to reduce vehicle use and carbon emissions.	Remove planned Rural Lifestyle zone.
OS49.2	John	Harpham			Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.7 Papakainga	Support	Submitter agrees with the proposed Papakainga planning proposals.	Retain.
OS49.3	John	Harpham			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.6 Subdivision - Other	Support	Submitter agrees that there be no subdivision less than 10 ha along State Highways.	Retain.
OS50.1	Daniela	Shepherd		Sue Lake	Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Oppose	Submitter questions demand for rural lifestyle and the proximity of White Road from Taupo.	Delete White Road from rezoning and amend to area's closer to town, buffer between urban and rural, to avoid fragmentation
OS50.2	Daniela	Shepherd		Sue Lake	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.3 Commercial and industrial activities	Seek amendment	The submitter has concerns regarding landform, biodiversity, water quality, infrastructure, hazards, new boundaries, restrictions on future land use, land use expectations and reverse sensitivity.	Amend the minimum property size to 4 hectares to minimise impact.
OS50.3	Daniela	Shepherd		Sue Lake	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.1 Maintain the character of the Rural Lifestyle Environment	Oppose	Submitter has concerns over productivity of the land, commercial activities and fragmentation of land.	Delete as it will change the Character of the area
OS50.4	Daniela	Shepherd		Sue Lake	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.3 Commercial and industrial activities	Oppose	Land productivity will be lost and there will be a potential closing of business.	Delete as the productivity will be lost
OS50.5	Daniela	Shepherd		Sue Lake	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.6 Impacts on community infrastructure	Oppose	No infrastructure to support all those possible smaller properties.	Remove White Road from the Rural Lifestyle area.
OS51.1	Daniela	Shepherd		Kevin O'Toole	Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Oppose	Submitter questions demand for rural lifestyle and also the proximity of White Road from town.	Delete White road from rezoning and amend to areas closer to town, buffer between urban and rural to avoid fragmentation
OS51.2	Daniela	Shepherd		Kevin O'Toole	Plan Change 42 - General Rural and Rural Lifestyle Environments > 3b.3 Objectives and Policies - Rural Lifestyle Environment	Seek amendment	Submitter has concerns regarding landform, biodiversity, water quality, infrastructure, hazards, new boundaries, restrictions on future land use, land use expectations, reverse sensitivity.	Amend the minimum property size to 4 hectares to minimise impact.

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OS51.3	Daniela	Shepherd		Kevin O'Toole	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.1 Maintain the character of the Rural Lifestyle Environment	Oppose	Submitter has concerns regarding the productivity of the land, commercial activities, fragmentation of land.	Delete as it will change the character of the area.
OS51.4	Daniela	Shepherd		Kevin O'Toole	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.3 Commercial and industrial activities	Oppose	Submitter is concerned that land productivity will be lost and there will be potential closing of business.	Delete as land productivity will be lost
OS51.5	Daniela	Shepherd		Kevin O'Toole	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.6 Impacts on community infrastructure	Oppose	Submitter states that White Rd Rural lifestyle wont meet the objective as no infrastructure to support all those possible smaller properties.	There is no community infrastructure currently – every property is self-serving
OS52.1	Rosemary	Peek			Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Oppose	Submitter opposes rural lifestyle due to loss of productive land, use of rural land for industry, impact on bore water supplies, impacts on roads and safety, carbon emissions and vehicle use.	We strongly disagree with a council's planned Rural Lifestyle zone.
OS52.2	Rosemary	Peek			Plan Change 42 - General Rural and Rural Lifestyle Environments > 3b.1 Introduction	Support	Submitter agrees with the proposed Papakainga planning proposals.	Retain.
OS52.3	Rosemary	Peek			Plan Change 42 - General Rural and Rural Lifestyle Environments	Support	We agree that there be no subdivision less than 10 ha along State Highways.	Retain.
OS53.1	Burke	Carlton		CH GP Ltd Trust	Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Oppose	1160 Mapara Road is within an existing environment that is dominated by existing small lot development. The Site is currently subject to a "split zone" and given the surrounding environment, the most appropriate zone is Rural Lifestyle Environment.	1160 Mapara Road, Acacia Bay site, legal description is removed from the Rural Environment zone and zoned Rural Lifestyle Environment.
OS53.2	Burke	Carlton		CH GP Ltd Trust	Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Seek amendment	This Site appears to have been excluded from the Rural Lifestyle Environment because it is larger than a 30-hectare guideline which we understand is used by Taupo District Council when it considers which properties are appropriate to zone as "rural lifestyle". This is somewhat arbitrary and creates anomalous situations such as that for the Site (which is 40.2 hectares).	Amend the Rural Lifestyle Environment Zone Map to include 1160 Mapara Road.
OS53.3	Burke	Carlton		CH GP Ltd Trust	Plan Change 42 - General Rural and Rural Lifestyle Environments > 3b.1 Introduction	Oppose	The Rural Lifestyle Environment enables subdivision and development of a particular character and scale. The objective to "maintain and protect" this from "incremental subdivision and development" contradicts the purpose of the zone.	Delete the objective. Amend the objective to read: "Maintain the character of the Rural Lifestyle Environment: <u>Subdivision and development is designed and implemented to maintain the character of the Rural Lifestyle Environment.</u> "
OS53.4	Burke	Carlton		CH GP Ltd Trust	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.4.5 Minor residential units	Seek amendment	20 m is a very small distance away for the primary residence. A distance of 40 m from the primary residence would be more appropriate.	Amend to allow greater distance from primary residence.
OS53.5	Burke	Carlton		CH GP Ltd Trust	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.1 Subdivision - General Rural Environment	Seek amendment	Limiting subdivisions to 'only' 10 hectares or more is not the most appropriate method to achieve the Objective 3b.2.1 'primary production is enabled by protecting productive capability. Forcing persons wanting a rural lifestyle to select only either 10 hectares which is too large for most people and means in most cases 8 hectares of wasted land that was once productive.	Amend. Add an item iii Discretionary cluster Development to encourage cluster type housing which is a better solution to achieve TDC strategic direction of preserve the productive potential of the land.
OS53.6	Burke	Carlton		CH GP Ltd Trust	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.1 Subdivision - General Rural Environment	Oppose	Limiting subdivisions to 'only' 10 hectares or more is not the best way to achieve the Objective 3b.2.1 'Primary production is enabled by protecting productive capability. Forcing persons wanting a rural lifestyle to select only either 10 hectares which is too large for most people and means in wasted land.	Oppose Item ii That any subdivision below 10 hectares in the Rural Zone is Noncomplying. Discretionary Development 4- 10 hectares should be retained .

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Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS53.7	Burke	Carlton		CH GP Ltd Trust	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.2 Subdivision - Rural Lifestyle Environment that adjoins the General Rural Environment	Seek amendment	In some circumstances, smaller lot sizes may be appropriate within the Rural Lifestyle Environment where this will not create reverse sensitivity effects on the General Rural zone and where this will maintain and protect the character of the rural lifestyle environment. There are merits in retaining the concept of a cluster development, particularly where the subject site is suitable for smaller lot development and which will retain or enhance the character of the Rural Lifestyle Environment.	Amend the rule to include a restricted discretionary activity rule as follows (changes shown in underlined text): <u>iii. Subdivision resulting in lots that are between 5,000m² and 4ha adjoining the General Rural Environment, where all lots are set back a minimum of 300m from the boundary of the General Rural Environment, is a restricted discretionary activity. Matters of discretion:</u> <u>a. The design and layout of the subdivision to ensure safe and efficient access onto existing and/or proposed roads, suitable building platforms to accommodate future complying buildings, and adequate management of stormwater.</u> <u>b. The identification of any natural hazards or contaminated sites and how these may affect the stability of the land and suitability of any future building sites, including any information provided by a suitably qualified person whose investigations are supplied with the subdivision application.</u> <u>c. Whether the desired environmental outcome with a consistent and appropriate standard of infrastructure is achieved such as through compliance with the Council's Development Guidelines.</u> <u>d. The extent to which earthworks and vegetation removal is required to create vehicle tracks and building platforms.</u> <u>e. Any actual or potential effects on areas or features of cultural, historic, landscape or natural value as identified in the plan.</u> <u>f. the extent to which the design and layout of the subdivision maintains the character of the Rural Lifestyle Environment.</u> <u>g. Any potential adverse effects from Natural Hazards, including flood inundation or erosion from the Districts' waterways and Lakes</u> Amend the discretionary rule to read: ii. Subdivision resulting in lots that are smaller than 4 hectares adjoining the General Rural Environment <u>where the boundary of the lots is within 300m of the General Rural Environment boundary</u> is a discretionary activity.
OS53.8	Burke	Carlton		CH GP Ltd Trust	Plan Change 42 - General Rural and Rural Lifestyle Environments > 3b.2 Objectives and Policies - General Rural Environment	Seek amendment	Sites under approximately 100ha containing soil which has very low land use capability may not be suitable for primary production which is economically viable. Some limited development of such sites is appropriate in locations where all relevant services can be provided and appropriate transport links etc., are available. Add rules and methods which implement this policy.	Policy 3B.2.9 to Policy 3B.2.17 – Rural Environment Zone Add a policy which recognises as appropriate, and enables, limited rural residential subdivision and development on sites with marginal or limited productive capacity (i.e., LUC 4 or higher) where the size of the lots constrain productive use. For example: "Enable limited rural residential subdivision and development on sites where the parent title has marginal or limited productive capacity" or similar wording to address the reasons for the submission.
OS53.9	Burke	Carlton		CH GP Ltd Trust	Plan Change 42 - General Rural and Rural Lifestyle Environments	Seek amendment	The proposed amendments and decision sought as detailed above may require further drafting amendments and/or the inclusion of additional policies and rules (including maps) to address the reasons for this submission. For the avoidance of doubt, this submission seeks such additional changes where necessary.	Provisions relevant to the relief sought in this submission. Consequential and/or other amendments which address the reasons for the submission set out in column 5 of this submission.
OS54.1	Sally	Carlton		BACS GROUP TRUST	Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Oppose	Subject site is within an existing environment that is dominated by existing small lot development. The Site is currently subject to a "split zone" and given the surrounding environment, the most appropriate zone is Rural Lifestyle Environment.	1160 Mapara Road is removed from the Rural Environment zone and zoned Rural Lifestyle Environment as per submission point below.
OS54.2	Sally	Carlton		BACS GROUP TRUST	Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Seek amendment	This Site appears to have been excluded from the Rural Lifestyle Environment because it is larger than a 30-hectare guideline which we understand is used by Taupo District Council when it considers which properties are appropriate to zone as "rural lifestyle". This is somewhat arbitrary and creates anomalous situations such as that for the Site (which is 40.2 hectares).	Amend the Rural Lifestyle Environment Zone Map to include 1160 Mapara Road.
OS54.3	Sally	Carlton		BACS GROUP TRUST	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.1 Maintain the character of the Rural Lifestyle Environment	Oppose	The Rural Lifestyle Environment enables subdivision and development of a particular character and scale. The objective to "maintain and protect" this from "incremental subdivision and development" contradicts the purpose of the zone.	Delete the objective. In the alternative, amend the objective to read: "Maintain the character of the Rural Lifestyle Environment: <u>Subdivision and development is designed and implemented to maintain the character of the Rural Lifestyle Environment.</u> "
OS54.4	Sally	Carlton		BACS GROUP TRUST	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.4.5 Minor residential units	Seek amendment	20 m is a very small distance away for the primary residence. A distance of 40 m from the primary residence would be more appropriate.	Amend to allow greater distance from primary residence.

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OS54.5	Sally	Carlton		BACS GROUP TRUST	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.1 Subdivision - General Rural Environment	Seek amendment	Limiting subdivisions to 'only' 10 hectares or more is not the most appropriate method to achieve the Objective 3b.2.1 'primary production is enabled by protecting productive capability. Forcing persons wanting a rural lifestyle to select only either 10 hectares which is too large for most people and means in most cases 8 hectares of wasted land that was once productive as it is not farmed to any anywhere near previous capacity or to live in a very small defined rural lifestyle development areas highly restrictive.	Amend. Add an item iii Discretionary cluster Development to encourage cluster type housing which is a better solution to achieve TDC strategic direction of preserve the productive potential of the land.
OS54.6	Sally	Carlton		BACS GROUP TRUST	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.1 Subdivision - General Rural Environment	Oppose	Limiting subdivisions to 'only' 10 hectares or more is not the best way to achieve the Objective 3b.2.1 'Primary production is enabled by protecting productive capability. Forcing persons wanting a rural lifestyle to select only either 10 hectares which is too large for most people and means in wasted land. It is a better answer for allowing controlled development and protecting productive land capacity to meet the demand with the more desirable 4-hectare size lots than force everyone to carve productive land into 10 hectare lots.	Oppose Item ii That any subdivision below 10 hectares in the Rural Zone is Noncomplying. Discretionary Development 4- 10 hectares should be retained .
OS54.7	Sally	Carlton		BACS GROUP TRUST	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.2 Subdivision - Rural Lifestyle Environment that adjoins the General Rural Environment	Seek amendment	In some circumstances, smaller lot sizes may be appropriate within the Rural Lifestyle Environment where this will not create reverse sensitivity effects on the General Rural zone and where this will maintain and protect the character of the rural lifestyle environment. There are merits in retaining the concept of a cluster development, particularly where the subject site is suitable for smaller lot development and which will retain or enhance the character of the Rural Lifestyle Environment.	Amend the rule to include a restricted discretionary activity rule as follows (changes shown in underlined text): <u>iii. Subdivision resulting in lots that are between 5,000m² and 4ha adjoining the General Rural Environment, where all lots are set back a minimum of 300m from the boundary of the General Rural Environment, is a restricted discretionary activity. Matters of discretion:</u> <u>a. The design and layout of the subdivision to ensure safe and efficient access onto existing and/or proposed roads, suitable building platforms to accommodate future complying buildings, and adequate management of stormwater.</u> <u>b. The identification of any natural hazards or contaminated sites and how these may affect the stability of the land and suitability of any future building sites, including any information provided by a suitably qualified person whose investigations are supplied with the subdivision application.</u> <u>c. Whether the desired environmental outcome with a consistent and appropriate standard of infrastructure is achieved such as through compliance with the Council's Development Guidelines.</u> <u>d. The extent to which earthworks and vegetation removal is required to create vehicle tracks and building platforms.</u> <u>e. Any actual or potential effects on areas or features of cultural, historic, landscape or natural value as identified in the plan.</u> <u>f. the extent to which the design and layout of the subdivision maintains the character of the Rural Lifestyle Environment.</u> <u>g. Any potential adverse effects from Natural Hazards, including flood inundation or erosion from the Districts' waterways and Lakes</u> Amend the discretionary rule to read: ii. Subdivision resulting in lots that are smaller than 4 hectares adjoining the General Rural Environment <u>where the boundary of the lots is within 300m of the General Rural Environment boundary</u> is a discretionary activity.
OS54.8	Sally	Carlton		BACS GROUP TRUST	Plan Change 42 - General Rural and Rural Lifestyle Environments > 3b.2 Objectives and Policies - General Rural Environment	Seek amendment	Sites under approximately 100ha containing soil which has very low land use capability may not be suitable for primary production which is economically viable. Some limited development of such sites is appropriate in locations where all relevant services can be provided and appropriate transport links etc., are available.	Policy 3B.2.9 to Policy 3B.2.17 – Rural Environment Zone Add a policy which recognises as appropriate, and enables, limited rural residential subdivision and development on sites with marginal or limited productive capacity (i.e., LUC 4 or higher) where the size of the lots constrain productive use. For example: "Enable limited rural residential subdivision and development on sites where the parent title has marginal or limited productive capacity" or similar wording to address the reasons for the submission.
OS54.9	Sally	Carlton		BACS GROUP TRUST	Plan Change 42 - General Rural and Rural Lifestyle Environments	Seek amendment	The proposed amendments and decision sought as detailed above may require further drafting amendments and/or the inclusion of additional policies and rules (including maps) to address the reasons for this submission. For the avoidance of doubt, this submission seeks such additional changes where necessary.	Provisions relevant to the relief sought in this submission. Consequential and/or other amendments which address the reasons for the submission set out in column 5 of this submission.
OS55.1	Rick	Keehan		Enterprise Great Lake Taupo trading as Amplify	Plan Change 39 - Building Coverage - Residential Environment > Plan Change Provisions	Support	Support the increase to the permitted residential building coverage in most residential environments from 30% and 35%.	Retain

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OS55.2	Rick	Keehan		Enterprise Great Lake Taupo trading as Amplify	Plan Change 40 - Taupo Town Centre Environment > 4g.1.9 Maximum Building Height	Support	Support the proposal to increase the maximum height permitted in the Taupo district to 12-18 meters in some parts of the town centre.	Retain
OS55.3	Rick	Keehan		Enterprise Great Lake Taupo trading as Amplify	Plan Change 40 - Taupo Town Centre Environment > 4g.1.12 Verandas	Support	Support the clarification that 'service lanes' are not subject to requirements for veranda provisioning but the pedestrian frontages and pedestrian laneways system are subject to the veranda requirements.	Retain
OS55.4	Rick	Keehan		Enterprise Great Lake Taupo trading as Amplify	Plan Change 40 - Taupo Town Centre Environment > 4g.2 Land Use Rules	Support	Support the increase in temporary activity rule to help support the development and operation of events and functions which bring economic benefits to the Taupo district.	Retain
OS55.5	Rick	Keehan		Enterprise Great Lake Taupo trading as Amplify	Plan Change 42 - General Rural and Rural Lifestyle Environments	Support	Amplify supports the proposal to split the Taupo District Rural Environment into two sections. We believe the General Rural Environment, allowing for additional development for another large property and minor dwelling provides provision for development needs but also maintains large spaces for productive land. The Rural Lifestyle Environment provision delivers on an increased demand for rural lifestyle blocks around the district while provisioning for the effective use of infrastructure.	Retain
OS55.6	Rick	Keehan		Enterprise Great Lake Taupo trading as Amplify	Plan Change 43 - Taupo Industrial Zone > Planning Maps	Support	Amplify supports the changes. We agree that there is a demand and need for additional industrial land within the Taupo District. It is important for the economic growth and development of the region that a suitable supply of appropriate land is available and support the plan to rezone land to either Taupo or Centennial Industrial Environment. We would encourage more industrial land to be made available than just the proposed areas for assessment. This would assist to provide simplicity for development in the future.	Retain
OS56.1	Helen	Brosnan		Permapine Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Seek amendment	The use of 'locational need' in the definition is unclear when applied to existing lawfully established industries when considering future operations. If an existing activity is in the General Rural zone, and wish to expand clearly there is a locational need to be there from an operational perspective. However it is unclear if this would be sufficient in a consent consideration. The definition requires amendment to provide clarity in this regard.	We request that the definition is altered so that these activities include existing activities in place at time of plan notification .
OS56.2	Helen	Brosnan		Permapine Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Oppose	There is no definition for Heavy Vehicle Movements.	Amend to include a definition of HVMs. To include a definition for Heavy Vehicle Movements as it appears this is different to a 'truck' or 'truck trailer' movement in the existing evm definition.
OS56.3	Helen	Brosnan		Permapine Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.3 Rural industry	Seek amendment	We have sought clarification if you agree that the Permapine Operation does meet the rural industry definition ie that they have a locational need to be within the General Rural Environment.	We seek alterations to wording that ensures the place of Existing Activities and their future operations in the General Rural Environment.
OS56.4	Helen	Brosnan		Permapine Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.5 Avoidance of reverse sensitivity	Support	Submitter supports the inclusion of 'legally established activities within the General Rural Environment'	Retain 'legally established activities within the General Rural Environment'.
OS56.5	Helen	Brosnan		Permapine Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.6 Impacts on infrastructure	Oppose	We are concerned about the use of 'vehicle movements' as a performance standard in the zone.	Delete We continue to ask you to delete the vehicle movements standard in the rural zone. If you will not remove this standard, we seek that you amend reference to this standard so that it only applies to new activities (not legally established activities that are already consented).
OS56.6	Helen	Brosnan		Permapine Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > 3b.1 Introduction	Seek amendment	We suggest that <u>only new industries</u> not lawfully established existing industries should only be limited.	Amend as follows: new activities which are provided for in other Environments and may therefore impact on the land available for primary production activities within the General Rural Environment.

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OS56.7	Helen	Brosnan		Permapine Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.1 Enable Primary Production	Support	Generally support this objective.	Retain.
OS56.8	Helen	Brosnan		Permapine Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.3 Rural industry	Seek amendment	Submitter seeks clarification that Permapine is considered to have a locational need to locate within the General Rural Environment.	We seek amendment to the definition so that lawfully established industrial and business uses can continue to operate in the General Rural Environment.
OS56.9	Helen	Brosnan		Permapine Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.5 Avoidance of reverse sensitivity	Support	Support 'legally established activities within the General Rural Environment'.	Retain.
OS56.10	Helen	Brosnan		Permapine Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.6 Impacts on infrastructure	Seek amendment	<u>new</u> development are managed instead of just all development.	<u>new</u> development are managed instead of just all development.
OS56.11	Helen	Brosnan		Permapine Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.9 Maintaining the established character	Seek amendment	Proposed amendment acknowledges that character has been changed, but consents exist for this change and going to back to these criteria will not be possible for these sites.	Amend to add *except where the activity is lawfully established
OS56.12	Helen	Brosnan		Permapine Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.11 Heavy vehicle movements	Oppose	Submitter requests evidence that heavy vehicles cause damage to the transport network.	Delete: Manage heavy vehicle movements to minimise damage to the transport network and adverse impacts on road safety.
OS56.13	Helen	Brosnan		Permapine Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.13 Avoiding reverse sensitivity	Support	Support this in principle.	Retain
OS56.14	Helen	Brosnan		Permapine Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.14 Commercial and industrial activity	Seek amendment	Confirm that this policy applies to new activities not expanding existing activities.	Amend: Limit the scale of <u>new</u> commercial and industrial activity to avoid the uptake of general rural land by <u>new</u> activities that are provided for in other Environments...
OS56.15	Helen	Brosnan		Permapine Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.15 Allotment size	Support	We support this allotment size for General Rural Land.	Retain.
OS56.16	Helen	Brosnan		Permapine Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.1 Activities in the General Rural Environment	Seek amendment	We think that if Heavy Vehicle Movements if retained, that this infringement should be a Restricted Discretionary Activity with assessment criteria provided as recommended in the s32 report.	Amend to add a rule as follow for any infringement of rule 4b.2.1, if standard is not removed from the proposed plan. iii) Any infringement of the heavy vehicle movement standard is a Restricted Discretionary Activity and the matters of control are: a) Compliance of the existing access with the Taupo District Code of Practice for the development of land b) Compliance of the nearby roading infrastructure for use for heavy goods vehicles c) For existing lawfully established activities, if the existing vehicle movements exceed this standard, consent is needed under this standard only if significant increase in vehicle movements is proposed eg 20% or more increase in vehicle movements from existing (at time of plan change 42 adoption) averaged over a week (and averaged over the whole year). If the proposed development will increase the number of vehicle movements beyond the 20% increase, consent will be needed as a Restricted Discretionary Activity. d) Only when significant increase in existing vehicle movements are proposed (ie more than 20% increase in HVM from existing at time of adoption of plan change 42) and for new activities that do not comply with this standard, an Integrated Transport Management Plan or Traffic Impact Assessment will be needed to assess the proposed development.
OS56.17	Helen	Brosnan		Permapine Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.1 Activities in the General Rural Environment	Seek amendment	Suggest that performance standard failures are a Restricted Discretionary Activity.	Amend as follows : <u>iii) Any failure of district plan performance standard is a Restricted Discretionary Activity</u>

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OS56.18	Helen	Brosnan		Permapine Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.3 Temporary Activities	Support	Support temporary activity provisions for eg wood chipping activities.	Retain
OS56.19	Helen	Brosnan		Permapine Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.5 Commercial and industrial activities, and home businesses,	Seek amendment	Submitter notes that expansion of an existing industrial activity is a restricted discretionary activity. Only seeks the following amendment if Permapine is not considered to be a 'rural industry' as per my submissions points above regarding 'locational need'.	Submitter seeks that only changes above the consented baseline is considered therefore we request the following change: <u>*(f) the above matters as they relate to an activity above the consented baseline for the site where an activity is lawfully established.</u>
OS56.20	Helen	Brosnan		Permapine Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.1 Vehicle movements	Oppose	Permapine exceeds this standard already so therefore every proposed building work on site would require consent under this standard. Permapine needs vehicle movements to operate both to staff the site and to receive raw product and provide processed product to the market. This performance standard seeks to restrict the very operation of activity on site which is unnecessary.	It is submitted that this performance standard should be deleted. It is noted that the operation at Permapine involves two titles ie an allocation of 400evm. This number of vehicle movements is not sufficient for the present operation on site.
OS56.21	Helen	Brosnan		Permapine Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.6 Minimum building setbacks	Seek amendment	Submitter seeks clarification on front yard setbacks for other buildings (non-dwellings).	Amend as follows: <u>front yard setback other buildings 15m</u> <u>Other yard setback for other (non residential buildings not involving intensive farmed animals) buildings 10m</u>
OS56.22	Helen	Brosnan		Permapine Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.8 Commercial and industrial activities, and home businesses	Oppose	This rule should only relate to new businesses or industrial uses not existing operations.	Amend as follows: <u>Exception: Industrial and rural industry activities that are lawfully established that exceed this standard.</u>
OS56.23	Helen	Brosnan		Permapine Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.9 Maximum Noise - Limits	Support	Submitter notes that noise limits standards are similar to that in the ODP.	Retain.
OS56.24	Helen	Brosnan		Permapine Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.13 Maximum Noise - Other	Seek amendment	Submitter notes that there is no change to this noise standard. Would like to see this standard amended to include sawmilling on wood processing sites.	Amend as follows: Nothing in the foregoing Performance Standards shall apply to farm animals including working dogs....facilities <u>and including but excluding</u> sawmilling equipment <u>generally</u> (e.g. for milking, spraying, harvesting, packing, forest harvesting, <u>wood processing</u> and the like).
OS56.25	Helen	Brosnan		Permapine Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.1 Subdivision - General Rural Environment	Support	Support this subdivision standard.	Retain.
OS56.26	Helen	Brosnan		Permapine Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.2 Subdivision - Rural Lifestyle Environment that adjoins the General Rural Environment	Support	We note and support this standard.	Retain.
OS56.27	Helen	Brosnan		Permapine Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Support	Support the zoning proposed for our site.	Retain the proposed zoning of: General Rural - 33 White Road, 1624 and 1640 Broadlands Road Rural Lifestyle - 67 White Road, 49 Riverlea downs
OS56.28	Helen	Brosnan		Permapine Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Section 32	Oppose	Submitter requests evidence to damage to the transport network done by heavy vehicles.	Submitter seeks to have Heavy Vehicle Movements rule removed from the plan change.
OS56.29	Helen	Brosnan		Permapine Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Current Rural Chapters to be deleted	Oppose	Section 4b.4 should be retained. Assessment criteria are especially important to provide a framework of information requirements for restricted discretionary activities.	Retain existing assessment criteria or amend assessment criteria and add vehicle movement assessment criteria.
OS56.30	Helen	Brosnan		Permapine Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.2 Maximum building coverage	Support	We support the increase in building coverage standard.	Retain.

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OS56.31	Helen	Brosnan		Permapine Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.3 Maximum building size	Support	Support the increased size for a single building	Retain.
OS56.32	Helen	Brosnan		Permapine Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.6 Minimum building setbacks	Seek amendment	Item (ii) doesn't state if '15m from all other boundaries' relates just to dwellings or it also relates to accessory and other buildings.	Amend the setbacks for non residential buildings reduced further.
OS56.33	Helen	Brosnan		Permapine Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.4.1 Vehicle movements	Oppose	Feel that road condition and levels of service issues are better dealt with via the Long Term Plan rather than the District Plan.	Delete vehicle movements standard 4b.4.1
OS57.1	James	Ryan			Plan Change 38 - Strategic Directions > 2.3.3 Policy	Seek amendment	There are a number of typos that need to be corrected and other edits. Conflicts need to be avoided with activities in the wider surrounding environment, not just on adjoining properties. Reverse sensitivity effects do not arise from "existing uses". They arise from new or expanded sensitive activities locating in proximity to existing uses.	Amend to read as follows: 2.3.3 <u>Policies</u> ... 5. Require urban subdivision and land development to be efficiently and effectively serviced by infrastructure (including development and of additional infrastructure), according to the capacity limitations of that infrastructure. ... 7. Provide for the development of Papakainga on Maori Maori land to facilitate Maori Maori occupation on their ancestral lands. ... 9. Restrict the location and development of retail and commercial activities within non-commercial areas of the district to ensure that the town centre continues to be the district's pre-eminent retail, commercial and mixed-use centres. 10. Manage subdivision use and development of land to ensure that it will not: a.... b. unduly conflict with existing activities on adjoining properties <u>and the surrounding areas</u> , c. compromise development consistent with the intent and planned urban built form of the environment where it is located d. give rise to reverse sensitivity effects from existing uses
OS57.2	James	Ryan			Plan Change 38 - Strategic Directions > 2.4.2 Objective	Seek amendment	A new objective needs to clearly articulate the desirability of increased renewable electricity generation to assist with the decarbonisation of the economy (both within the Taupo District and nationally).	2.4.2 Objectives ... <u>2.</u> <u>An increase in the amount of electricity generated from renewable sources within the Taupo District to assist with the decarbonisation of the economy.</u> 23. Subdivision, use and development of land in the Taupo District will be resilient to the current and future effects of climate change on the District's current and future communities, including any disproportionate effects on Maori Maori. 34. The Taupo District is well prepared to adapt to the risks and effects from climate change, such as natural hazards.
OS57.3	James	Ryan			Plan Change 38 - Strategic Directions > 2.4.3 Policy	Seek amendment	The New Zealand Energy Strategy 2011 has set a target that 90 percent of electricity generation will be from renewable sources by 2025. Using more renewable resources to meet energy demand will reduce dependence on fossil fuels which are a finite resource and reduce carbon dioxide emissions, which contribute to global warming and climate change effects. These approaches are also consistent with the National Policy Statement on Renewable Electricity Generation, 2011. Typos / Grammar	2.4.3 <u>Policies</u> 1. Land use activities which will result in positive climate change outcomes, including through reducing greenhouse gas emissions and decarbonisation, will be supported and encouraged-enabled . <u>2. Recognise and provide for the use and development of the District's renewable energy resources to facilitate decarbonization of the economy, including a reduction in greenhouse gas emissions, increased electricity generation capacity and improved security of supply including transmission.</u> <u>3. Enable the upgrading and maintenance of existing and development of new renewable electricity generation activities and transmission, including where contributing to one of the following:</u> <u>•adaptation required to mitigate risks from climate change</u> <u>•provides for increased electricity output, or greater efficiency</u> <u>continued safe, efficient and secure operation</u> 24. Land use activities which will unduly accelerate the effects of climate change will be discouraged. 35 ... <u>46. Subdivision, use and development of land must demonstrate resilience to the effects of climate change over time.</u>

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OS57.4	James	Ryan			Plan Change 38 - Strategic Directions > 2.5.2 Objectives	Seek amendment	The National Planning Statement Renewable Electricity Generation in Policy A states that Decision-makers shall recognise and provide for the national significance of renewable electricity generation activities, including the national, regional and local benefits relevant to renewable electricity generation activities. Manawa Energy is seeking for more than recognise and encourage and that Renewable Electricity Generation is provided for in District Planning.	Amend as follows: 1.. The wider benefits and strategic importance of nationally and regionally significant infrastructure to the District and wider, including the economic, cultural and social wellbeing of people and communities and for their health and safety, are recognised <u>and protected</u> in decision making and land use planning. 2. The local and national benefits of the sustainable development, operation, maintenance and upgrading of electricity transmission and renewable electricity generation resources and activities are recognised and encouraged <u>achieved</u> .
OS57.5	James	Ryan			Plan Change 38 - Strategic Directions > 2.5.3 Policy	Seek amendment	The introduction should more accurately refer to “electricity generation”, not “energy generation”. One of the laws of physics is that energy cannot be generated. It can only be transformed from one form to another. The NPS Renewable Energy has been in effect since 2011 and with current renewable electricity goals from the government it is no longer enough to simply recognise the role renewable energy but as per the NPS: REG Policy A that Councils should provide for renewable electricity generation.	Amend as follows: 2.5.3 Policies 1. Recognise and provide for the national, regional and local benefits of renewable energy <u>electricity</u> generation activities and resources.... 2. Recognise <u>and provide for</u> the functional and operational needs associated with the use and development of nationally and regionally significant infrastructure.
OS57.6	James	Ryan			Plan Change 38 - Strategic Directions > 2.6.3 Policy	Seek amendment	Manawa seek the inclusion of an additional policy that covers an increasingly important aspect of consenting renewable electricity generation activities.	Amend as follows: 2.6.3 Policies-... <u>7. Recognise the benefits of offset measures and compensation and provide for their use as feasible alternatives to manage significant residual adverse effects of renewable electricity generation activities and regionally significant infrastructure.</u>
OS57.7	James	Ryan			Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Oppose	Manawa opposes the view that Renewable Electricity Generation are recognised as ‘Rural Industry’. The 20 power generation facilities within the existing rural environmental in the Taupo District are located there, as there is a functional need to be located where energy resources exist. They are not simply a ‘Rural Industry’ because they are located in a ‘Rural Environment’. They are ‘Renewable Electricity Generation’ activities located in the Rural Environment.	Amend as follows: Rural Industry – an activity that directly supports, services, or is dependent on primary production and has a locational need to be within the General Rural Environment (rather than an urban environment). These activities include, but are not limited to; forestry, agriculture, <u>and</u> dairy farming and geothermal/electricity-generation . Insert a new definition of Renewable Electricity Generation as follows (being the same definition in the NPS-REG): Renewable electricity generation means generation of electricity from solar, wind, hydro-electricity, geothermal, biomass, tidal, wave, or ocean current energy sources.
OS57.8	James	Ryan			Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.1 Enable Primary Production	Seek amendment	Manawa supports Objective 3b.2.1 with an amendment so that it covers a wider range of uses anticipated in the General Rural Environment beyond just “primary production” and to meet RPS IM-P4.	Amend as follows: Objective 3b.2.1 Enable Primary Production and the Use of Natural Resources Primary production and the use of natural resources are enabled by protecting the availability of the rural land and other resources and its their productive capability.
OS57.9	James	Ryan			Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.2 Maintaining the established General Rural character	Seek amendment	The established character of the General Rural Environment may not represent a good environmental outcome to the extent that it should be “maintained”. An objective that seeks to maintain the “established character” is essentially seeking no change. The objective seeks to avoid “incremental subdivision and development” which essentially locks in the status quo and will make it difficult for any new development to occur, including new development that has been identified in other planning provision as being appropriately located in the General Rural Environment.	Amend as follows: Objective 3b.2.2 Maintaining the established General Rural character The established character of the General Rural Environment is maintained and the cumulative erosion of its character through incremental subdivision and development is avoided. Enable a range of activities in the General Rural Environment that are compatible with rural character.
OS57.10	James	Ryan			Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.3 Rural industry	Seek amendment	Due to its elevated status under the NPS-REG, Manawa has sought (above) that the definition of Rural Industry be amended to delete any reference to electricity generation and that a new definition of Renewable Electricity Generation and Renewable Electricity Generation Activities be including in the Plan. In line with that outcome, a new objective needs to be included in the Plan seeking to enable renewable electricity generation activities (and transmission activities by association).	Insert new objective as follows: Objective 3b.2.X Renewable Electricity Generation and Transmission Activities <u>Enable the development, operation, maintenance and upgrading of renewable electricity generation activities and transmission activities in the General Rural Environment.</u>
OS57.11	James	Ryan			Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.4 Other activities	Seek amendment	As a consequential change to the relief sought above (inserting a new objective in relation to renewable electricity generation activities), Objective 3b.2.4 needs to be amended to remove the reference to renewable electricity generation (and transmission by association). Visitor accommodation is a sensitive activity and should only be enabled in appropriate locations within the General Rural Environment rather that enabled anywhere including in locations whereby reverse sensitivities could arise.	Amend as follows: Maori cultural activities, tourism activities, <u>and</u> visitor accommodation and renewable-electricity-generation and transmission activities are enabled in <u>appropriate locations within</u> the General Rural Environment.

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OS57.12	James	Ryan			Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.5 Avoidance of reverse sensitivity	Seek amendment	The scope of the objective is too narrow. As currently drafted it would only require reverse sensitivity effects to be avoided where an activity already exists. The objective needs to also cover consented activities which have yet to be constructed / undertaken.	Amend as follows: Reverse sensitivity effects on permitted, and legally established, <u>and/or consented</u> activities within the General Rural Environment, including conflict with activities in neighbouring Environments, are avoided.
OS57.13	James	Ryan			Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.6 Impacts on infrastructure	Seek amendment	An objective (or policy) that only seeks to "manage" something (with no specified outcome) does not provide useful guidance to resource management decision makers or other users of the Taupo District Plan.	Amend as follows: The impacts on infrastructure arising from subdivision and development are managed do not compromise the safe and efficient functioning of infrastructure.
OS57.14	James	Ryan			Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.9 Maintaining the established character	Oppose	The policy characterises the rural environment by matters such as "limited signage" whereas the existence of more than 20 large-scale renewable electricity generation activities is a far more significant and defining aspect of the General Rural Environment in the Taupo District.	Amend as follows: Policy 3b.2.9 Maintaining the established Rural character Enable activities in the Maintain the established General Rural Environment <u>that will not compromise the character of the General Rural Environment</u> , as defined by: a) Extensive pastoral farming and forestry b) Structures associated with Renewable Electricity generation Activities c) Geothermal areas and activities, electricity transmission and distribution d) Large open spaces between built structures e) A mix of residential and rural industry buildings f) Noises related to production activities during the day but low levels of noise at night g) Low levels of light spill h) Effects from activities including noise, vibration, odour and visual effects i) Infrequent vehicle movements to and from a site j) Limited signage that directly relates to the activity operating on the site.
OS57.15	James	Ryan			Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.10 Residential units	Seek amendment	Manawa supports Policy 3b.2.10 but it needs to be expanding to address one of the most significant adverse effects that can arise as a result of residential units being established in the General Rural Environment, that being reverse sensitivity effects. The establishment of residential units should also not constrain the ability to access or utilise renewable energy resources (which are of national significance).	Amend as follows: Avoid the cumulative effects of rural lifestyle development by <u>providing for these activities within the Rural Lifestyle Environment and otherwise</u> limiting residential units <u>within the General Rural Environment</u> that: a) Increase the demand for community infrastructure and services... d) Result in the potential to generate reverse sensitivity effects. e) Constrain the ability to access or utilise renewable energy resources.
OS57.16	James	Ryan			Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.12 Minor residential unit	Seek amendment	It is important that the location of minor residential units is managed to avoid the potential for reverse sensitivity effects on activities in the General Rural Environment. A minor residential unit is a sensitive activity, and these should also be setback (like new houses in the Rural Lifestyle Environment) from the boundary with the General Rural Environment.	Amend as follows: Manage the scale and location of minor residential units to ensure it is near the principal dwelling on the allotment, is of a suitable size, and to ensure that the future availability of the rural land resource will not be compromised <u>and to avoid the potential for reverse sensitivity effects.</u>
OS57.17	James	Ryan			Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.15 Allotment size	Support	Support.	Retain as notified.
OS57.18	James	Ryan			Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.1 Maintain the character of the Rural Lifestyle Environment	Oppose	This is an unexpected objective for the parts of the Rural Environment where a greater density of subdivision and development is anticipated and provided for. The objective should focus on enabling rural residential opportunities in appropriate locations (i.e. where they will not create reverse sensitivity effects on activities in the wider General Rural Environment or Industrial Environments).	Delete Objective 3b.3.1 and replace it with the following: Objective 3b.3.1 Enable Rural Residential Activities <u>Zone parts of the Rural Environment as Rural Lifestyle Environment to enable and provide for rural residential activities in appropriate locations where they will not give rise to reverse sensitivity effects on the surrounding General Rural Environment or Industrial Environments.</u>
OS57.19	James	Ryan			Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.2 Avoid reverse sensitivity	Seek amendment	Manawa supports an objective in the Rural Lifestyle Environment chapter that seeks to avoid reverse sensitivity effects. However, Manawa is concerned that the scope of the objective is too narrow. As currently drafted it would only require reverse sensitivity effects to be avoided where an activity already exists. This is particularly concerning for Manawa. The objective needs to also cover consented activities which have yet to be constructed / undertaken.	Amend as follows: Adverse reverse sensitivity effects, including conflict with on permitted, and legally established <u>and/or consented</u> activities in neighbouring Environments, are avoided.

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OS57.20	James	Ryan			Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.6 Impacts on community infrastructure	Seek amendment	The objective should apply to all infrastructure, not just community infrastructure.	Amend as follows: Objective 3b.2.6 Impacts on community infrastructure The impacts on community infrastructure arising from subdivision and development are managed do not compromise the safe and efficient functioning of infrastructure.
OS57.21	James	Ryan			Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.3.9 Character of the Rural Lifestyle Environment	Seek amendment	Manawa supports Policy 3b.3.9 but is also needs to recognise, and not have adverse effects on, the nature of the surrounding General Rural Environment.	Amend as follows: ... j) <u>An environment that is surrounded by a working rural environment including rural production, geothermal areas and renewable electricity generation activities.</u>
OS57.22	James	Ryan			Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.3.10 Lot sizes and setbacks for allotments adjoining the General Rural Environment	Support	Support.	Retain as notified
OS57.23	James	Ryan			Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.3.12 Minor residential unit	Seek amendment	A minor residential unit is a sensitive activity, and these should also be setback (like new houses in the Rural Lifestyle Environment) from the boundary with the General Rural Environment. It is important that the location of minor residential units is managed to avoid the potential for reverse sensitivity effects on activities in the General Rural Environment.	Amend as follows: Manage the scale and location of minor residential units to ensure it is near the principal dwelling on the allotment, is of a suitable size, and to further protect the character of the Rural Lifestyle Environment, and to avoid reverse sensitivity effect.
OS57.24	James	Ryan			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.1 Activities in the General Rural Environment	Support	Manawa supports Rule 4b.1.1 on the basis that it is consistent with the approach throughout the rest of the Plan, is effects based, and enables activities to occur that do not need to be the subject of a resource consent application process.	Retain as notified
OS57.25	James	Ryan			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.2 Minor residential units	Seek amendment	Minor residential units are sensitive activities whereby their establishment needs to be controlled so as to not result in reverse sensitivity effects. An additional criterion has been added to ensure that minor residential units do not constrain access to and/or the utilisation of renewable energy sources.	Amend as follows: ... When considering activities under Rule 4b.1.2 Council restricts the exercise of its discretion to the following matters: ... f. The ability to mitigate <u>avoid</u> adverse effects, including reverse sensitivity effects, through the use of screening, planting, landscaping, and alternative design, <u>and/or other means including restrictive covenants.</u> g.... i. <u>The potential to constrain access to and/or the utilisation of renewable energy sources.</u>
OS57.26	James	Ryan			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.3 Temporary Activities	Oppose	Support.	Retain as notified

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OS57.27	James	Ryan			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.4 Electricity Generation Core Sites, Renewable Energy Generation Activities and Geothermal Steamfields	Seek amendment	Manawa supports the retention of Rule 4b.1.4 (being a continuation of the Rule currently in the Rural Environment) with a number of minor amendments. This is the enabling rule that appropriately provides for the operation, maintenance and minor upgrading of renewable electricity generation activities in the General Rural Environment.	<p>Amend as follows:</p> <p>4b.1.4 Electricity Generation Core Sites, Renewable Electricity Energy Generation Activities and Geothermal Areas Steamfields</p> <p>i. Any activity involving continued operation, maintenance and minor upgrading of existing electricity generation core sites, geothermal areas steamfield, renewable energy electricity generation activities and associated structures and ancillary activities is a permitted activity.</p> <p>ii. Activities associated with the investigation, identification and assessment of potential sites and energy sources for renewable electricity generation by existing and prospective generators are a permitted activity.</p> <p>NOTE: For the purpose of this rule “maintenance” means: All activities associated with the protective care, and monitoring of a hydro dam, a geothermal or hydroelectric power station, geothermal steamfields and associated structures, in order to monitor, test and/or arrest the processes of decay, structural fatigue, erosion or dilapidation of all associated structuresand includes maintenance of surrounds and water areas.</p> <p>NOTE: For the purpose of this rule “minor upgrading” means:</p> <p><u>Structural improvement, repair and replacement or upgrade of components, or activities required for the continued safe and efficient operation including worn or technically deficient parts of any structure including the powerhouse, hydro dams, separation plants, switchyards, intake, control and diversion structures, wells, pipes, tunnels, cables, other equipment and accessory buildings and structures of similar character and scale, and includes associated drilling, vehicles, infrastructure, machinery, testing, monitoring, earthworks and vegetation removal. Also the extension to existing Buildings and Structures, and the erection of new Buildings and Structures up to 100m2 in area and not exceeding the maximum height standard for the Rural Environment and the erection of any aerial, antennae or communication dish not exceeding 5m2 in area located on top of a hydro or geothermal existing structure, subject to compliance with the Noise Performance Standard.</u></p> <p>Manawa also seek the inclusion of their operations as Electricity Generation Core Sites at the following locations as depicted in Appendix A:</p> <ul style="list-style-type: none"> •Wheao and Flaxy •Kuratau •Hinemaia
OS57.28	James	Ryan			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.7 High voltage transmission lines	Seek amendment	Manawa supports this rule as it seeks to ensure the safe operation of transmission lines. However, the heading of the rule needs to be more accurate. Renewable electricity generation activities are not necessarily network utilities and should also be exempt from this rule.	<p>Amend as follows:</p> <p>4b.1.7 Buildings and Structures in proximity to High high voltage transmission lines</p> <p>i. Any building or structure (except network utilities and Renewable Electricity Generation activities) located within 0 – 12 meters of a high voltage transmission line is a restricted discretionary activity.</p>
OS57.29	James	Ryan			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.9 Earthworks within Outstanding Landscape Areas	Seek amendment	Manawa supports this rule on the basis that it does not apply to earthworks within Electricity Generation Core Sites, but there is no reason why it should not apply to all other existing renewable electricity generation activities.	<p>Amend as follows:</p> <p>EXCEPTION: This rule will not apply to Earthworks associated with existing and consented renewable electricity generation activities <u>including</u> within Electricity Generation Core Sites</p> <p>Manawa also seek the inclusion of their operations as Electricity Generation Core Sites at the following locations as depicted in Appendix 1:</p> <ul style="list-style-type: none"> •Wheao and Flaxy •Hinaia •Kuratau
OS57.30	James	Ryan			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.1 Vehicle movements	Seek amendment	Manawa supports Rule 4b.2.1 subject to the exception being expanded to include renewable electricity generation activities.	<p>Amend as follows:</p> <p>...</p> <p>EXCEPTION: This performance standard shall not apply to traffic movements involved in forest harvesting operations <u>or existing and consented renewable electricity generation activities</u>.</p>

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OS57.31	James	Ryan			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.5 Maximum building height	Seek amendment	An additional exception has been added to the rule on the basis that Policy G of NPS-REG.	Amend as follows: ... iv . 15 meters for <u>renewable Electricity Generation activities</u> on land identified as a Geothermal Area in Section O within an Electricity Generation Core Site. EXCEPTIONS: <u>- activities associated with the investigation, identification and assessment of potential sites and energy sources for renewable electricity generation by existing and prospective generators including wind monitoring masts – no height limit</u> - Cranes being used as part of any construction or maintenance works for the duration of the works – no height limit. - Drilling Rigs for up to 60 days per well allowment – no height limit. Manawa also seek the inclusion of their operations as Electricity Generation Core Sites at the following locations as depicted in Appendix 1: •Wheao and Flaxy •Hinenaia •Kuratau
OS57.32	James	Ryan			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.9 Maximum Noise - Limits	Support	Support.	Retain as notified
OS57.33	James	Ryan			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.10 Maximum Noise - Construction Noise	Support	Support.	Retain as notified
OS57.34	James	Ryan			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.11 Maximum Noise - Electricity Generation Core Sites	Support	Support.	Retain as notified
OS57.35	James	Ryan			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.12 Maximum Noise - Well Drilling and Testing	Support	Support.	Retain as notified
OS57.36	James	Ryan			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.13 Maximum Noise - Other	Seek amendment	Manawa seeks minor amendments to ensure it applies to all applicable circumstances.	Amend as follows: ... ii. Nothing in the foregoing Performance Standards shall apply to sirens, circuit breakers, <u>bursting discs, emergency or upset operating conditions</u> and hydro spills associated with the operation of <u>Renewable Electricity Generation Activities Core sites</u> . Provided that the activity shall comply with the requirements of S16 of the Resource Management Act 1991
OS57.37	James	Ryan			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.14 Parking, Loading and Access	Oppose	Taupo District is a Tier 3 territorial authority. The NPS-UD sets out that tier 1, 2 and 3 territorial authorities must remove district plan rules, assessment criteria, policies and objectives that have the effect of setting minimum car parking rates as soon as practicable, no more than 18 months from the date of commencement of the NPS-UD.	Delete Rule 4b.2.14
OS57.38	James	Ryan			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.15 Signage	Support	Support.	Retain as notified
OS57.39	James	Ryan			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.1 Subdivision - General Rural Environment	Seek amendment	Additional matter of control i) is applicable to 4b.5.1.i, 4b.5.2.i	Amend as follows: For the purposes of Rules 4b.5.1.i, 4b.5.2.i and 4b.5.3.i the matters over which the Council reserves control for the purpose of assessment are: a) ... <u>i) Any effects on the functioning of the Rural Environment including adverse effects on infrastructure, renewable electricity generation activities and access to renewable energy resources.</u>

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OS57.40	James	Ryan			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.2 Subdivision - Rural Lifestyle Environment that adjoins the General Rural Environment	Seek amendment	Additional matter of control i) is applicable to 4b.5.1.i, 4b.5.2.i	Amend as follows: For the purposes of Rules 4b.5.1.i, 4b.5.2.i and 4b.5.3.i the matters over which the Council reserves control for the purpose of assessment are: a) ... <u>i) Any effects on the functioning of the Rural Environment including adverse effects on infrastructure, renewable electricity generation activities and access to renewable energy resources.</u>
OS57.41	James	Ryan			Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.13 Avoiding reverse sensitivity	Seek amendment	Manawa supports a policy in the General Rural Environment chapter that seeks to avoid reverse sensitivity effects and seek an amendment to the policy for the same reasons set out in relation to the changes sought to Objective 3b.2.5.	Amend as follows: Any adverse effects generated by a new sensitive activity must be managed within the allotment so as to avoid adversely affecting reverse sensitivity effects on permitted, and lawfully established and/or consented neighbouring activities.
OS57.42	James	Ryan			Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.14 Commercial and industrial activity	Seek amendment	Because renewable electricity generation activities fall within the definition of industrial activities, they need to be excluded from the first part of the policy which seeks to limit commercial and industrial activities. Manawa supports the intent of the policy but it needs to be widened to cover other activities (including renewable electricity generation activities) that are provided for and anticipated in the General Rural Environment beyond just primary production	Amend as follows: Limit the scale of commercial and industrial activity (<u>excluding renewable electricity generation activities</u>) to avoid the uptake of general rural land by activities that are provided for in other Environments and may impact on the availability of land for primary production <u>and other activities provided for</u> within the General Rural Environment.
OS57.43	James	Ryan			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.5 Commercial and industrial activities, and home businesses,	Seek amendment	Home businesses could include sensitive activities and therefore there is the need to avoid creating reverse sensitivity effects.	Amend as follows: ... ii. A commercial, industrial activity or home business which does not comply with the performance standards is a restricted discretionary activity . When considering activities under Rule 4b.1.5ii Council restricts the exercise of its discretion to the following matters: a. The daily vehicle movements expected to and from the allotment. b. The effect of the activity on the rural character of the area, having regard to visual effects and lighting effects. c. The effect of the activity on surrounding land uses (<u>including reverse sensitivity effects</u>) and how these effects can be managed onsite and/or mitigated. ...
OS57.44	James	Ryan			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.8 Buildings within Outstanding Landscape Areas	Seek amendment	Manawa supports this rule on the basis that it does not apply to buildings within Electricity Generation Core Sites, but there is no reason why it should not apply to all other existing renewable electricity generation activities. Manawa also seek the inclusion of their operations as Electricity Generation Core Sites at the following locations as depicted in Appendix A: Wheao and Flaxy, Kuratau, Hinemaia.	Amend as follows: ... EXCEPTION: This rule will not apply to the erection of structures: <u>a. Associated with existing renewable electricity generation activities including W</u> within Electricity Generation Core Sites. ... Manawa also seek the inclusion of their operations as Electricity Generation Core Sites at the following locations as depicted in Appendix A: Wheao and Flaxy, Kuratau, Hinemaia.
OS57.45	James	Ryan			Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Oppose	Insert a new definition for Renewable electricity generation activities (being the same definition in the NPS-REG).	Insert a new definition as follows: <u>Renewable electricity generation activities means the construction, operation and maintenance of structures associated with renewable electricity generation. This includes small and community-scale distributed renewable generation activities and the system of electricity conveyance required to convey electricity to the distribution network and/or the national grid and electricity storage technologies associated with renewable electricity.</u>
OS57.46	James	Ryan			Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Oppose		Insert a new definition for reverse sensitivity (being the definition in the Waikato RPS) as follows: <u>Reverse sensitivity is the vulnerability of a lawfully established activity to a new activity or land use. It arises when a lawfully established activity causes potential, actual or perceived adverse environmental effects on the new activity, to a point where the new activity may seek to restrict the operation or require mitigation of the effects of the established activity.</u>

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OS58.1	Joan	Forret		Pukawa D2 Trust	Plan Change 38 - Strategic Directions	Seek amendment	Clear understanding of the legal status of the directions is required to assist planners when making assessments against the district plan. To assist with the importance and status of each direction, a hierarchy should be established.	The following chapter provides an outline of the key strategic and significant resource management matters for the Taupo district. This chapter includes objectives and policies to guide decision making at a strategic level. The order of the Strategic Directions reflects the status and importance of each Direction and its objectives and policies. The strategic objectives set the direction for the District Plan and help to implement the Council's community outcomes for resource management practices . They are indicative of the matters which are important to the Taupo District community and Council and reflect the intended outcomes to be achieved through the implementation of the District Plan. ... requirement to consider District Plan policy. The strategic directions must be considered in all resource consent applications and plan changes. ...
OS58.2	Joan	Forret		Pukawa D2 Trust	Plan Change 38 - Strategic Directions > 2.1 Strategic Direction 1 Tangata Whenua	Seek amendment	A lot of planning processes are about listening to mana whenua.	The values, rights and interests of Taupo District mana whenua are listened to , recognised and protected. (moved to be objective 4)
OS58.3	Joan	Forret		Pukawa D2 Trust	Plan Change 38 - Strategic Directions > 2.1.2 Objective	Support	Mana whenua are a partnership and this relationship should be acknowledged. A hierarchy of these directions should be followed, outlined in green is the order in which these should be.	2. Mana whenua are a partner in District Plan planning and decision making. (moved to be objective 5) 3. Resource management planning and decision making reflects tikanga, mana whakahaere, Kaitiakitanga, manaakitanga, whakapapa, mautaranga maori and te whanake (moved to be objective 6). 4. Support development on Maori land that meet the needs of those landowners and respects the exercise of kaitiakitanga, self determination and the relationship of tangata whenua with their land, water, significant sites and Wahi tapu. (moved to be objective 3) 5. Maori are supported to develop their ancestral lands for their social, economic and cultural wellbeing. (moved to be objective 2)
OS58.4	Joan	Forret		Pukawa D2 Trust	Plan Change 38 - Strategic Directions > 2.1.3 Policy	Seek amendment	Clause 4 Natural and Built Environment Bill.	The principles of te tiriti o Waitangi are must be taken into account through District Plan planning and decision making. (moved to be objective 1)
OS58.5	Joan	Forret		Pukawa D2 Trust	Plan Change 38 - Strategic Directions > 2.2.3 Policy	Support	Support Policies 2.1.3.1, 2, 3, 4, 5, 6, 7 and 9.	Retain.
OS58.6	Joan	Forret		Pukawa D2 Trust	Plan Change 38 - Strategic Directions > 2.1 Strategic Direction 1 Tangata Whenua	Support	Amend to make it clear that the iwi management plan takes precedence over the district plan. "Higher order statutory documents" is the terminology used in the section 32 report.	Recognise that iwi management plans are higher order statutory documents in decision making, and the importance of iwi environmental management plans in providing important guidance and direction on the sustainable use and development of the environment and natural resources.
OS58.7	Joan	Forret		Pukawa D2 Trust	Plan Change 38 - Strategic Directions > 2.6 Strategic Direction 6 Natural Environment Values	Support	Support in part	The Taupo district is characterised by important landscapes and natural areas. These areas are a strong part of the identity to the district and are valued by the local communities and <u>mana whenua</u> and <u>some</u> also hold importance nationally.... The effects of human activities such as built development, vegetation clearance and land development etc. can significantly alter the character of the environment resulting in the loss of these areas and their values, <u>if completed with little regard to the environment....</u> ...There is also a high proportion of these areas on maori land throughout the District which can impacts the ability of maori landowners in <u>to undertake</u> development on their ancestral lands.
OS58.8	Joan	Forret		Pukawa D2 Trust	Plan Change 38 - Strategic Directions > 2.6 Strategic Direction 6 Natural Environment Values	Support	Submitter supports this provision.	Retain.
OS58.9	Joan	Forret		Pukawa D2 Trust	Plan Change 38 - Strategic Directions > 2.6 Strategic Direction 6 Natural Environment Values	Seek amendment	Offsetting is a recognised tool.	The protection of the natural values of areas of significant indigenous vegetation and significant habitats of indigenous fauna from the adverse effects of inappropriate development, including through offsetting to result in a net environmental gain.
OS58.10	Joan	Forret		Pukawa D2 Trust	Plan Change 38 - Strategic Directions > 2.6 Strategic Direction 6 Natural Environment Values	Seek amendment	Offsetting is a recognised tool.	Activities which will lead to the enhancement of indigenous biodiversity values will be recognised and provided for, including activities used as an environmental offset.
OS58.11	Joan	Forret		Pukawa D2 Trust	Plan Change 38 - Strategic Directions > 2.6 Strategic Direction 6 Natural Environment Values	Seek amendment	Restrictions have been placed by Council over Maori land tenure, which resulted in present vegetation growing over land that was always used as gardens.	Recognition of the extent of indigenous vegetation and habitat under Maori land tenure, and the need to provide for the important relationship of Maori and their culture and traditions with their ancestral lands and waahi tapu, as well as using land to provide for their communities as Maori see appropriate.
OS58.12	Joan	Forret		Pukawa D2 Trust	Plan Change 38 - Strategic Directions > 2.6 Strategic Direction 6 Natural Environment Values	Support	Support Objective 2.6.2.5 and 7. Support in that it is linked to 'outstanding landscapes'.	Retain.
OS58.13	Joan	Forret		Pukawa D2 Trust	Plan Change 38 - Strategic Directions > 2.6 Strategic Direction 6 Natural Environment Values	Support	Support - Objective 2.6.2.6. Relationship should be recognised.	Retain.

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OS58.14	Joan	Forret		Pukawa D2 Trust	Plan Change 38 - Strategic Directions > 2.6 Strategic Direction 6 Natural Environment Values	Seek amendment	Restrictions have been placed by Council over Maori land tenure, which resulted in present vegetation growing over land that was always used as gardens. Offsetting should be available as a tool to achieve a net environmental gain.	Protect the natural values of areas of significant indigenous vegetation and significant habitats of indigenous fauna from land use and development activities that will have more than minor adverse effects on the ecological values that cannot be offset, and processes important to those areas.
OS58.15	Joan	Forret		Pukawa D2 Trust	Plan Change 38 - Strategic Directions > 2.6 Strategic Direction 6 Natural Environment Values	Support	Support - Policy 2.6.3.2, 3, 4, 6. Agree that areas can be supported.	Retain.
OS58.16	Joan	Forret		Pukawa D2 Trust	Plan Change 38 - Strategic Directions > 2.6 Strategic Direction 6 Natural Environment Values	Seek amendment	Support in part - Policy 2.6.3.5. Allow tangata whenua to decide what is best for their land.	5. Encourage the protection, enhancement and restoration of natural and landscape value areas, including by supporting opportunities for tangata whenua to exercise their customary responsibilities as mana whenua and kaitiaki in restoring, protecting and enhancing these areas.
OS59.1	Andrea	Curcio Lamas		Ryman Healthcare Limited	Plan Change 38 - Strategic Directions > 2.3.2 Objectives	Support	RHL generally supports Objective 1 and the development of the district in a way that contributes to well-functioning and compact urban forms, connected livable communities, greater social and cultural vitality and wellbeing, and development in a manner that meets the community's short, medium and longterm housing needs.	Retain
OS59.2	Andrea	Curcio Lamas		Ryman Healthcare Limited	Plan Change 38 - Strategic Directions > 2.3 Strategic Direction 3 Urban Form and Development	Oppose	The submitter considers that incorporating the matters of TD2050 'by reference' is inappropriate. Any findings contained in this document, including the need to plan for housing demand, location and type in light of an ageing population, should be reflected in the District Plan. Further, given the changing nature of our urban environments, the Council may need to update its growth management strategy on an ongoing basis, which would render the reference to 'TD2050 2018' obsolete. The submitter also notes that it has no issues with maximising the efficient use of land but considers that the current drafting of the objective implies that this is the only outcome from the strategy that is relevant to use and development.	The submitter seeks the following amendments (using the terminology found in TD2050): Subdivision, use and development of land will: be consistent with TD2050 2018 to a. maximise the efficient use of zoned and serviced urban land <u>by enabling intensification and a diversity in housing types and lifestyles, especially meeting the needs of the increasingly ageing population;</u> and b. is co-ordinated with the provision of cost effective infrastructure.
OS59.3	Andrea	Curcio Lamas		Ryman Healthcare Limited	Plan Change 38 - Strategic Directions > 2.3.2 Objectives	Seek amendment	The submitter generally supports Objective 3 and the use and development of land which will have demonstrable social and cultural benefits to the district's community. However, the submitter considers that the term "demonstrable" is unclear, unnecessary and is likely to lead to differing interpretations between Council and other plan users. The submitter also considers that additional / specific reference should be made in the objective to the benefits of providing increased and diverse housing / accommodation options.	The submitter seeks the deletion of the term "demonstrable". The policies should identify the social benefits of land use development, which should include recognition of increased and diverse housing / accommodation options.
OS59.4	Andrea	Curcio Lamas		Ryman Healthcare Limited	Plan Change 38 - Strategic Directions > 2.3.2 Objectives	Support	The submitter welcomes the Council's move away from requiring subdivision, use and development to not detract from "the wider character" of the environment, as previously proposed. The submitter generally supports Objective 6 and the enabling of use and development that supports the planned urban built form and functioning of the environment.	Retain
OS59.5	Andrea	Curcio Lamas		Ryman Healthcare Limited	Plan Change 38 - Strategic Directions > 2.3.2 Objectives	Seek amendment	RHL seeks provision for the housing and care needs of the ageing population.	The submitter seeks that a new objective is inserted that provides for the housing and care needs of the ageing population as follows: <u>Objective 2.3.2(8). Recognise and enable the housing and care needs of the ageing population.</u>
OS59.6	Andrea	Curcio Lamas		Ryman Healthcare Limited	Plan Change 38 - Strategic Directions > 2.3.3 Policy	Seek amendment	RHL supports the enabling of planning and development in urban environments that will positively contribute to well-functioning urban environments. However, the RHL considers that this matter is already sufficiently covered by the higher-level direction set out in proposed Objective 1.	The submitter seeks that Policy 2 be amended to provide more specific direction / guidance relating to a course of action required in order to achieve the outcome sought by Objective 1, including by enabling a range of building typologies to meet the varied needs of the community.
OS59.7	Andrea	Curcio Lamas		Ryman Healthcare Limited	Plan Change 38 - Strategic Directions > 2.3.3 Policy	Seek amendment	While the submitter supports the underlying principle of Policy 3, it is noted that the policy is effectively identical to the associated objective (Objective 2)	RHL seeks that proposed Policy 3 is amended to provide clear direction or a course of action that is required in order to achieve the outcome sought by Objective 2.
OS59.8	Andrea	Curcio Lamas		Ryman Healthcare Limited	Plan Change 38 - Strategic Directions > 2.3.3 Policy	Seek amendment	While the submitter supports the underlying principle of Policy 6 and the provision for use and development of land that will lead to beneficial social and cultural outcomes for the district's community, it is noted that the policy is effectively identical to the associated objective (Objective 3).	Taking into account RHL's key concerns with proposed Objective 3 (as set out above), the RHL considers that the policy should be amended to include specific reference to the benefits of providing increased and diverse housing / accommodation options, particularly retirement and aged care accommodation. Further, recognition should be made of the benefits of a variety of accommodation types and developments, including more intensive or higher density developments of the type supported by the NPSUD and TD2050

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OS59.9	Andrea	Curcio Lamas		Ryman Healthcare Limited	Plan Change 38 - Strategic Directions > 2.3.3 Policy	Oppose	While RHL generally supports the underlying purpose of Policy 10 to manage adverse effects of the use and development of land, it considers that as currently drafted the policy may have more restrictive effects than intended. Furthermore, RHL notes that proposed clauses (b) and (d) address the same matter (reverse sensitivity effects). As such, RHL recommends that clause (b) is removed, and clause (d) retained to cover reverse sensitivity effects.	RHL seeks the following amendments: Manage subdivision, use and development of land to ensure that it will not in a way that considers: a. have an adverse effects on the functioning of the environment where it is located, b. unduly conflict with existing activities on adjoining properties, c. compromise development consistent with the intent and planned urban built form of the environment where it is located d. give rise to reverse sensitivity effects from existing uses
OS59.10	Andrea	Curcio Lamas		Ryman Healthcare Limited	Plan Change 38 - Strategic Directions > 2.3 Strategic Direction 3 Urban Form and Development	Support	The submitter seeks the following policies be included when the Council prepares its Residential Chapter.	Given the high-level strategic direction of section 2.3 RHL does not request any additional objectives and policies to those referred to above, but seek the following policies be included when the Council prepares its Residential Chapter: <u>Changing communities: To provide for the diverse and changing residential needs of communities, recognise that the existing character and amenity of the Residential Environment will change over time to enable a variety of housing types with a mix of densities.</u> <u>Larger sites: Recognise the intensification opportunities provided by larger sites within the Residential Environment by providing for more efficient use of those sites.</u> <u>Provision of housing for an ageing population:</u> <u>(a) Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in the Residential Environment, such as retirement villages.</u> <u>(b) Recognise the functional and operational needs of retirement villages, including that they:</u> <u>i. May require greater density than the planned urban built character to enable efficient provision of services.</u> <u>ii. Have unique layout and internal amenity needs to cater for the requirements of residents as they age.</u> <u>Role of density standards: Enable the density standards to be utilised as a baseline for the assessment of the effects of developments.</u>
OS59.11	Andrea	Curcio Lamas		Ryman Healthcare Limited	Plan Change 39 - Building Coverage - Residential Environment	Support	The submitter supports the proposed increase to the maximum building coverage for residential areas from 30% to 35%. The RVA considers this to be a reasonable increase that reflects the NPSUD and the need to provide for housing in the district, however does note that that exceedances of this standard will be appropriate for some developments in residential areas, such as retirement villages.	Retain
OS60.1	John	Olsen			Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Oppose	The correlation between this property being zoned Rural Lifestyle and the compliance with the proposed district plan criteria for the subdivision of my boundary-sharing property at 898 Mapara Road for minimum 2ha lots (currently proposed as Rural Lifestyle zoning) is also outlined in the supporting document from Lewis Consultancy	Zoning of property at 14 King Road Lot 31 DP565525 be amended from the proposed General Rural to Rural Lifestyle zoning.
OS60.2	John	Olsen			Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Support	The property is suitable for Rural Lifestyle zoning as per the seven criteria.	Zoning of property at 898 Mapara Road Lot 1 DP541643 retained as the proposed Rural Lifestyle zoning.
OS61.1	Kirsteen	McDonald		McKenzie & Co	Plan Change 40 - Taupo Town Centre Environment > Planning Maps	Support	Submitter supports the provision.	Retain
OS61.2	Kirsteen	McDonald		McKenzie & Co	Plan Change 39 - Building Coverage - Residential Environment > Plan Change Provisions	Support	Submitter supports the increase in building coverage to 35%.	Retain
OS61.3	Kirsteen	McDonald		McKenzie & Co	Plan Change 40 - Taupo Town Centre Environment > 4g.1.9 Maximum Building Height	Support	The increase in building height will encourage intensification and diversification of landuse within the Town Centre.	Retain
OS61.4	Kirsteen	McDonald		McKenzie & Co	Plan Change 40 - Taupo Town Centre Environment > 4g.1.10 Taupo Town Centre Environment Height Overlay	Seek amendment	Amend wording to simplify.	Any building within the Taupo Town Centre Environment Height Overlays should be able to develop up to the maximum height specified by the overlay, regardless of the number of floors. Having more than 3 floors but not exceeding the height limit specified by the overlay should not trigger need for resource consent.
OS61.5	Kirsteen	McDonald		McKenzie & Co	Plan Change 40 - Taupo Town Centre Environment > 4g.1.12 Verandas	Support	Submitter supports provision.	Retain

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OS61.6	Kirsteen	McDonald		McKenzie & Co	Plan Change 40 - Taupo Town Centre Environment > 4g.1.16 Verandas	Support	Submitter supports this provision.	Retain.
OS61.7	Kirsteen	McDonald		McKenzie & Co	Plan Change 40 - Taupo Town Centre Environment > 4g.2 Land Use Rules	Support	Submitter supports this provision.	Retain.
OS61.8	Kirsteen	McDonald		McKenzie & Co	Plan Change 40 - Taupo Town Centre Environment > Planning Maps	Support	Submitter supports the provision.	Retain.
OS61.9	Kirsteen	McDonald		McKenzie & Co	Plan Change 41 - Removal of Fault lines > Planning Maps	Support	Submitter supports the provision.	Retain.
OS61.10	Kirsteen	McDonald		McKenzie & Co	Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Seek amendment	Submitter has proposed additional rural lifestyle areas to improve cohesion of the zone. The additional areas proposed are favourable for development as lifestyle blocks due to size of property, location, topography and soil quality.	Amend Rural Lifestyle Planning Map to include the additional properties identified on the attached plans titled 'Proposed Extension to Lifestyle Zoning' drawing no. 3267-1000 and 3267-1001. The additional areas proposed include blocks on Kaiapo Road, Tukairangi Road, Mapara Road, Poihipi Road, Whangamata Road, Tuhingamata Road, Oruanui Road, State Highway 1, State Highway 5 and Palmer Mill Road.
OS62.1	Alana	Delich		Waikato	Plan Change 43 - Taupo Industrial Zone	Seek amendment	In New Zealand, areas of geothermal vegetation are classified as naturally uncommon ecosystems, as they were rare prior to human colonisation. Of the five geothermal ecosystem types that have been identified, three are found within Broadlands Road geothermal area. These are Heated Ground, Fumaroles and Hydrothermally altered ground – now cool. All three of these rare geothermal ecosystems have been described as a critically endangered (Holdaway et al. 2012, Wiser et al. 2013). Geothermal ecosystems require the correct surrounding geological conditions to exist. They cannot be created like a native forest or a wetland. That is why it is particularly important to protect the geothermal ecosystems we have left. Geothermal kanuka (<i>Kunzea tenuicaulis</i>) is the predominant geothermal vegetation at Broadlands Road geothermal area and is a Threatened – Nationally Endangered species (De Lange et al. 2017).	If “Broadlands West” is to be re-zoned, I suggest that the following bulleted additions to the text in plan change 43, 4h.3.7 would address the concerns of this submission: “...shall also include, but not be limited to: • Ecological assessment of potential geothermal features, • Ecological mitigation plan • Hydrological assessment of effects of development on groundwater recharge.”
OS62.2	Alana	Delich		Waikato	Plan Change 43 - Taupo Industrial Zone	Seek amendment	Mitigation to create an indigenous dominant buffer and increase the resilience of a geothermal ecosystem include fencing to exclude vehicles and industrial encroachment, weed control, planting of native buffer vegetation, and animal pest control. Weed and pest control also critical.	As the landholders will benefit financially from any plan change which re-zones this land to industrial land, it is prudent to think about the potential for future developers to contribute to ecological mitigation at this site. There are opportunities to improve the existing geothermal ecosystem from the current baseline, which would also increase the resilience of this ecosystem to any potential environmental effects.
OS62.3	Alana	Delich		Waikato	Plan Change 43 - Taupo Industrial Zone > Section 32	Seek amendment	The S32 does review “Natural Values” within SNA108, and I note that “site 4” is set back 100m from SNA 108. However, the geothermal values have not been adequately taken into account. The 100m setback from SNA108 does not include the potential geothermal vents in the centre of the site (outlined in pink in the attached Figure 1 map).	The S32 should review the Geothermal Module of the Waikato Regional Plan in the context of the Broadlands Road West site, and Significant Geothermal Features are not mapped. (Most recent map, as per Wildlands 2021 included in Figure 1).
OS62.4	Alana	Delich		Waikato	Plan Change 43 - Taupo Industrial Zone > Section 32	Seek amendment	There are relevant rules in the Geothermal Module to the proposed plan change 43 at Broadlands Road West. In particular section 7.6.6 – Surface Activities Affecting Significant Geothermal Features. The geothermal module of the regional plan does not seem to have been reviewed as part of this plan change.	Review the Geothermal Module as part of the section 32 for Plan Change 32.
OS62.5	Alana	Delich		Waikato	Plan Change 43 - Taupo Industrial Zone	Seek amendment	The Broadlands Road West Site has not had adequate ecological assessment completed as part of this proposed plan change. Potential hot vents towards the centre of the site (likely geothermal heated ground, or hydrothermally altered ground now cool – both critically endangered ecosystems) have not been included in the 100m setback from SNA108.	These areas must be assessed by a qualified ecologist, and if found to be geothermal ecosystems, must be excluded from the plan change with an appropriate buffer (minimum 20m). Any development of this site must come with conditions of contributing to the restoration of the adjoining geothermal systems, in order to halt the on-going decline of these critically endangered ecosystems.
OS62.6	Alana	Delich		Waikato	Plan Change 38 - Strategic Directions > 2.2.3 Policy	Seek amendment	Mitigation to create an indigenous dominant buffer and increase the resilience of a geothermal ecosystem include fencing to exclude vehicles and industrial encroachment, weed control, planting of native buffer vegetation, and animal pest control. Weed and pest control also critical.	Buffer between industrial activity and indigenous areas.
OS63.1	Debs	Morrison			Plan Change 38 - Strategic Directions > 2.1 Strategic Direction 1 Tangata Whenua	Seek amendment	Submitter is concerned about imbalance of power away from rate payer/owners. Every culture has connection to their land.	Amend to include all peoples of Taupo, no matter what their culture. Include a more robust consultative process with all peoples.

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OS63.2	Debs	Morrison			Plan Change 38 - Strategic Directions > 2.2.3 Policy	Seek amendment	RMA supports promotion of fresh water quality, but does not remove responsibility for our sustainable use of water. Statement 4 under 2.2.3 Policy is defunct through the fact the RMA 1991 caters for this already.	Delete: "Recognise the benefits of subdivision, land use and development" activities which will directly contribute to the enhancement of fresh water quality."
OS63.3	Debs	Morrison			Plan Change 38 - Strategic Directions > 2.3 Strategic Direction 3 Urban Form and Development	Seek amendment	Submitter states there is inadequate infrastructure - mistakes are being regularly made, eg. roundabouts too small, ineffective planning and changes implemented at intersections, inadequate sewerage system) infrastructure in town.	To include a more robust planning process to ensure development of infrastructure is well thought out, to reduce costly errors.
OS63.4	Debs	Morrison			Plan Change 38 - Strategic Directions > 2.6 Strategic Direction 6 Natural Environment Values	Support	Submitter states most property owners enhance their natural environments without any enforcement from local or national government required. Local enhancement has already been occurring at a great rate.	Retain 2.6.3 Policy 6.
OS63.5	Debs	Morrison			Plan Change 39 - Building Coverage - Residential Environment > Plan Change Provisions	Support	Support the proposal but limit the % to 35% to allow for good space between properties.	Increase permitted residential building coverage in most residential environments from 30% to 35%.
OS63.6	Debs	Morrison			Plan Change 40 - Taupo Town Centre Environment > 4g.1.9 Maximum Building Height	Oppose	Submitter has concerns around loss of unique lake and mountain vistas, shadow casting and loss of aesthetics of our rural town environment.	Amend current proposal to "Maintain 3 storey maximum limit".
OS63.7	Debs	Morrison			Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Oppose	Submitter has concerns that rural lifestyle subdivision will result in reduction in productivity. States Palmer Mill Road area too far from town and questions demand for additional rural lifestyle.	Delete Palmer Mill Road from The Rural Lifestyle Environment and add back to the General Rural environment. Choose areas closer to town for rural lifestyle environment to avoid fragmentation and risk of increasing the quantity of unproductive land.
OS63.8	Debs	Morrison			Plan Change 42 - General Rural and Rural Lifestyle Environments > 3b.3 Objectives and Policies - Rural Lifestyle Environment	Seek amendment	Submitter has concerns about the impact of rural lifestyle subdivision on landform, biodiversity, water quality, infrastructure, hazards, new boundaries, reverse sensitivity, land use expectations. Submitter states that the rural community is great at pasture management, making improvements and having sustainable systems to support the environment - urban areas are not.	Amend minimum property size to 4 hectares to minimise impact.
OS63.9	Debs	Morrison			Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.1 Maintain the character of the Rural Lifestyle Environment	Oppose	Submitter states its uneconomical to subdivide rural lifestyle. Also has concerns about rural lifestyle subdivision causing loss of land productivity, commercial activities adversely affecting the farming community and causing fragmentation of land. Also is concerned regarding loss of peacefulness due to more dwellings and traffic.	Delete as it will change the character of the area.
OS63.10	Debs	Morrison			Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.3 Commercial and industrial activities	Oppose	Submitter has concerns this provision will result in land productivity being lost, closing of business and further increase in land restrictions.	Delete as land productivity will be lost.
OS63.11	Debs	Morrison			Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.6 Impacts on community infrastructure	Oppose	There is no community infrastructure currently – every property is self-serving.	Delete Palmer Mill Road from Rural Lifestyle environment.
OS64.1	Ian	JENSEN			Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Support	Bonshaw Park already established as a lifestyle property area which includes blocks that are 2 hectares or less. The area also already includes established residential and home business activities so it makes sense to reflect that in the District Plan.	Establishment of a Rural Lifestyle Environment for the Bonshaw Park area.
OS64.2	Ian	JENSEN			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.3 Subdivision - Rural Lifestyle Environment that does not adjoin the General Rural Environment	Seek amendment	A large number of the proposed sections to be rezoned as rural lifestyle adjoin the general rural environment. In a lot of cases such as our property, the size, shape and topography of these lots mean that subdivision can occur without leading to adverse effects on neighbouring rural land uses.	Amend as follows: Subdivision resulting in lots that are smaller than 2 hectares that do not adjoin the General Rural Environment is a restricted discretionary activity. The Council restricts the exercise of its discretion to the following matters: Any adverse effect on the functioning of the adjacent rural environment.
OS65.1	Richard	Thompson			Plan Change 38 - Strategic Directions > 2.1 Strategic Direction 1 Tangata Whenua	Seek amendment	Submitter is concerned about imbalance of power away from rate payer/owners. Every culture has connection to their land.	Amend to include all peoples of Taupo, no matter what their culture. Include a more robust consultative process with all peoples.

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OS65.2	Richard	Thompson			Plan Change 38 - Strategic Directions > 2.3 Strategic Direction 3 Urban Form and Development	Seek amendment	Submitter states there is inadequate infrastructure - mistakes are being regularly made, eg. roundabouts too small, ineffective planning and changes implemented at intersections, inadequate sewerage system) infrastructure in town.	To include a more robust planning process to ensure development of infrastructure is well thought out, to reduce costly errors.
OS65.3	Richard	Thompson			Plan Change 38 - Strategic Directions > 2.6 Strategic Direction 6 Natural Environment Values	Support	Submitter states most property owners enhance their natural environments without any enforcement from local or national government required. Local enhancement has already been occurring at a great rate.	Retain 2.6.3 Policy 6.
OS65.4	Richard	Thompson			Plan Change 39 - Building Coverage - Residential Environment > Plan Change Provisions	Support	Support the proposal but limit the % to 35% to allow for good space between properties.	Increase permitted residential building coverage in most residential environments from 30% to 35%
OS65.5	Richard	Thompson			Plan Change 40 - Taupo Town Centre Environment > 4g.1.9 Maximum Building Height	Oppose	Submitter has concerns around loss of unique lake and mountain vistas, shadow casting and loss of aesthetics of our rural town environment.	Amend current proposal to "Maintain 3 storey maximum limit".
OS65.6	Richard	Thompson			Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Oppose	Submitter has concerns that rural lifestyle subdivision will result in reduction in productivity. States Palmer Mill Road area too far from town and questions demand for additional rural lifestyle.	Delete Palmer Mill Road from The Rural Lifestyle Environment and add back to the General Rural environment. Choose areas closer to town for rural lifestyle environment to avoid fragmentation and risk of increasing the quantity of unproductive land.
OS65.7	Richard	Thompson			Plan Change 42 - General Rural and Rural Lifestyle Environments > 3b.3 Objectives and Policies - Rural Lifestyle Environment	Seek amendment	Submitter has concerns about the impact of rural lifestyle subdivision on landform, biodiversity, water quality, infrastructure, hazards, new boundaries, reverse sensitivity, land use expectations. Submitter states that the rural community is great at pasture management, making improvements and having sustainable systems to support the environment - urban areas are not.	Amend minimum property size to 4 hectares to minimise impact.
OS65.8	Richard	Thompson			Plan Change 42 - General Rural and Rural Lifestyle Environments > 3b.3 Objectives and Policies - Rural Lifestyle Environment	Oppose	Submitter states its uneconomical to subdivide rural lifestyle. Also has concerns about rural lifestyle subdivision causing loss of land productivity, commercial activities adversely affecting the farming community and causing fragmentation of land. Also is concerned regarding loss of peacefulness due to more dwellings and traffic.	Delete as it will change the character of the area.
OS65.9	Richard	Thompson			Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.3 Commercial and industrial activities	Oppose	Submitter has concerns this provision will result in land productivity being lost, closing of business and further increase in land restrictions.	Delete as land productivity will be lost
OS65.10	Richard	Thompson			Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.6 Impacts on community infrastructure	Oppose	There is no community infrastructure currently – every property is self-serving.	Delete Palmer Mill Road from Rural Lifestyle.
OS65.11	Richard	Thompson			Plan Change 38 - Strategic Directions > 2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai	Seek amendment	RMA supports promotion of fresh water quality, but does not remove responsibility for our sustainable use of water. Statement 4 under 2.2.3 Policy is defunct through the fact the RMA 1991 caters for this already.	Amend part 4: Delete: "Recognise the benefits of subdivision, land use and development. activities which will directly contribute to the enhancement of fresh water quality." RMA supports promotion of fresh water quality, but does not remove responsibility for our sustainable use of water. Statement 4 under 2.2.3 Policy is defunct through the fact the RMA 1991 caters for this already.
OS66.1	Michelle	Phillips		Ngati Tahu-Ngati Whaoa Runanga Trust	Plan Change 38 - Strategic Directions > 2.1 Strategic Direction 1 Tangata Whenua	Support	Recognises the principles of Te Tiriti o Waitangi as well as iwi values and aspirations.	Retain
OS66.2	Michelle	Phillips		Ngati Tahu-Ngati Whaoa Runanga Trust	Plan Change 38 - Strategic Directions > 2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai	Seek amendment	Submitter seeks amendment to provide context for the relevance and importance of Te Mana o te Wai.	Recognise the National Policy Statement for Freshwater Management (NPS-FM) which contains the principles of Te Mana o te Wai.
OS66.3	Michelle	Phillips		Ngati Tahu-Ngati Whaoa Runanga Trust	Plan Change 38 - Strategic Directions > 2.4 Strategic Direction 4 Climate Change	Support	Recognises how much importance the community (including iwi) places on climate change.	Retain
OS66.4	Michelle	Phillips		Ngati Tahu-Ngati Whaoa Runanga Trust	Plan Change 38 - Strategic Directions > 2.6 Strategic Direction 6 Natural Environment Values	Seek amendment	Iwi Maori should not be disadvantaged in developing their land because it has natural environment values.	Recognise the right of iwi Maori to provide for their social, cultural and economic wellbeing in developing underdeveloped land.

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OS66.5	Michelle	Phillips		Ngati Tahu-Ngati Whaoa Runanga Trust	Plan Change 42 - General Rural and Rural Lifestyle Environments > 3b.2 Objectives and Policies - General Rural Environment	Support	Recognises the needs and aspirations and relationship of iwi Maori with their whenua in the rural environment.	Retain
OS66.6	Michelle	Phillips		Ngati Tahu-Ngati Whaoa Runanga Trust	Plan Change 42 - General Rural and Rural Lifestyle Environments > 3b.3 Objectives and Policies - Rural Lifestyle Environment	Support	Recognises the needs and aspirations and relationship of iwi Maori with their whenua in the rural environment.	Retain
OS66.7	Michelle	Phillips		Ngati Tahu-Ngati Whaoa Runanga Trust	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b Rural Environment	Support	This section was amended/developed in conjunction with iwi.	Retain
OS67.1	Warren	Ladbrook		Advance Properties Group Limited	Plan Change 43 - Taupo Industrial Zone > Planning Maps	Oppose	The land proposed to be zoned for industrial purposes adjoins residentially zoned land. Residential and industrial land uses are considered to be inherently incompatible. The proposed rezoning is incompatible with the Consent Notice due to the notice limiting access onto Napier Taupo and the prescribed landuse which is a campus precinct. Although the s32 report supporting the Plan Change considers site constraints, the report does not refer to the Land Use Consent or the Consent Notice, nor does it assess the effects of the proposed rezoning on the land use outcomes intended through the EUL consent (including the range of residential, accommodation, educational, and commercial activities provided for in The Campus Precinct).	That the rezoning be disallowed
OS68.1	Hayley	Stronge		Mercury	Plan Change 38 - Strategic Directions > 2.1.3 Policy	Seek amendment	Mercury supports all policies in 2.1.3 and Policy 2.1.3(2) in particular. This objective is consistent with the Matters of National Importance of the RMA and is appropriate in the context of supporting joint venture partnerships for several renewable electricity generation sites in the Taupo District. Mercury is of the view that policy 2.1.3(6) should be deleted as it duplicates Policy 2.1.3(2).	Retain policies 2.1.3(1) to 2.1.3(9) other than Policy 2.1.3(6) which should be deleted. Amend policies as shown below: 2.1.3 Policies 1. Recognise and provide for the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, wahi tapu (sacred sites), and other taonga (treasures). ... 6. Enable development of Maori Land within the provisions of the plan for the purposes of fulfilling the economic and social aspirations of those owners. ...
OS68.2	Hayley	Stronge		Mercury	Plan Change 38 - Strategic Directions > 2.2.2 Objective	Support	This objective is consistent with the sustainable management purpose of the RMA and is appropriate in the context of the issues facing Taupo District.	Retain 2.2.2 Objective in same or similar form
OS68.3	Hayley	Stronge		Mercury	Plan Change 38 - Strategic Directions > 2.3.2 Objectives	Seek amendment	An important aspect of the urban form of Taupo is the East Taupo Arterial being an 'urban fence' separating urban activities to the west (particularly residential activities) from industrial and rural activities to the east including renewable electricity generation activities. It is important to reinforce this as an enduring objective in the District Plan.	Amend Objective 2.3.2(3) and add new Objective 2.3.2(8) as below: 3. Subdivision, use and development of land <u>in appropriate locations</u> which will have demonstrable social and cultural benefits to the District's community will be supported. <u>8. The East Taupo Arterial will continue to act as an 'urban fence' separating urban activities to the west from industrial and rural activities to the east including renewable electricity generation activities.</u>
OS68.4	Hayley	Stronge		Mercury	Plan Change 38 - Strategic Directions > 2.3.3 Policy	Seek amendment	Conflicts need to be avoided with activities in the wider surrounding environment, not just on adjoining properties. Reverse sensitivity effects do not arise from "existing uses". They arise from new or expanded sensitive activities locating in proximity to existing uses.	Amend Policy 2.3.3(10) to read as follows: 10. Manage subdivision use and development of land to ensure that it will not: a. ... b. unduly conflict with existing activities on adjoining properties <u>and the surrounding areas, ...</u> d. give rise to reverse sensitivity effects from existing uses

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OS68.5	Hayley	Stronge		Mercury	Plan Change 38 - Strategic Directions > 2.4 Strategic Direction 4 Climate Change	Seek amendment	Mercury strongly supports section 2.4 (climate change) and requests only minor amendments. Taupo District provides up to 20% of New Zealand's electricity supply, with more than 20 renewable electricity power stations mostly located in the Rural Environment. It is therefore one of the most significant land uses in the Taupo District. The importance of renewable electricity generation needs to be recognised and provided for in the Taupo District Plan, particularly within this section that sets out how climate change is to be addressed within the Taupo District. In that regard, the first priority should be to support activities that will help avoid climate change occurring in the first place. High on that list is renewable electricity generation.	Amend the introductory part of section 2.4 (STRATEGIC DIRECTION 4 CLIMATE CHANGE) as follows: Climate change has been identified as an issue which is important <u>globally and</u> within the Taupo District. ... It is important that the District and its communities are able to adapt to the effects of climate change to be resilient and safe.... 1. Effects on climate change – which refers to activities that may lead to an increase in greenhouse gasses and those which may result in a reduction of greenhouse gasses from discharged to the atmosphere or help to facilitate efforts towards decarbonisation, <u>including the electrification of home heating, transport and industry.</u> 2.Supporting positive climate change outcomes and ensuring that the effects of climate change are recognised and provided for will assist in planning for a district which <u>helps avoid</u> , does not contribute to, and is resilient to, climate change...
OS68.6	Hayley	Stronge		Mercury	Plan Change 38 - Strategic Directions > 2.4.2 Objective	Seek amendment	Objectives 2.4.2(1), 2.4.2(2) and 2.4.2(3) are important for addressing the issues facing Taupo District, Aotearoa New Zealand and the world. In addition, a new objective needs to clearly articulate the necessity of increased renewable electricity generation to assist with the decarbonisation of the economy. This decarbonisation is essential for the country to achieve its international GHG reduction targets that it has committed to achieve.	Retain objectives, 2.4.2(1), 2.4.2(2) and 2.4.2(3). In addition, add new objective 2.4.2(4) that reads: <u>4. An increase in the amount of electricity generated from renewable sources within the Taupo District to assist with the decarbonisation of the economy.</u>
OS68.7	Hayley	Stronge		Mercury	Plan Change 38 - Strategic Directions > 2.4.3 Policy	Seek amendment	Policies need to be included which specifically provide for and enable activities that will help address climate change.	Retain policies 2.4.3(1). Delete policy 2.4.3(3) and policy 2.4.3(4). In addition, add new policies 2.4.3(2) and 2.4.3(3) as below and renumber proposed policy 2.4.3.(2) to policy 2.4.3.(4) with a minor amendment as below. 1.... 2. Land use activities which will unduly accelerate the effects of climate change will be discouraged. 3. Urban and built development must be designed in a manner which considers the need to reduce greenhouse gas emissions associated with that development and resulting land use. <u>2. Recognise and provide for the use and development of the District's renewable energy resources to facilitate decarbonization of the economy, including a reduction in greenhouse gas emissions, increased electricity generation capacity, improved security of supply and transmission.</u> <u>3. Enable the upgrading and maintenance of existing and new renewable electricity generation activities and transmission, including where contributing to one of the following:</u> · <u>adaptation required to mitigate risks from climate change or</u> · <u>provides for increased electricity output, or greater efficiency</u> · <u>continued safe, efficient and secure operation.</u> 4. Land use activities which will unduly accelerate the effects of climate change will be discouraged.
OS68.8	Hayley	Stronge		Mercury	Plan Change 38 - Strategic Directions > 2.5 Strategic Direction 5 Significant and Local Infrastructure	Seek amendment	The introduction should more accurately refer to "electricity generation", not "energy generation". Renewable electricity generation activities is regionally significant whether or not it is connected to the national grid.	Amend the introductory part of section 2.5 as follows: Infrastructure, ..., such as the three waters network, transport, communications, <u>energy electricity</u> generation, transmission and distribution networks, and any other network utilities undertaken by network utility operators.However, inappropriately located or designed land use activities can adversely affect the safe and effective functioning of significant and locally important infrastructure <u>and the natural resources on which they rely on to operate.</u> The Taupo District plays an important role in the location and provision of nationally 'significant infrastructure'. Its central location and natural resources means that Taupo is home to: · ... · <u>renewable electricity generation facilities that connect with the national grid,</u> that provide electricity to meet up to 20% of New Zealand's total electricity demand... In addition to nationally and regionally significant infrastructure, local roads and other infrastructure ... is vital for the ongoing functioning of the District District's urban and rural communities.

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OS68.9	Hayley	Stronge		Mercury	Plan Change 38 - Strategic Directions > 2.5.2 Objectives	Seek amendment	Mercury supports all the objectives in 2.5.2 as infrastructure at all levels (locally, regionally and nationally significant infrastructure) is critical for the effective functioning and social and economic wellbeing of our communities. Minor additions are suggested to strengthen the objectives.	Retain the following Objectives, subject to minor amendments to Objective 2.5.2(1) and 2.5.2(2) as follows: 1. The wider benefits and strategic importance of nationally and regionally significant infrastructure to the District and wider, including the economic, cultural and social wellbeing of people and communities and for their health and safety, are recognised <u>and protected</u> in decision making and land use planning. 2. The local and national benefits of the sustainable development, operation, maintenance and upgrading of electricity transmission and renewable electricity generation resources and activities are recognised and <u>encouraged achieved</u>
OS68.10	Hayley	Stronge		Mercury	Plan Change 38 - Strategic Directions > 2.5.3 Policy	Seek amendment	Mercury supports all the policies in 2.5.3 as infrastructure at all levels (locally, regionally and nationally significant infrastructure) is critical for the effective functioning and social and economic wellbeing of our communities. The policies are appropriate ways of achieving the objectives in 2.5.2. The submitter seeks minor amendments to strengthen/clarify the policies.	Retain the following policies, subject to minor amendments to Policy 2.5.3(1) and 2.5.3(2) as follows: 2.5.3 Policies 1. Recognise and provide for the national, regional and local benefits of renewable energy <u>electricity</u> generation activities and resources, and transmission activities, in relation to climate change, security of supply, and social, and economic wellbeing of people and communities and for their health and safety. 2. Recognise <u>and provide for</u> the functional and operational needs associated with the use and development of nationally and regionally significant infrastructure. ...
OS68.11	Hayley	Stronge		Mercury	Plan Change 38 - Strategic Directions > 2.6.3 Policy	Seek amendment	Mercury supports the addition of one additional policy which covers an increasingly important aspect of consenting renewable electricity generation activities.	Add the following new policy 2.6.3(7) as follows: <u>7. Recognise the benefits of offset measures and compensation and provide for their use as feasible alternatives to manage significant residual adverse effects of renewable electricity generation activities and regionally significant infrastructure.</u>
OS68.12	Hayley	Stronge		Mercury	Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Oppose	Mercury opposes the inclusion of “geothermal / electricity generation” within the definition of Rural Industry. Renewable electricity generation is an activity that has been recognised in the National Policy Statement for Renewable Electricity Generation 2011 (NPS-REG) as a matter of national significance.	Amend the definition of Rural Industry as follows. Rural Industry – an activity that directly supports, services, or is dependent on primary production and has a locational need to be within the General Rural Environment (rather than an urban environment). These activities include, but are not limited to; forestry, agriculture, <u>and</u> dairy farming and geothermal/electricity generation .
OS68.13	Hayley	Stronge		Mercury	Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Seek amendment	Due to the nature of the following submissions by Mercury, two additional definitions need to be included in the Taupo District Plan. The proposed new definition of Renewable Electricity Generation activities, is the same definition as in the NPS-REG.	Insert a new definition for Renewable Electricity Generation activities as follows. <u>Renewable Electricity Generation activities means the construction, operation and maintenance of structures associated with renewable electricity generation. This includes small and community-scale distributed renewable generation activities and the system of electricity conveyance required to convey electricity to the distribution network and/or the national grid and electricity storage technologies associated with renewable electricity.</u>

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OS68.14	Hayley	Stronge		Mercury	Plan Change 42 - General Rural and Rural Lifestyle Environments > 3b.1 Introduction	Seek amendment	Mercury generally supports the introductory statement but seeks minor changes to recognise the importance and functional need for renewable electricity generation to occur within the Rural Environment, its contribution to the regional economy and New Zealand's security of electricity supply. These changes also reflect the need to ensure that renewable electricity generation activities are protected from potential reverse sensitivity effects (such as housing, visitor accommodation and lifestyle development both within the General Rural Environment and the new Rural Lifestyle Environment), and that if sensitive and incompatible activities do establish, they do not constrain the ability of renewable electricity generation activities to continue operating efficiently and effectively.	<p>Amend the Introduction to Chapter 3b.1 as follows:</p> <p>... General Rural Environment ...Other prime characteristics of the General Rural Environment are the diverse range of land uses including farming, horticulture, energy <u>sources</u> and plantation forestry activities, with dispersed buildings and rural roads...</p> <p>The purpose of separating the General Rural Environment from the Rural Lifestyle Environment is to preserve the productive potential of the land <u>and other natural resources</u> within the General Rural Environment by retaining large property sizes and limiting the extent of housing provided for, yet allowing appropriate development to occur while preserving the rural character of the General Rural Environment. The creation of the General Rural Environment aims to support primary productive uses, <u>renewable electricity generation activities</u>, and rural industry, meaning an activity being activities that directly supports, services, or is are dependent on primary production and/or has a locational <u>or functional</u> need to be within the General Rural Environment (rather than an urban environment). Primary production a Activities in the General Rural Environment will produce effects that are different from urban areas,...</p> <p>The General Rural Environment provisions seek to limit the scale of commercial and industrial activities unless they are dependent on primary production and/or have a <u>locational functional or operational</u> need to be within the General Rural Environment....</p> <p>Rural Lifestyle Environment ... By creating separate areas in appropriate locations within the Rural Environment, the Rural Lifestyle Environment creates areas for rural living on smaller property sizes, whilst retaining separation from the rural production <u>and other activities predominating</u> in the General Rural Environment. ... By concentrating rural residential development within the Rural Lifestyle Environment this serves to preserve the open space characteristics <u>rural character</u> and the productive potential of the rest of the Rural Environment, and to reduce the potential for land use conflict. ...The Rural Lifestyle Environment areas are located close <u>in proximity</u> to urban areas to allow for access to community facilities within the district's townships</p>
OS68.15	Hayley	Stronge		Mercury	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.1 Enable Primary Production	Seek amendment	Mercury supports Objective 3b.2.1 with an amendment so that it covers a wider range of uses anticipated in the General Rural Environment beyond just "primary production". In accordance with s75(3) of the RMA District objectives and policies must give effect to existing RPS objectives and policies.	<p>Retain Objective 3b.2.1 with amendments.</p> <p>Objective 3b.2.1 Enable Primary Production and the Use of Natural Resources Primary production <u>and the use of natural resources</u> are enabled by protecting the availability of the rural land <u>and other</u> resources <u>and its</u> their productive capability.</p>
OS68.16	Hayley	Stronge		Mercury	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.2 Maintaining the established General Rural character	Oppose	Mercury is of the view that Objective 3b.2.2 is misguided and seeks to achieve the wrong outcome. Firstly, it presupposes that the established character of the General Rural Environment represents a good environmental outcome in all respects to the extent that it should be "maintained". Secondly, an objective that seeks to maintain the "established character" is essentially seeking no change. The objective seeks to <u>avoid</u> "incremental subdivision and development" which essentially locks in the status quo and will make it difficult for any new development to occur, including new development that has been identified in other planning provision as being appropriately located in the General Rural Environment.	<p>Amend Objective 3b.2.2 to read:</p> <p>Objective 3b.2.2 Maintaining the established General Rural character The established character of the General Rural Environment is maintained and the cumulative erosion of its character through incremental subdivision and development is avoided. <u>Enable a range of activities in the General Rural Environment that are compatible with rural character.</u></p>
OS68.17	Hayley	Stronge		Mercury	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.3 Rural industry	Seek amendment	Due to its elevated status under the NPS-REG, Mercury's earlier submission point (above) seeks that the definition of Rural Industry be amended to delete any reference to electricity generation and that a new definition of Renewable Electricity Generation and Renewable Electricity Generation Activities be included in the Plan. Consistent with that request, and for the same reasons, a new objective needs to be included in the Plan to enable renewable electricity generation activities (and transmission activities by association).	<p>Retain Objective 3b.2.3.</p> <p>Insert a new objective following Objective 3b.2.3 as follows:</p> <p>Objective 3b.2.X Renewable Electricity Generation and Transmission Activities <u>Enable the development, operation, maintenance and upgrading of renewable electricity generation activities and transmission activities in the General Rural Environment.</u></p>

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OS68.18	Hayley	Stronge		Mercury	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.4 Other activities	Seek amendment	As a consequential change to the relief sought above (inserting a new objective in relation to renewable electricity generation activities), Objective 3b.2.4 needs to be amended to remove the reference to renewable electricity generation (and transmission by association). Visitor accommodation is a sensitive activity and should only be enabled in appropriate locations within the General Rural Environment rather than enabled anywhere including in locations whereby reverse sensitivities could arise.	Provided that new Objective 3b.2.X is added as requested above, amend Objective 3b.2.4 as follows: Objective 3b.2.4 Other activities Maori cultural activities, tourism activities, and visitor accommodation and renewable electricity generation and transmission activities are enabled in <u>appropriate locations within</u> the General Rural Environment.
OS68.19	Hayley	Stronge		Mercury	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.5 Avoidance of reverse sensitivity	Seek amendment	Mercury supports an objective in the General Rural Environment chapter that seeks to avoid reverse sensitivity effects. However, Mercury is concerned that the scope of the objective is too narrow. As currently drafted it would only require reverse sensitivity effects to be avoided where an activity already exists. This is particularly concerning for Mercury. The objective needs to also cover consented activities which have yet to be constructed / undertaken.	Amend Objective 3b.2.5 as follows: Objective 3b.2.5 Avoidance of reverse sensitivity Reverse sensitivity effects on permitted, and legally established, <u>and/or consented</u> activities within the General Rural Environment, including conflict with activities in neighbouring Environments, are avoided.
OS68.20	Hayley	Stronge		Mercury	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.6 Impacts on infrastructure	Oppose	An objective (or policy) that only seeks to “manage” something (with no specified outcome) provides no useful guidance to resource management decision makers or other users of the Taupo District Plan.	Amend Objective 3b.2.6 as follows: Objective 3b.2.6 Impacts on infrastructure The impacts on infrastructure arising from subdivision and development are managed <u>do not compromise the safe and efficient functioning of infrastructure.</u>
OS68.21	Hayley	Stronge		Mercury	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.9 Maintaining the established character	Oppose	Mercury is of the view that Policy 3b.2.9 is misguided and seeks to achieve the wrong outcome. The policy characterises the rural environment by matters such as “limited signage” whereas the existence of more than 21 large-scale renewable electricity generation activities is a far more significant and defining aspect of the General Rural Environment in the Taupo District. The rural environment does experience significant vehicle movements, noise and light spill associated with primary production activities, renewable electricity generation and rural industry activities. Accordingly Mercury proposes some clause deletions to ensure the policy is realistic	Amend Policy 3b.2.9 as follows: Policy 3b.2.9 Maintaining the established Rural character Enable activities in the Maintain the established General Rural Environment <u>that will not compromise the character of the General Rural Environment</u> , as defined by: a) <u>Extensive pastoral farming and forestry</u> b) <u>Renewable Electricity Generation Activities</u> c) <u>Geothermal areas and activities, electricity transmission and distribution</u> a)d) Large open spaces between built structures b)e) A mix of residential and rural industry buildings c) Noises related to production activities during the day but low levels of noise at night d) Low levels of light spill f) <u>Effects from activities including noise, vibration, dust, odour and visual effects</u> e) Infrequent vehicle movements to and from a site h) <u>Limited signage that directly relates to the activity operating on the site.</u>
OS68.22	Hayley	Stronge		Mercury	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.10 Residential units	Seek amendment	Mercury supports Policy 3b.2.10 but it needs to be expanded to address one of the most significant adverse effects that can arise as a result of residential units being established in the General Rural Environment, that being reverse sensitivity effects. The establishment of residential units should also not constrain the ability to access or utilise renewable energy resources (which are of national significance).	Amend Policy 3b.2.10 as follows: Policy 3b.2.10 Residential units Avoid the cumulative effects of rural lifestyle development by <u>providing for these activities within the Rural Lifestyle Environment and otherwise</u> limiting residential units <u>within the General Rural Environment</u> that: a) Increase the demand for community infrastructure and services b) Result in the inefficient use of land or loss of future flexibility for productive uses c) Erode the general rural character through its density, scale and location- d) <u>Result in the potential to generate reverse sensitivity effects.</u> e) <u>Constrain the ability to access or utilise renewable energy resources.</u>
OS68.23	Hayley	Stronge		Mercury	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.12 Minor residential unit	Seek amendment	It is important that the location of minor residential units is managed to avoid the potential for reverse sensitivity effects on activities in the General Rural Environment. A minor residential unit is a sensitive activity, and these should also be setback (like new houses in the Rural Lifestyle Environment) from the boundary with the General Rural Environment.	Amend Policy 3b.2.12 as follows: Policy 3b.2.12 Minor residential unit Manage the scale and location of minor residential units to ensure it is near the principal dwelling on the allotment, is of a suitable size, and to ensure that the future availability of the rural land resource will not be compromised <u>and to avoid the potential for reverse sensitivity effects</u>
OS68.24	Hayley	Stronge		Mercury	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.13 Avoiding reverse sensitivity	Seek amendment	Mercury supports a policy in the General Rural Environment chapter that seeks to avoid reverse sensitivity effects. Mercury seeks an amendment to the policy for the same reasons set out in relation to the changes sought to Objective 3b.2.5.	Amend Policy 3b.2.13 as follows: Policy 3b.2.13 Avoiding reverse sensitivity Any adverse effects generated by a new sensitive activity must be located and managed within the allotment so as to avoid adversely affecting <u>reverse sensitivity effects on permitted, and lawfully established and/or consented</u> neighbouring activities.

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OS68.25	Hayley	Stronge		Mercury	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.14 Commercial and industrial activity	Seek amendment	Because renewable electricity generation activities fall within the definition of industrial activities, they need to be excluded from the first part of the policy which seeks to limit commercial and industrial activities. Mercury supports the intent of the policy, but it needs to be widened to cover other activities (including renewable electricity generation activities) that are provided for and anticipated in the General Rural Environment beyond just primary production.	Amend Policy 3b.2.14 as follows: Policy 3b.2.14 Commercial and industrial activity Limit the scale of commercial and industrial activity (<u>excluding renewable electricity generation activities</u>) to avoid the uptake of general rural land by activities that are provided for in other Environments and may impact on the availability of land for primary production <u>and other activities provided for</u> within the General Rural Environment
OS68.26	Hayley	Stronge		Mercury	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.15 Allotment size	Support	Mercury supports Policy 3b.2.15 on the basis that it reinforces the intension that the General Rural Environment is for larger scale productive activities (rather than rural residential opportunities).	Retain Policy 3b.2.15.
OS68.27	Hayley	Stronge		Mercury	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.1 Maintain the character of the Rural Lifestyle Environment	Oppose	The objective should focus on enabling rural residential opportunities in appropriate locations (i.e. where they will not create reverse sensitivity effects on activities in the wider General Rural Environment or Industrial Environments). If Rural Lifestyle Environment are proposed in inappropriate locations (and no decision is made to amend that situation), it forces Mercury (and other parties) to seek to amend the rules and performance standards within the Rural Lifestyle Environment as an alternative means to avoid the creation of reverse sensitivity effects. It is preferable that only appropriate locations are zoned Rural Lifestyle Environment whereby activities occurring within those zones do not need to be constrained by way of the rules and performance standards	Delete Objective 3b.3.1 and replace it with the following: Objective 3b.3.1 Enable Rural Residential Activities <u>Zone parts of the Rural Environment as Rural Lifestyle Environment to enable and provide for rural residential activities in appropriate locations where they will not give rise to reverse sensitivity effects on the surrounding General Rural Environment or Industrial Environments.</u>
OS68.28	Hayley	Stronge		Mercury	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.2 Avoid reverse sensitivity	Seek amendment	Mercury supports an objective in the Rural Lifestyle Environment chapter that seeks to avoid reverse sensitivity effects. However, Mercury is concerned that the scope of the objective is too narrow. As currently drafted it would only require reverse sensitivity effects to be avoided where an activity already exists. This is particularly concerning for Mercury. The objective needs to also cover consented activities which have yet to be constructed / undertaken.	Amend Objective 3b.3.2 as follows: Objective 3b.3.2 Avoid reverse sensitivity Adverse reverse sensitivity effects, including conflict with on permitted, and legally established <u>and/or consented</u> activities in neighbouring Environments, are avoided.
OS68.29	Hayley	Stronge		Mercury	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.3 Commercial and industrial activities	Seek amendment	Mercury supports Objective 3b.3.3 but it needs to be more precisely drafted for accuracy and clarity.	Amend Objective 3b.3.3 as follows: Objective 3b.3.3 Commercial and industrial activities The establishment of commercial and industrial activities that have no functional need to locate and are incompatible with the rural residential activities occurring within the <u>Rural Lifestyle Environment</u> are avoided.
OS68.30	Hayley	Stronge		Mercury	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.4 Consolidate rural lifestyle activities	Seek amendment	Mercury supports the consolidation of Rural Lifestyle activities within identified and appropriately located Rural Lifestyle Environments.	Retain Objective 3b.3.4.
OS68.31	Hayley	Stronge		Mercury	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.6 Impacts on community infrastructure	Seek amendment	An objective (or policy) that only seeks to “manage” something (with no specified outcome) provides no useful guidance to resource management decision makers or other users of the Taupo District Plan. The objective should apply to all infrastructure, not just community infrastructure. These amendments are considered necessary so that there is a policy which achieves Objective 3b.3.2 (avoid reverse sensitivity).	Amend Objective 3b.3.6 as follows: Objective 3b.2.6 Impacts on community infrastructure The impacts on community infrastructure arising from subdivision and development are managed <u>do not compromise the safe and efficient functioning of infrastructure.</u>
OS68.32	Hayley	Stronge		Mercury	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.3.9 Character of the Rural Lifestyle Environment	Seek amendment	Mercury supports Policy 3b.3.9 but it also needs to recognise, and not have adverse effects on, the nature of the surrounding General Rural Environment.	Add a new point i) to Policy 3b.3.9 as follows: <u>i) An environment that is surrounded by a working rural environment including rural production, geothermal areas and renewable electricity generation activities.</u>

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OS68.33	Hayley	Stronge		Mercury	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.3.10 Lot sizes and setbacks for allotments adjoining the General Rural Environment	Support	Requiring larger lot sizes and greater building setbacks for new dwellings within the Rural Lifestyle Environment are two key methods for managing reverse sensitivity effects. Mercury therefore supports this policy on this basis. However, Mercury reiterates that these two measures alone will not always avoid the potential for reverse sensitivity effects (which is what new Objective 3b.3.2 requires), and this needs to be reflected across several policies within this sub-chapter.	Retain Policy 3b.3.10
OS68.34	Hayley	Stronge		Mercury	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.3.12 Minor residential unit	Seek amendment	A minor residential unit is a sensitive activity, and these should also be setback (like new houses in the Rural Lifestyle Environment) from the boundary with the General Rural Environment. It is important that the location of minor residential units is managed to avoid the potential for reverse sensitivity effects on activities in the General Rural Environment.	Amend Policy 3b.3.12 as follows: Policy 3b.3.12 Minor residential unit Manage the scale and location of minor residential units to ensure it is near the principal dwelling on the allotment, is of a suitable size, and to further protect the character of the Rural Lifestyle Environment , and to avoid reverse sensitivity effects.
OS68.35	Hayley	Stronge		Mercury	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.1 Activities in the General Rural Environment	Support	Mercury supports Rule 4b.1.1 on the basis that it is consistent with the approach throughout the rest of the Plan, is effects based, and enables activities to occur that do not need to be the subject of a resource consent application process.	Retain Rule 4b.1.1.
OS68.36	Hayley	Stronge		Mercury	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.2 Minor residential units	Seek amendment	Minor residential units are sensitive activities whereby their establishment needs to be controlled so as to not result in reverse sensitivity effects. An additional criterion has been added to ensure that minor residential units do not constrain access to and/or the utilisation of renewable energy sources.	Add new matter of discretion as 4b.1.2(i) as follows: ... When considering activities under Rule 4b.1.2 Council restricts the exercise of its discretion to the following matters: a.... f. The ability to mitigate avoid adverse effects, <u>including reverse sensitivity effects</u> , through the use of screening, planting, landscaping, and alternative design, <u>and/or other means including restrictive covenants</u> . g. Proposed methods for the avoidance, remedying or mitigation of potential adverse effects, and the degree to which they would be successful h. The likelihood of future subdivision which results in the minor residential unit being on a separate allotment to the primary residential unit. <u>i. The potential to constrain access to and/or the utilisation of renewable energy sources.</u>
OS68.37	Hayley	Stronge		Mercury	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.3 Temporary Activities	Support	Mercury supports this rule.	Retain Rule 4b.1.3.

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OS68.38	Hayley	Stronge		Mercury	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.4 Electricity Generation Core Sites, Renewable Energy Generation Activities and Geothermal Steamfields	Seek amendment	Mercury supports the retention of Rule 4b.1.4 (being a continuation of the Rule in currently in the Rural Environment) with a number of minor amendments. This is the enabling rule that appropriately provides for the operation, maintenance and minor upgrading of renewable electricity generation activities in the General Rural Environment. The term "Geothermal Areas" has been used rather than "Geothermal Steamfields" due to Section O of the Plan identifying and mapping Geothermal Areas. A second clause is requested to be added to the rule on the basis of Policy G of NPS-REG.	Retain Rule 4b.1.4, and amend it as follows, including new clause (ii). 4b.1.4 Electricity Generation Core Sites, Renewable Electricity Energy Generation Activities and Geothermal Areas Steamfields i. Any activity involving continued operation, maintenance and minor upgrading of existing electricity generation core sites, geothermal areas steamfield , renewable energy electricity generation activities and associated structures and ancillary activities is a permitted activity . <u>ii) Activities associated with the investigation, identification and assessment of potential sites and energy sources for renewable electricity generation by existing and prospective generators are a permitted activity.</u> NOTE: For the purpose of this rule "maintenance" means: All activities associated with the protective care, and monitoring of a hydro dam, a geothermal or hydroelectric power station, geothermal steamfields and associated structures, in order to monitor , test and/or arrest the processes of decay, structural fatigue, erosion or dilapidation <u>of all associated structures</u> and includes maintenance of surrounds and water areas. NOTE: For the purpose of this rule "minor upgrading" means: Structural improvement, repair and replacement <u>or upgrade of components, or activities required for the continued safe and efficient operation including worn or technically deficient parts of any structure including</u> the powerhouse, hydro dams, separation plants, switchyards, intake, control and diversion structures, wells, pipes, tunnels, cables, other equipment and accessory buildings and structures of similar character and scale, and includes associated drilling, <u>vehicles, infrastructure, machinery</u> , testing, monitoring, earthworks and vegetation removal. Also the extension to existing Buildings and Structures, and the erection of new Buildings and Structures. up to 100m2 in area and not exceeding the maximum height standard for the Rural Environment and the erection of any aerial, antennae or communication dish not exceeding 5m2 in area located on top of a hydro or geothermal existing structure, subject to compliance with the Noise Performance Standard.
OS68.39	Hayley	Stronge		Mercury	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.5 Commercial and industrial activities, and home businesses,	Seek amendment	Home businesses could include sensitive activities and need to avoid creating reverse sensitivity effects.	Amend Rule 4b.1.5 as follows: i.... When considering activities under Rule 4b.1.5ii Council restricts the exercise of its discretion to the following matters: a. The daily vehicle movements expected to and from the allotment. b. The effect of the activity on the rural character of the area, having regard to visual effects and lighting effects. c. The effect of the activity on surrounding land uses <u>(including reverse sensitivity effects)</u> and how these effects can be managed onsite and/or mitigated....
OS68.40	Hayley	Stronge		Mercury	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.7 High voltage transmission lines	Seek amendment	Mercury supports this rule as it seeks to ensure the safe operation of transmission lines, through the management of risk associated with structures in close proximity to high voltage infrastructure. Electricity generation is not a network utilities, so needs an exclusion to avoid unnecessary consents.	Amend Rule 4b.1.7. as follows: 4b.1.7 Buildings and Structures in proximity to High voltage transmission lines i. Any building <u>or structure</u> (except network utilities <u>and Renewable Electricity Generation Activities</u>) located within 0 – 12 meters of a high-voltage transmission line is a restricted discretionary activity .
OS68.41	Hayley	Stronge		Mercury	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.8 Buildings within Outstanding Landscape Areas	Seek amendment	Mercury supports this exception as we agree that this RDA rule should not apply to structures within Electricity Generation Core Sites. However, there is no reason why this exception should not apply to all other existing renewable electricity generation activities.	Retain Rule 4b.1.8 but amend the first exception to the rule as follows: EXCEPTION: This rule will not apply to the erection of structures: a. <u>Associated with existing renewable electricity generation activities including within within Electricity Generation Core Sites.</u> b. ...
OS68.42	Hayley	Stronge		Mercury	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.9 Earthworks within Outstanding Landscape Areas	Seek amendment	Mercury supports this exception as we agree that this RDA rule should not apply to earthworks within Electricity Generation Core Sites. However, we consider that the exception should be extended to include other existing and consented renewable electricity generation activities.	Retain 4b.1.9 but amend the exception as follows: EXCEPTION: This rule will not apply to Earthworks <u>associated with existing and consented renewable electricity generation activities including</u> within Electricity Generation Core Sites
OS68.43	Hayley	Stronge		Mercury	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.1 Vehicle movements	Seek amendment	Mercury supports Rule 4b.2.1 subject to the exception being expanded to include renewable electricity generation activities.	Retain 4b.2.1 but amend the exception as follows: EXCEPTION: This performance standard shall not apply to traffic movements involved in forest harvesting operations <u>or existing and consented renewable electricity generation activities.</u>

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OS68.44	Hayley	Stronge		Mercury	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.5 Maximum building height	Seek amendment	Mercury seeks amendments to Rule 4b.2.5 to make the rule applicable to all renewable electricity generation activities within Geothermal Areas. Activities of this nature tend to be temporary activity and any effects are easily remediated. An additional exception has been added to the rule on the basis of Policy G of NPS-REG.	Amend Rule 4b.2.5 as follows: 4b.2.5 Maximum building height i.... iv. 15 meters for <u>renewable Electricity Generation activities</u> on land identified as a Geothermal Area in Section O within an Electricity Generation Core Site. EXCEPTIONS: · <u>Activities associated with the investigation, identification and assessment of potential sites and energy sources for renewable electricity generation by existing and prospective generators including wind monitoring masts – no height limit</u> · Cranes being used as part of any construction or maintenance works for the duration of the works – no height limit. · Drilling Rigs for up to 60 days per well allotment – no height limit.
OS68.45	Hayley	Stronge		Mercury	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.6 Minimum building setbacks	Seek amendment	Mercury seeks minor amendments to Rule 4b.2.6 to make it more accurate and workable.	Amend Rule 4b.2.6 as follows: 4b.2.6 Minimum building setbacks i.... v. There shall be no front boundary setback for buildings and activities associated with Electricity Generation and Renewable Energy Electricity Generation <u>Electricity Generation</u> Activities on land identified as Geothermal Area in Section O within an Electricity Generation Core Site where the road extends over any power generation Building or Structure. vi. There shall be no boundary setback for buildings and activities associated with <u>Renewable Electricity Generation Activities</u> on land identified as Geothermal Area in Section O <u>including</u> within an Electricity Generation Core Site EXCEPTIONS: · For the purpose of this performance standard water tanks are not required to comply with the setback requirements in this standard.
OS68.46	Hayley	Stronge		Mercury	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.7 Minor residential units	Seek amendment	Minor residential units need to be located so that they do not create additional restrictions on renewable electricity generation activities by, for example, moving a point of noise compliance closer to the source of noise.	Amend Rule 4b.2.7 as follows and to add a new clause (c): 4b.2.7 Minor residential units A maximum of one minor residential unit per primary residential unit per allotment. i. All minor residential <u>units</u> or accommodation activity units shall: a. Be no larger than 100m ² in size b. Be located no greater than 20 metres from the primary residential unit. c. <u>Be located no closer than the existing primary residential unit on the same site to a Consent Area which is the subject of resource consents issued by the Waikato Regional Council for the take or discharge of geothermal fluid exceeding 1,000 tonnes per day provided that this clause shall not apply to properties more than 300m away from any aforementioned Consent Area.</u> e.d. Share an accessway/driveway with the primary residential unit. ...
OS68.47	Hayley	Stronge		Mercury	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.8 Commercial and industrial activities, and home businesses	Seek amendment	Home businesses need to be located so that they do not create additional restrictions on renewable electricity generation activities.	Amend Rule 4b.2.8 by including a new clause (iii) as below: 4b.2.8 Commercial and industrial activities, and home businesses i. ... iii. <u>Home businesses shall be located no closer than the existing primary residential unit on the same site to a Consent Area which is the subject of resource consents issued by the Waikato Regional Council for the take or discharge of geothermal fluid exceeding 1,000 tonnes per day provided that this clause shall not apply to properties more than 300m away from any aforementioned Consent Area.</u> ...
OS68.48	Hayley	Stronge		Mercury	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.13 Maximum Noise - Other	Seek amendment	Mercury supports this rule subject to minor amendments to ensure it applies to all applicable circumstances.	Amend Rule 4b.2.13 as follows: 4b.2.13 Maximum Noise – Other i. ... ii. Nothing in the foregoing Performance Standards shall apply to sirens, circuit breakers, <u>bursting discs, emergency or upset operating conditions</u> and hydro spills associated with the operation of <u>Renewable Electricity Generation Activities Core sites</u> . Provided that the activity shall comply with the requirements of S16 of the Resource Management Act 1991.
OS68.49	Hayley	Stronge		Mercury	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.15 Signage	Support	Mercury supports this rule.	Retain Rule 4b.2.15.

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OS68.50	Hayley	Stronge		Mercury	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.1 Subdivision - General Rural Environment	Seek amendment	Mercury supports this rule subject to an additional matter of control as set out in Rule 4b.5.3.	Retain Rule 4b.5.1 subject to an additional matter of control as set out in Rule 4b.5.3 (as per the relief below).
OS68.51	Hayley	Stronge		Mercury	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.3 Subdivision - Rural Lifestyle Environment that does not adjoin the General Rural Environment	Seek amendment	Mercury supports the inclusion of an additional matter over which control is reserved for controlled activities.	Amend Rule 4b.5.3 to include an additional matter of control as 4b.5.3(i) as follows: For the purposes of Rules 4b.5.1.i, 4b.5.2.i and 4b.5.3.i the matters over which the Council reserves control for the purpose of assessment are: a)... <u>i) Any effects on the functioning of the Rural Environment including adverse effects on infrastructure, renewable electricity generation activities and access to renewable energy resources.</u>
OS68.52	Hayley	Stronge		Mercury	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.4 Subdivision - Default Activity Status	Support	Mercury supports this rule.	Retain Rule 4b.5.4.
OS68.53	Hayley	Stronge		Mercury	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.5 Subdivision resulting in a new public road, or extension of existing public road	Support	Mercury supports this rule.	Retain Rule 4b.5.5
OS68.54	Hayley	Stronge		Mercury	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.5 Subdivision resulting in a new public road, or extension of existing public road	Support	Mercury supports this rule.	Retain Rule 4b.5.5.
OS68.55	Hayley	Stronge		Mercury	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.7 Subdivision - Outstanding Landscape Areas	Support	Mercury supports this rule.	Retain Rule 4b.5.7.
OS68.56	Hayley	Stronge		Mercury	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.8 Subdivision - Bonus Lots	Support	Mercury supports this rule.	Retain Rule 4b.5.8.
OS68.57	Hayley	Stronge		Mercury	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.9 Subdivision - More than 12 allotments	Support	Mercury supports this rule.	Retain Rule 4b.5.9.
OS68.58	Hayley	Stronge		Mercury	Plan Change 42 - General Rural and Rural Lifestyle Environments	Seek amendment	As a consequential change to the relief sought rule 4e.2.1 Foreshore Protection, must be edited to remove the reference to rule 4b.2.4 which no longer relates. Rule 4e.2.1 Foreshore Protection, must be edited to refer to rule 4b.1.4 Electricity Generation Core Sites, Renewable Energy Generation Activities and Geothermal Areas	Amend rule 4e.2.1 as follows: 4e.2.1 Foreshore Protection ... i. EXCEPTION: Electricity Generation Core Sites (as identified on the planning maps) – permitted activity where in accordance with Rule 4b.2.4 4e.2.1 and where located no more than 100 metres from any existing structure associated with power generation.
OS68.59	Hayley	Stronge		Mercury	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.9 Maximum Noise - Limits	Support	Mercury supports this rule	Retain 4b.2.9
OS68.60	Hayley	Stronge		Mercury	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.10 Maximum Noise - Construction Noise	Support	Mercury supports this rule.	Retain 4b.2.10

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OS68.61	Hayley	Stronge		Mercury	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.11 Maximum Noise - Electricity Generation Core Sites	Support	Mercury supports this rule.	Retain 4b.2.11
OS68.62	Hayley	Stronge		Mercury	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.12 Maximum Noise - Well Drilling and Testing	Support	Mercury supports this rule	Retain 4b.2.12
OS68.63	Hayley	Stronge		Mercury	Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Seek amendment	Submitter seeks a new definition of Renewable Electricity Generation (being the same definition in the National Policy Statement for Renewable Electricity Generation 2011 (NPS-REG)).	Insert a new definition of Renewable Electricity Generation as follows (being the same definition in the National Policy Statement for Renewable Electricity Generation 2011 (NPS-REG)): <u>Renewable electricity generation means generation of electricity from solar, wind, hydro-electricity, geothermal, biomass, tidal, wave, or ocean current energy sources.</u>
OS68.64	Hayley	Stronge		Mercury	Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Seek amendment	Submitter seeks a new definition of Reverse Sensitivity which is the same definition as in the Waikato RPS.	Insert a new definition for Reverse Sensitivity as follows: <u>Reverse sensitivity is the vulnerability of a lawfully established activity to a new activity or land use. It arises when a lawfully established activity causes potential, actual or perceived adverse environmental effects on the new activity, to a point where the new activity may seek to restrict the operation or require mitigation of the effects of the established activity.</u>
OS69.1	Lyndon	Haugh		No	Plan Change 41 - Removal of Fault lines	Seek amendment	Submitter supports the removal of the current faultlines however has concerns about the reliance on the 2020 GNS report when it seems likely that in the future there will be further refinements/improvements in the data.	Plan change 41 wording specifically encompasses not just the August 2020 GNS report but also any changes to the report conclusions arising from improved information from the recent LIDAR Survey. Plan change 41 also includes a requirement for a regular (every 5? Years) review by GNS of the current knowledge of faultlines in the District so that any Resource Consents that need to consider faultlines are reviewed with information as current as possible at the time of Consent.
OS70.1	Daniel	Pearl			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5 Subdivision Rules	Seek amendment	Smaller ~1000-4000sqm properties subdivided and built under the MVSP as Forest and Valley Clusters had lower minimum setbacks and higher allowable % coverage. Setbacks now extended to 15sqm under proposed RLE rules. This unfairly limits owners of existing smaller or narrow properties in the proposed RLE.	We propose that Plan 42 includes a specific exemption in the RLE to allow existing smaller properties subdivided under the previous MVSP Forest and Valley cluster rules to continue with their original setbacks and coverage limits.
OS70.2	Daniel	Pearl			Plan Change 42 - General Rural and Rural Lifestyle Environments	Seek amendment	Submitter proposes that TDC consult with WRC on the implications of on-site wastewater treatment continuing in the Mapara Valley after current consents expire and present the findings to property owners. Plan 42 to be amended to have TDC deal with any negative outcomes or impacts to property owners, environmental, financial, or otherwise which WRC may require.	We propose that TDC commission an expert report detailing the cumulative consequences of on-site wastewater treatment continuing indefinitely in the Mapara Valley against the Freshwater Quality Objectives.
OS70.3	Daniel	Pearl			Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.6 Impacts on infrastructure	Support	Under the Mapara Valley Structure Plan, TDC was planning to support safe alternatives to private cars such as walking, cycling and public transport, and minimizing demand for private vehicle travel; this aligns with reasoning on other planning activities. The Rural Lifestyle Plan no longer explicitly supports these goals for Mapara Valley residents.	We propose that the Plan 42 change include provision for upgrading all modes of transport in the Mapara Valley and connecting routes to town centre.
OS70.4	Daniel	Pearl			Plan Change 42 - General Rural and Rural Lifestyle Environments > Deletion of Appendix 3 – Mapara Valley Structure Plan and associated Environments	Seek amendment	If growth is going to increase in these areas due to relaxed subdivision rules and secondary dwellings, council needs to plan for the increases in infrastructure and services in these areas. While the strategy in the Mapara Valley Structure Plan (MVSP) may not have been perfect and development did not eventuate as planned, at least a strategic direction was provided, while this strategic direction is sorely lacking in the Plan Change 42 for the Rural Lifestyle Environment (RLE).	We propose that Plan 42 is further modified to include strategic provision of infrastructure to ensure TDC adequately provides for current and future growth in the Mapara Valley. The current text of Plan Change 42 does not provide for this.
OS70.5	Daniel	Pearl			Plan Change 42 - General Rural and Rural Lifestyle Environments > Deletion of Appendix 3 – Mapara Valley Structure Plan and associated Environments	Seek amendment	Submitter is concerned that development has been allowed to occur in the Mapara Valley since the Mapara Valley growth area was revoked in 2018. If Mapara Road is to continue to see further development even as a RLE; TDC would be irresponsible to have no strategy for adding services and infrastructure in the area.	We are unsure how to deal with this issue; we request that TDC provide a report of MVSP properties developed between the TD2050 in 2018 to present day and detail a strategy for adding services and infrastructure as part of the RLE.

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OS70.6	Daniel	Pearl			Plan Change 42 - General Rural and Rural Lifestyle Environments > Deletion of Appendix 3 – Mapara Valley Structure Plan and associated Environments	Seek amendment	The MVSP strived to eventually provide recreational and public spaces to the Mapara Valley. This will no longer be the case under RLE.	We request that if the RLE goes forwards that TDC supports DOC in maintaining the status quo for public access to the Whakaipo reserve as Mapara Valley residents rely heavily on this area for recreation, exercise, and dog walking.
OS70.7	Daniel	Pearl			Plan Change 42 - General Rural and Rural Lifestyle Environments > Deletion of Appendix 3 – Mapara Valley Structure Plan and associated Environments	Seek amendment	As evidenced above development may increase under RLE rules. Under the MVSP, infrastructure was to be provided as the area intensified, the rates collected by owners would eventually fund this. This is not the case with the RLE	If rates are to be kept the same, we ask that TDC water, wastewater, recycling, and other infrastructure services be extended to the Mapara Valley. If Mapara Valley residents will never receive TDC water, wastewater, recycling, and other infrastructure, we request that the RLE rate is reduced to compensate for this loss, as this lack of services results in direct costs to the property owner.
OS71.1	Kendall	Goode	Taupo District Council	Taupo District Council	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.6 Minimum building setbacks	Seek amendment	The 5m setback has been omitted from the Proposed Plan Change Minimum Building Setback Performance standards 4b.2.6 and should be included to ensure that foreshore areas continue to be managed in a way that does not allow for inappropriate development to occur.	<i>Add a vi. to 4b.2.6 Minimum building setbacks vi. 5m from the Foreshore Protection Area Boundary</i>
OS71.2	Kendall	Goode	Taupo District Council	Taupo District Council	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.4.7 Minimum building setbacks	Seek amendment	The 5m setback has been omitted from the Proposed Plan Change Minimum Building Setback Performance standard 4b.4.7 and should be included to ensure that foreshore areas continue to be managed in a way that does not allow for inappropriate development to occur.	<i>Add iv. to 4b.4.7 Minimum building setbacks iv. 5m from the Foreshore Protection Area Boundary</i>
OS72.1	William (Bill)	Chisholm		Recreational Backcountry Pilots Association (RBPA), Cessna 180/185 Club, Aircraft Owners and Pilots Association (AOPA) and Sports Aircraft Association (SAA)	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.13 Maximum Noise - Other	Seek amendment	This provision is unclear on how the operation of private and non profit recreational aircraft (excluding helicopters) apply. It needs to be spelt out that it is a permitted activity to use these aircraft in the rural zone. Noise effects of aircraft takeoffs and landings are transient and of very short duration. Therefore, the noise standards outlined in earlier sections should not apply.	Add to this section to read: Nothing in the foregoing Performance Standards shall apply to farm animals including working dogs, and to agricultural and forestry vehicles, private use of aircraft (excluding helicopters) , agricultural and forestry machinery or equipment...
OS72.2	William (Bill)	Chisholm		Recreational Backcountry Pilots Association (RBPA), Cessna 180/185 Club, Aircraft Owners and Pilots Association (AOPA) and Sports Aircraft Association (SAA)	Plan Change 42 - General Rural and Rural Lifestyle Environments	Support	The submitter support and wish to retain the status quo in relation to the use and enjoyment of private aircraft (excluding helicopters), with slight amendment.	All other Rules are supported providing they do not alter or impinge on the status quo as it relates to the use and enjoyment of recreational aircraft (excluding helicopters) in the Rural Zone. If this is not the case, then they are opposed.
OS73.1	Jan	Curtis			Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Oppose	Submitter states the property at 1160 is appropriate for Rural Lifestyle Environment as the surrounding blocks are proposed for rural lifestyle, the site is marginal for productive purposes, has low class soils, and currently has a forest cluster zoning under the Mapara Valley Structure Plan rules.	1160 Mapara Road, Acacia Bay site is removed from the Rural Environment zone and zoned Rural Lifestyle Environment.
OS73.2	Jan	Curtis			Plan Change 42 - General Rural and Rural Lifestyle Environments	Seek amendment	Rural Lifestyle Environment zone maps	Amend the Rural Lifestyle Environment Zone Map to include 1160 Mapara Road, Acacia Bay site, legal description: Section 19, Block II, Tuhingamata East, SD. SA50A/550 ("Site")
OS73.3	Jan	Curtis			Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.1 Maintain the character of the Rural Lifestyle Environment	Oppose	The Rural Lifestyle Environment enables subdivision and development of a particular character and scale. The objective to "maintain and protect" this from "incremental subdivision and development" contradicts the purpose of the zone.	Delete the objective and amend to read: "Maintain the character of the Rural Lifestyle Environment: <u>Subdivision and development is designed and implemented to maintain the character of the Rural Lifestyle Environment.</u> "

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OS73.4	Jan	Curtis			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.1 Subdivision - General Rural Environment	Seek amendment	Forcing persons wanting a rural lifestyle to select only either 10 hectares which is too large for most people and means in most cases 8 hectares of wasted land that was once productive as it is not farmed to any anywhere near previous capacity or to live in a very small defined rural lifestyle development areas highly restrictive. Cluster housing with Farming around it as per the MVSP is a much better solution allowing for highly controlled development with more extensive productive farming around the development and better environmental outcomes.	Add an item iii Discretionary cluster Development to encourage cluster type housing which is a better solution to achieve TDC strategic direction of preserve the productive potential of the land.
OS73.5	Jan	Curtis			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.1 Subdivision - General Rural Environment	Oppose	Limiting subdivisions to 'only' 10 hectares or more is not the best way to achieve the Objective 3b.2.1 'Primary production is enabled by protecting productive capability.	Oppose Item ii That any subdivision below 10 hectares in the Rural Zone is Noncomplying. Discretionary Development 4- 10 hectares should be retained .
OS73.6	Jan	Curtis			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.2 Subdivision - Rural Lifestyle Environment that adjoins the General Rural Environment	Seek amendment	In some circumstances, smaller lot sizes may be appropriate within the Rural Lifestyle Environment where this will not create reverse sensitivity effects on the General Rural zone and where this will maintain and protect the character of the rural lifestyle environment. There are merits in retaining the concept of a cluster development, particularly where the subject site is suitable for smaller lot development and which will retain or enhance the character of the Rural Lifestyle Environment.	Amend rule to include a restricted discretionary activity rule as follows (changes shown in underlined text): <u>iii. Subdivision resulting in lots that are between 5,000m2 and 4ha adjoining the General Rural Environment, where all lots are set back a minimum of 300m from the boundary of the General Rural Environment, is a restricted discretionary activity. Matters of discretion:</u> <u>a. The design and layout of the subdivision to ensure safe and efficient access onto existing and/or proposed roads, suitable building platforms to accommodate future complying buildings, and adequate management of stormwater.</u> <u>b. The identification of any natural hazards or contaminated sites and how these may affect the stability of the land and suitability of any future building sites, including any information provided by a suitably qualified person whose investigations are supplied with the subdivision application.</u> <u>c. Whether the desired environmental outcome with a consistent and appropriate standard of infrastructure is achieved such as through compliance with the Council's Development Guidelines</u> <u>d. The extent to which earthworks and vegetation removal is required to create vehicle tracks and building platforms.</u> <u>e. Any actual or potential effects on areas or features of cultural, historic, landscape or natural value as identified in the plan.</u> <u>f. the extent to which the design and layout of the subdivision maintains the character of the Rural Lifestyle Environment</u> <u>g. Any potential adverse effects from Natural Hazards, including flood inundation or erosion from the Districts' waterways and Lakes</u> Amend the discretionary rule to read: <u>ii. Subdivision resulting in lots that are smaller than 4 hectares adjoining the General Rural Environment where the boundary of the lots is within 300m of the General Rural Environment boundary is a discretionary activity</u>
OS73.7	Jan	Curtis			Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.9 Maintaining the established character	Seek amendment	Sites under approximately 100ha containing soil which has very low land use capability may not be suitable for primary production which is economically viable. Some limited development of such sites is appropriate in locations where all relevant services can be provided and appropriate transport links etc., are available. Add rules and methods which implement this policy.	Add a policy which recognises as appropriate, and enables, limited rural residential subdivision and development on sites with marginal or limited productive capacity (i.e., LUC 4 or higher) where the size of the lots constrain productive use. For example: "Enable limited rural residential subdivision and development on sites where the parent title has marginal or limited productive capacity" or similar wording to address the reasons for the submission.
OS73.8	Jan	Curtis			Plan Change 42 - General Rural and Rural Lifestyle Environments	Seek amendment	The proposed amendments and decision sought as detailed above may require further drafting amendments and/or the inclusion of additional policies and rules (including maps) to address the reasons for this submission. For the avoidance of doubt, this submission seeks such additional changes where necessary.	Consequential and/or other amendments which address the reasons for the submission set out in column 5 of this submission.
OS74.1	Steve	Hawkins			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.1 Subdivision - General Rural Environment	Oppose	The proposed changes to the rural chapter should be amended to reflect the obligations and requirements of the National Policy Statement for Highly Productive Land whereby only Class 1-3 land should be protected with a non-complying activity subdivision rule.	Amend Rule 4b.5.1 to make subdivision that results in lots smaller than 10ha a discretionary activity. Make any other consequential amendments to give effect to the relief above.

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OS74.2	Steve	Hawkins			Plan Change 42 - General Rural and Rural Lifestyle Environments	Oppose	Oppose the proposed amendments to the rural environment chapters on the basis that the provisions do not reflect Council's obligations under the National Policy Statement for Highly Protective Land. In this regard, the proposed non-complying subdivision rules should only relate to land comprising class 1 - 3 soils. For all other rural land a Discretionary Activity status should apply.	Amend the rural environment chapters to reflect the objectives and policies of the NPS-HPL.
OS74.3	Steve	Hawkins			Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Oppose	Oppose the General Rural Environment Zone on the site located at 387 Whakaroa Road to Rural Lifestyle Zone.	Amend the zone of the site located at 387 Whakaroa Road to Rural Lifestyle Zone. Site investigations have confirmed that the site is suitable for rural-lifestyle development
OS75.1	Duncan	Whyte		Tauhara Quarries Ltd	Plan Change 38 - Strategic Directions > 2.5 Strategic Direction 5 Significant and Local Infrastructure	Seek amendment	It is important to provide for the activities that are necessary to construct and maintain the infrastructure and broader development as well as for the infrastructure itself.	Amend to include an objective that recognises the strategic importance of producing aggregate to support significant and local infrastructure. e.g. <u>5. The importance of quarrying as a component of primary production that supports the construction and maintenance for development and infrastructure is recognised.</u>
OS75.2	Duncan	Whyte		Tauhara Quarries Ltd	Plan Change 38 - Strategic Directions > 2.5.3 Policy	Seek amendment	A change to the policy that recognises that there are other activities that are needed to support this nationally and regionally significant infrastructure.	Recognise the functional and operational needs associated with the use and development of nationally and regionally significant infrastructure, <u>including those activities which support them such as quarrying.</u>
OS75.3	Duncan	Whyte		Tauhara Quarries Ltd	Plan Change 38 - Strategic Directions > 2.5.3 Policy	Seek amendment	A change to the policy that recognises that there are other activities that are needed to support this nationally and regionally significant infrastructure that may also require protection from reverse sensitivity effects.	Amend. Subdivision, land use and development will not adversely affect (including reverse sensitivity effects) the effective and safe functioning of infrastructure, <u>including those activities which support them such as quarrying.</u>
OS75.4	Duncan	Whyte		Tauhara Quarries Ltd	Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Seek amendment	The National Planning Standards have a definition for rural industry that explicitly references primary production i.e. rural industry means an industry or business undertaken in a rural environment that directly supports, services, or is dependent on primary production. That could be an alternative to amending the definition of rural industry as well as adding the definition of primary production	Amend. Rural Industry – an activity that directly supports, services, or is dependent on primary production and has a locational need to be within the General Rural Environment (rather than an urban environment). These activities include, but are not limited to; forestry, agriculture, dairy farming, <u>quarrying activities</u> , and geothermal/electricity generation. Add: <u>primary production means:</u> <u>(a) any aquaculture, agricultural, pastoral, horticultural, mining, quarrying or forestry activities; and</u> <u>(b) includes initial processing, as an ancillary activity, of commodities that result from the listed activities in a);</u> <u>(c) includes any land and buildings used for the production of the commodities from a) and used for the initial processing of the commodities in b); but</u> <u>(d) excludes further processing of those commodities into a different product.</u>
OS75.5	Duncan	Whyte		Tauhara Quarries Ltd	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.1 Enable Primary Production	Support	This would be supported with the inclusion of a definition of primary production as above. It makes it clear that quarrying is a part of the productive capability of the rural land resource.	Retain.
OS75.6	Duncan	Whyte		Tauhara Quarries Ltd	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.3 Rural industry	Support	No change is necessary if the definition of rural industry is amended above, or the definition of the National Planning Standards is used in conjunction with adding a definition for primary production. It is important that quarrying activities are clearly enabled with this objective.	Retain.
OS75.7	Duncan	Whyte		Tauhara Quarries Ltd	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.5 Avoidance of reverse sensitivity	Support	Quarrying activities may be permitted or lawfully established through resource consent. It is important that reverse sensitivity effects are managed through this objective and related policy to provide guidance to neighbouring development in the Rural General Environment.	Retain.
OS75.8	Duncan	Whyte		Tauhara Quarries Ltd	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.13 Avoiding reverse sensitivity	Support	Quarrying activities may be permitted or lawfully established through resource consent. It is important that reverse sensitivity effects are managed through this policy to provide guidance to neighbouring development in the Rural General Environment.	Retain.
OS75.9	Duncan	Whyte		Tauhara Quarries Ltd	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.2 Avoid reverse sensitivity	Support	Quarrying activities may be permitted or lawfully established through resource consent. It is important that reverse sensitivity effects are managed through this policy to provide guidance to neighbouring development even though it may be located in the Rural General Environment.	Retain.
OS75.10	Duncan	Whyte		Tauhara Quarries Ltd	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.3 Commercial and industrial activities	Seek amendment	Aggregate resources may still be located in these areas so it is important that this objective supports the establishment of rural industry within the amended definition as above. An alternative may be to add reference to primary production provided that a definition is also included.	Amend. Objective 3b.3.3 Commercial and industrial <u>and rural industry</u> activities The establishment of commercial and industrial <u>and rural industry</u> activities that have no functional need to locate and are incompatible with the rural residential activities occurring within the Environment are avoided.

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OS75.11	Duncan	Whyte		Tauhara Quarries Ltd	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.3.9 Character of the Rural Lifestyle Environment	Seek amendment	This change assumes adoption of the primary production definition above. Rural productive activities is not defined in the plan. It is important that this allows for the full range of primary production activities that includes quarrying. Otherwise, an undefined term such as rural productive activities could lead to uncertainty when applying this policy.	Amend. Policy 3b.3.9 Character of the Rural Lifestyle Environment Manage the anticipated character of the Rural Lifestyle Environment as defined by: a) ... e) An environment which includes residential activities, rural productive <u>primary production</u> activities and home business activities. f)...
OS75.12	Duncan	Whyte		Tauhara Quarries Ltd	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.3.10 Lot sizes and setbacks for allotments adjoining the General Rural Environment	Seek amendment	This is a key mechanism to avoid reverse sensitivity effects on lawfully established activities either for primary production in the General Rural Environment or in the Rural Lifestyle Environment itself. The changes are necessary to clarify this as relevant to all primary production including quarrying	Amend. Policy 3b.3.10 Lot sizes and setbacks for allotments adjoining the Rural Lifestyle Environment Require larger lot sizes and greater building setbacks for allotments adjoining the General Rural Environment <u>or primary production activities in the Rural Lifestyle Environment</u> to manage reverse sensitivity.
OS76.1	Jeremy	Harding		Aggregate and Quarry Association	Plan Change 38 - Strategic Directions	Seek amendment	Due to unprecedented levels of construction and infrastructure development activity, there is growing demand for aggregate which is in short supply in many parts of New Zealand including the Taupo district. Aggregate is a locationally constrained resource. Quarrying can only occur where suitable aggregate resource exists.	We recommend the text, policies and objectives of the Strategic Directions Chapter be amended to recognise the strategic importance of aggregate.
OS76.2	Jeremy	Harding		Aggregate and Quarry Association	Plan Change 38 - Strategic Directions	Seek amendment	Submitter generally supports the new Strategic Directions Chapter as drafted in the plan change. The chapter provides an outline of the key strategic and significant resource management matters for the Taupo district. Many of the themes included in the chapter (e.g. urban form, climate change, and infrastructure) have a connection with aggregate and there is merit in acknowledging this in the district's strategic direction.	We recommend the text, policies and objectives of these three sections be amended to recognise the strategic importance of aggregate in each of them. It would be helpful if the chapter linked well to the rest of the plan so that these things had to be taken account of.
OS76.3	Jeremy	Harding		Aggregate and Quarry Association	Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Seek amendment	Submitter seeks use of National Planning Standards definitions.	In the General Rural & Rural Lifestyle Environments, we recommend the use of National Planning Standards definitions to avoid confusion. This is particularly around the area of rural industries and primary production as it relates to quarries.
OS76.4	Jeremy	Harding		Aggregate and Quarry Association	Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Seek amendment	The plan uses rural industry rather than 'Primary Production' which is part of the National Planning Standards. This definition of Primary Production includes quarrying. The National Planning Standards definitions of Earthworks, Primary Production, Quarry and Quarrying Activities are particularly important for the sector.	We recommend the use of National Planning Standards definitions to avoid confusion and potential duplication. This is particularly important around the area of rural industries and primary production as it relates to quarries.
OS76.5	Jeremy	Harding		Aggregate and Quarry Association	Plan Change 42 - General Rural and Rural Lifestyle Environments	Support	Submitter support the intent of the new chapter's provisions which seek to limit the scale of activities within these environments unless they have a locational need to be. This is a sensible approach, consistent with our views on aggregate provision as discussed earlier. Quarrying will usually be permitted or discretionary, subject to compliance with all performance standards.	Retain.
OS76.6	Jeremy	Harding		Aggregate and Quarry Association	Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Seek amendment	As the Rural Lifestyle Environments expand it is important that locations designated for these areas do not clash with areas of quarrying potential. The District Plan changes must not shut off access to potential aggregate resources.	Council planning must identify where the rock is located and protect those areas
OS76.7	Jeremy	Harding		Aggregate and Quarry Association	Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Support	As the Rural Lifestyle Environments expand, we agree it will be important that locations designated for these areas are appropriate.	It is particularly important for our sector that rural lifestyle areas do not clash with areas of quarrying potential.
OS77.1	Kirsteen	McDonald		E F Deadman Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Seek amendment	Submitter states the Kaiapo Road properties are appropriate for Rural Lifestyle environment due to proximity to low density residential, interest in development, small sizes of properties (1.24ha to 218 ha), proximity to town, easily managed visual effects and low LUC soil class.	Amend the proposed Rural Lifestyle map to include the properties along Kaiapo Road. The land subject to this submission is identified on the attached plan titles 'Proposed Extension of Lifestyle Zoning' drawing no. 2049-051. Please view full submission for map.
OS78.1	Dominic	Adams		Ballance Agri-Nutrients	Plan Change 42 - General Rural and Rural Lifestyle Environments > 3b.1 Introduction	Support	Ballance supports the intent of the introduction to highlight the need to ensure that the rural environment can continue to function effectively and not be impacted by reverse sensitivity effects.	Retain the introduction text.

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OS78.2	Dominic	Adams		Ballance Agri-Nutrients	Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Seek amendment	Ballance notes there is no current definition for Agricultural Aviation and seeks that a definition be added to allow it to be used in appropriate objectives, policies and rules so that this activity, which includes the temporary and seasonal use of rural airstrips.	Add a new definition: <u>Agricultural aviation means: the intermittent operation of an aircraft from a rural airstrip or helicopter landing area for primary production, biosecurity or biodiversity purposes. For clarity, aircraft includes fixed-wing airplanes, helicopters and unmanned aerial vehicles (UAV's).</u>
OS78.3	Dominic	Adams		Ballance Agri-Nutrients	Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Seek amendment	Ballance notes that the definition of Rural Industry is not as per the National Planning Standards definition and seeks that the definition is revised to align with the National Planning Standards.	Replace definition of Rural Industry with the NPS definition: <u>Rural Industry: means an industry or business undertaken in a rural environment that directly supports, services, or is dependent on primary production.</u>
OS78.4	Dominic	Adams		Ballance Agri-Nutrients	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.1 Enable Primary Production	Support	Ballance supports the protection of rural land resource and its productive capability.	Retain the objective.
OS78.5	Dominic	Adams		Ballance Agri-Nutrients	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.5 Avoidance of reverse sensitivity	Support	Ballance supports the protection of permitted and legally established activities from the effects of reverse sensitivity.	Retain the objective.
OS78.6	Dominic	Adams		Ballance Agri-Nutrients	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.9 Maintaining the established character	Support	Ballance supports the intent to maintain the established character of the rural environment and recognition that noise (such as from agricultural aviation) is an established part of the rural environment.	Retain the Policy.
OS78.7	Dominic	Adams		Ballance Agri-Nutrients	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.13 Maximum Noise - Other	Seek amendment	Ballance seeks to have agricultural aviation added to the list of activities that are exempt from the Performance Standard. Agricultural aviation is support activity for primary production and restrictions on the operations of agricultural aviation will have a direct impact on primary production within the district.	Revise the rule to include as shown below: <i>Nothing in the foregoing Performance Standards shall apply to farm animals including working dogs, and to agricultural and forestry vehicles, agricultural aircraft and support vehicles, agricultural and forestry machinery or equipment...</i>
OS79.1	Catriona	Eagles		Cheal Consultants	Plan Change 39 - Building Coverage - Residential Environment	Support	We support this change to building coverage as it brings TDC in light with other similar sized Councils and provides for additional housing within our Residential Environment, however note that permeability may need to be addressed with Residential Chapter review.	Retain
OS79.2	Catriona	Eagles		Cheal Consultants	Plan Change 40 - Taupo Town Centre Environment > 4g.1.10 Taupo Town Centre Environment Height Overlay	Seek amendment	Part i of this rule doesnt say anything. In conjunction with Rule 4g.1.9 is this saying that the height limit is now 3 storeys up to 16m. Why does it matter how many storeys if there is a 16m or 12m height limit.	Combine Rules 4g.1.9 and 4g.1.10 as follows 4g.1.9 Maximum Building Height The maximum height of any building shall be as follows: i. Total Maximum height of three (3) floors above ground level. except where provided by (ii) below: ii. The maximum height of any building shall be in accordance with the Taupo Town Centre Environment Height Overlays in the planning maps. 4g.1.10 Taupo Town Centre Environment Height Overlay i. Any building, or part of any building, located within the Taupo Town Centre Environment Height Overlays in the planning maps that exceeds a total height of (3) floors above ground level. iii. Any application arising from this rule shall not be limited or publicly notified
OS79.3	Catriona	Eagles		Cheal Consultants	Plan Change 40 - Taupo Town Centre Environment > 4g.1.12 Verandas	Support	Removing rules for verandahs on service lanes makes sense.	Retain.
OS79.4	Catriona	Eagles		Cheal Consultants	Plan Change 40 - Taupo Town Centre Environment > 4g.1.16 Verandas	Support	Removing rules for verandahs on service lanes makes sense.	Retain.
OS79.5	Catriona	Eagles		Cheal Consultants	Plan Change 40 - Taupo Town Centre Environment > 4g.2 Land Use Rules	Support	This change provides more flexibility for temporary activities, although this does provide for a temporary activity to exceed any performance standard (including noise and odour, loading and access) for a period of 2.5 weeks.	Consider the linkage to noise, odour and loading/parking for the extended period now proposed.
OS79.6	Catriona	Eagles		Cheal Consultants	Plan Change 40 - Taupo Town Centre Environment > 4g.4 Assessment Criteria	Seek amendment	The assessment criteria are suitable. in light of submission point on Rules 4g.1.9 & 4g.1.10 a slight amendment is proposed	Amend: NOTE: These matters are applicable to a breach of Rule 4g.1.10 <u>4g.1.9</u>

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OS79.7	Catriona	Eagles		Cheal Consultants	Plan Change 41 - Removal of Fault lines > Plan Change Provisions	Seek amendment	No fault line rules in the District Plan means that if owners are building a building which doesn't need resource consent, the identification of fault lines and setbacks is potentially only identified at PIM stage or via the Waikato hazard portal. This could be quite late in the process for this matter to be identified. If not in the District Plan, Council must be diligent in providing this information in LIMs and in PIMs, and on enquiry.	At a minimum there should still be reference in 'other information' to fault lines. An alternative could be a permitted activity rule to built near or on fault lines identified with the provision of a supportive geotechnical report. This rule would really reinforce the building act requirements and push everyone to the geotechnical report early.
OS79.8	Catriona	Eagles		Cheal Consultants	Plan Change 43 - Taupo Industrial Zone > 4h Taupo Industrial Environment and Centennial Industrial Environment	Seek amendment	The provision of additional industrially zoned land is excellent to support industrial growth. Map 2 provides for an area of Industrial land in close proximity to Residential zoned land. Neither the subdivisions rules or the assessment criteria address this. There are provisions relating to avoiding non-industrial activities within the Industrial Zone and existing policy 3t.2.6 requires consideration of this matter. Careful consideration is required to ensure that this policy is sufficient for this location and is reflected in a controlled activity subdivision	Ensure that the future interface of Map 2 industrial zone with Residential zone, and the amenity of the Eastern gateway to Taupo is considered at the time of subdivision in particular if a controlled activity subdivision is proposed. Identifying the land as Sensitive with specific assessment criteria could address this. Or the addition of assessment criteria in 4h.4.12.
OS79.9	Catriona	Eagles		Cheal Consultants	Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Seek amendment	An area in Kinloch Structure plan is included as rural lifestyle. Currently a 2nd dwelling requires consent, yet rural lifestyle allows minor dwelling. This appears to be a contradiction in rules.	Clarification of the area in Kinloch shown as proposed Rural Lifestyle as it relates to Rule 4a.4.4 and proposed minor dwelling rule is required
OS79.10	Catriona	Eagles		Cheal Consultants	Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Seek amendment	For Buildings for the Management of Farm Animals, an exemption for small buildings could be provided to provide for small scale buildings.	Buildings for the management of farmed animals - includes, but is not limited to, buildings used for accommodating livestock or farmed animals, either overnight or for a period during the day, and includes cow milking sheds, calf sheds, buildings used to house intensive farming activities, poultry farming buildings, feed pads, animal boarding facilities and stables. Buildings housing animals do not include a residential unit accommodating household pets such as cats and dogs <u>and do not include buildings less than 100m2.</u>
OS79.11	Catriona	Eagles		Cheal Consultants	Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Seek amendment	Rural Industry definition should also include rural contractors, equestrian, horticulture, home kill, forestry processors, except lawfully established industry, and the sale of rural produce on the site of production (to avoid confusion with the Commercial Activity rule). Expanding the definition of Rural Industry for greater clarity in particular regarding the retailing of primary produce at the location of production will further enable Rural Industry to function within the General Rural zone. We also note that 'Locational Need' is not defined, not in the District Plan and not in law. Functional need or Operational Need is defined in law and in National Planning Standards. We query what locational need is and suggest that functional or operational need would be better.	Rural Industry - an activity that directly supports, services, or is dependent on primary production and has a locational functional or operational need to be within the General Rural Environment (rather than an urban environment). These activities include, but are not limited to; forestry, agriculture, dairy farming and geothermal/electricity generation, <u>rural contractors, equestrian activities, horticulture, home kill, forestry processors, lawfully established industry, and the sale of rural produce on the site of production.</u>
OS79.12	Catriona	Eagles		Cheal Consultants	Plan Change 42 - General Rural and Rural Lifestyle Environments > 3 Objectives and Policies	Seek amendment	We seek a change in formatting of the O&Ps, a clear linkage policies to specific objectives provides greater clarity in policy framework which is the policy structure in the rest of the District Plan. Additionally we note the removal of assessment criteria. We value Assessment criteria not as a a limit to the issues to be considered but a finer direction of the issues. Where Restricted Discretionary activities are proposed, Assessment criteria are of course most necessary.	Amend to link policies to specific objectives, similar structure to current plan. Include broader assessment criteria for each rule.
OS79.13	Catriona	Eagles		Cheal Consultants	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.3 Rural industry	Seek amendment	Expanding the definition of Rural Industry for greater clarity in particular regarding the retailing of primary produce at the location of production will further enable Rural Industry to function within the General Rural zone. Functional need or Operational Need is defined in law and in National Planning Standards. We query what locational need is and suggest that functional or operational need would be better. Submitter questions how rural industry is enabled through the inclusion of rules that restrict indoor primary production and restrict commercial activities and restrict sale of primary produce.	Amend: Rural industry is enabled whilst general commercial and industrial activities not having a locational functional or operational need to be within the General Rural Environment, other than home-business, are avoided. Delete rules that limit vehicle movements for rural industry, delete rules that restrict indoor primary production and delete rules that restrict commercial activities and alter or delete rules that restrict sale of primary produce.

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OS79.14	Catriona	Eagles		Cheal Consultants	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.4 Other activities	Seek amendment	We support this policy however question how is visitor accommodation and tourism activities enabled by the proposed rule restricting commercial activity?	Delete Rule 4b.2.8
OS79.15	Catriona	Eagles		Cheal Consultants	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.6 Impacts on infrastructure	Seek amendment	Submitter seeks clarity on what impacts are to be managed and by whom (Council or applicant). Submitter also note that only a policy relating to vehicle movements is proposed but not other infrastructure so is it in fact roading infrastructure that is the key issue?	The impacts on <u>road</u> infrastructure arising from subdivision and development are managed <u>through the consent process</u> .
OS79.16	Catriona	Eagles		Cheal Consultants	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.7 Papakainga	Support	Greater provision for papakainga to provide whanau the ability to live on their whenua is supported.	Retain.
OS79.17	Catriona	Eagles		Cheal Consultants	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.9 Maintaining the established character	Seek amendment	Submitter notes, as does the District Plan that the Rural environment is one with significant industry and activity within it. In locations there is not infrequent vehicle movements, in some locations there are high site specific vehicle movements such as glasshouses, quarries, milk factories etc. And where roads are upgraded sufficiently this is appropriate. Maintaining the established rural character does not mean restricting vehicle movement and economic development for rural industry.	Maintain the established General Rural Environment character, as defined by: <ul style="list-style-type: none"> •... • Infrequent <u>variable (weekly and seasonally)</u> vehicle movements to and from a site •...
OS79.18	Catriona	Eagles		Cheal Consultants	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.11 Heavy vehicle movements	Seek amendment	To address perceived impacts from traffic on rural roads, this new policy and associated rule is proposed of 200evm/day. There is little evidence provided in the plan change s32 assessment which illustrates the impact of heavy vehicles on rural roads. The rule itself covers all vehicle movements not just heavy vehicle movements however the policy (Policy 3b.2.11) mentions only heavy vehicles.	Amend through the addition of assessment criteria for this rule
OS79.19	Catriona	Eagles		Cheal Consultants	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.1 Vehicle movements	Oppose	At a permitted level and when considering the policy framework of enabling Rural Industry, this is an unnecessary and bureaucratic restriction on operations, and requires assessment at a PIM on each building consent for rural industries. Many businesses do not track their vehicle movements to any degree and therefore the assessments may be flawed. Where operations are large as triggered by large buildings (thus requiring consent), consideration of this matter can be addressed in a resource consent as they currently are.	Delete or Amend infringement of this rule to a Restricted Discretionary Activity to be clear what the key issue is and what mitigation is expected.
OS79.20	Catriona	Eagles		Cheal Consultants	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.12 Minor residential unit	Support	This enables additional housing for the elderly or rangatahi or young families with less restriction that currently.	Retain.
OS79.21	Catriona	Eagles		Cheal Consultants	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.7 Minor residential units	Seek amendment	This enables additional housing for the elderly or rangatahi or young families with less restriction that currently.	Amend Is this rule A maximum of one minor residential unit per primary residential unit per allotment? Or A maximum of one minor residential unit per primary residential unit <u>permitted by Rule 4b.2.4 per allotment</u> ..
OS79.22	Catriona	Eagles		Cheal Consultants	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.14 Commercial and industrial activity	Oppose	Have seen little evidence to outline how much of a problem commercial activity in rural zone is? The policy and associated rule creates bureaucracy and problems with defining each activity. We note that these small rural retail activities provide a role in supporting rural communities by being gathering places for social connection, and provide alternative employment in rural areas. Unnecessary restriction on commercial operations limits the rural community from a range of business opportunities and fail to provide for rural communities needs.	delete
OS79.23	Catriona	Eagles		Cheal Consultants	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.16 Papakainga	Support	Provides for additional housing for Maori	Retain.
OS79.24	Catriona	Eagles		Cheal Consultants	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.17 Maori Cultural Activities	Support	Support the continuation of maori cultural activities as being provided for the General Rural environment.	Retain but clarify if Clause ii relates to all land management and uses.

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OS79.25	Catriona	Eagles		Cheal Consultants	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.1 Maintain the character of the Rural Lifestyle Environment	Seek amendment	Submitter seeks clarification that given the level of change to occur through the new areas of Rural Lifestyle zone, the character of this area can't be maintained. The development of the Rural Lifestyle Environment shall provide for low intensity rural activities and rural amenity.	Delete 3b.3.1 and replace with: <u>The development of the Rural Lifestyle Environment shall provide for low intensity rural activities and rural amenity associated with low intensity farming</u>
OS79.26	Catriona	Eagles		Cheal Consultants	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.2 Avoid reverse sensitivity	Seek amendment	We consider it important that the policy frameworks reflects the changing nature of this new zone.	Delete 3b.3.2 and replace with: <u>The Development of the Rural Lifestyle Environment shall avoid Adverse reverse sensitivity effects, including conflict with permitted and legally established activities in neighbouring Environments</u>
OS79.27	Catriona	Eagles		Cheal Consultants	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.3 Commercial and industrial activities	Seek amendment	Clarity is needed here for Rural industry associated commercial activities.	Amend this objective to provide greater clarity.
OS79.28	Catriona	Eagles		Cheal Consultants	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.5 Allotment sizes	Seek amendment	This objective needs to reflect the changing nature of this zone. This Objective currently reflects a future state not the change that will occur through the new Rural Lifestyle subdivision provisions.	Amend: That allotments are <u>developed maintained</u> at sizes to: •...
OS79.29	Catriona	Eagles		Cheal Consultants	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.6 Impacts on community infrastructure	Seek amendment	Submitter seeks clarification on how these impacts are managed.	The impacts on community infrastructure arising from subdivision and development are managed <u>through subdivision consents conditions and development contributions.</u>
OS79.30	Catriona	Eagles		Cheal Consultants	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.3.9 Character of the Rural Lifestyle Environment	Seek amendment	This policy should also reflect the provision of minor units.	Manage the anticipated character of the Rural Lifestyle Environment as defined by: •... • <u>The provision of minor units associated with primary dwellings</u>
OS79.31	Catriona	Eagles		Cheal Consultants	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.3.14 Maori Cultural Activities	Support	Submitter supports this provision but seeks clarity on Clause ii.	Clarity is needed with regard to Clause ii as to its the application of it to all land management and all land uses.
OS79.32	Catriona	Eagles		Cheal Consultants	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.5 Commercial and industrial activities, and home businesses,	Oppose	Submitter seeks clarity on whether rural industry can undertake commercial activities. Questions the scale of the problem. Notes that these small rural retail activities provide a role in supporting rural communities. The number of them are small and will likely continue to be small due to the small population supporting them. Unnecessary restriction on commercial operations limits the rural community from a range of business opportunities and fail to provide for rural communities needs.	Delete OR Make Rule 4b.1.5 and 4b.3.3 consistent in their assessment criteria.
OS79.33	Catriona	Eagles		Cheal Consultants	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.3.3 Home business, commercial, and retail activities	Seek amendment	Submitter states that there is little evidence provided that this is a significant effect on the rural zone and that the rule is not necessary.	Delete or amend 4b.3.3 Home business, commercial, and retail <u>industrial</u> activities • ... When considering activities under Rule 4b.3.3 Council restricts the exercise of its discretion to the following matters: • <u>The effect of the activity on the Rural Lifestyle Environment character, having regard to visual effects and lighting effects.</u> •... •... • <u>The effect of the activity on surrounding land uses and how these effects can be managed onsite and/or mitigated.</u> • <u>The hours of operation for the activity.</u> • <u>The proposed signage associated with the activity.</u>

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OS79.34	Catriona	Eagles		Cheal Consultants	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.10 Intensive indoor primary production and rural industry	Seek amendment	We suggest that complies with 4b.2.6 is also provided for else infringement of this rule for Rural Industry will fall to discretionary. Also the assessment criteria is repeated.	Amend 4b.1.10 Intensive indoor primary production and rural industry •An intensive indoor primary production or rural industry activity which complies with performance standards 4b.2.1, 4b.2.2, 4b.2.3 and 4b.2.5 <u>and 4b.2.6</u> is a permitted activity. •... The Council restricts the exercise of its discretion to the following matters: • <u>The daily vehicle movements expected to and from the allotment.</u> • <u>The effect of the activity on the rural character of the area, having regard to visual effects and lighting effects.</u> • <u>The effect of the activity on surrounding land uses and how these effects can be managed onsite and/or mitigated.</u> • <u>The hours of operation for the activity.</u> • <u>The proposed signage associated with the activity.</u> The Council restricts the exercise of its discretion to the following matters: •The effect of the activity on the rural character of the area, having regard to visual effects and lighting effects. •The effect of the activity on surrounding land uses and how these effects can be managed onsite and/or mitigated. •The hours of operation for the activity. •The proposed signage associated with the activity.
OS79.35	Catriona	Eagles		Cheal Consultants	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.2 Maximum building coverage	Support	Support greater provision for rural industry.	Retain.
OS79.36	Catriona	Eagles		Cheal Consultants	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.3 Maximum building size	Support	Support greater provision for rural industry.	Retain.
OS79.37	Catriona	Eagles		Cheal Consultants	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.5 Maximum building height	Support	Support greater flexibility for rural industry.	Retain.
OS79.38	Catriona	Eagles		Cheal Consultants	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.6 Minimum building setbacks	Seek amendment	The setback rule for other buildings to the front and other boundaries is not clear. Additionally the infringement of this rule on its own should be restricted discretionary.	Amend proposed rule 4b.2.6 with (i) 30 metre setback for dwellings and minor residential units <u>and other buildings</u> from the front boundary. (ii) 15 metres setback <u>for dwellings, and minor residential units and other buildings</u> from all other boundaries. And Amend to include <u>4b.1.11 Building setback</u> <u>Infringement of Rule 4b.2.6 is a restricted discretionary activity</u>
OS79.39	Catriona	Eagles		Cheal Consultants	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.6 Minimum building setbacks	Seek amendment	The Rule 4b.2.6(iv) building for management of farmed animals to be setback 200m is unnecessarily restrictive. This rule will capture kennels, calf sheds, milking sheds, stables. As well as the larger buildings, this rule will capture too many smaller buildings (such as dog kennels for 4+ dogs), stables for 1+ horses. It will also impacts on the ability to provide new buildings alongside existing infrastructure unnecessarily. This rule will increase the cost of providing farm buildings such as milking sheds and calf sheds due to increased distances for roading and power, 200m is a significant distance from the road to reticulate power and provide roading.	Either a.delete the rule or b. provide an exemption for buildings of 100m2 in the definition , and provide an exemption such buildings located along side existing buildings or c. reduce the distance to 30m from all other boundaries, or d. (i) reduce the distance to 30m from all other boundaries adjoining General Rural and (ii) 50m from boundaries adjoining Rural Lifestyle
OS79.40	Catriona	Eagles		Cheal Consultants	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.7 Minor residential units	Seek amendment	Rule 4b.2.7 and Rule 4b.4.5 should be consistent	4b.2.7 Minor residential units A maximum of one minor residential unit per primary residential unit per allotment. All minor residential or accommodation activity units shall: Be no larger than 100m2 in size <u>(inclusive of garaging)</u>
OS79.41	Catriona	Eagles		Cheal Consultants	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.2 Minor residential units	Seek amendment	Assessment criteria should be consistent between Rule 4b.1.2 and Rule 4b.3.2.	Amend to ensure consistency.

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OS79.42	Catriona	Eagles		Cheal Consultants	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.3.2 Minor residential units	Seek amendment	Assessment criteria should be consistent between Rule 4b.1.2 and Rule 4b.3.2.	When considering activities under Rule 4b.3.2 Council restricts the exercise of its discretion to the following matters: <ul style="list-style-type: none"> •... •<u>The proximity between the primary residential unit and the minor residential unit.</u> •<u>Proposed methods for the avoidance, remedying or mitigation of potential adverse effects, and the degree to which they would be successful</u> •<u>The likelihood of future subdivision which results in the minor residential unit being on a separate allotment to the primary residential unit.</u>
OS79.43	Catriona	Eagles		Cheal Consultants	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.8 Commercial and industrial activities, and home businesses	Seek amendment	There is little evidence provided that this is a significant effect on the rural zone and that the rule is not necessary.	Amendment sought is either to delete this rule or increase the area. Additionally Rural Industry should be exempt from limitation for retail.
OS79.44	Catriona	Eagles		Cheal Consultants	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1 General Rules - General Rural Environment	Seek amendment	Submitter seeks greater inclusion in the district plan of the exclusion of limited notification on appropriate rules in particular that most Restricted discretionary activities are precluded from limited notification given the limited scope of effects, thus increasing certainty on limited notification for applicants on such rules.	Greater inclusion in the district plan of the exclusion of limited notification on appropriate rules
OS79.45	Catriona	Eagles		Cheal Consultants	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.3.7 High voltage transmission lines	Seek amendment	Remove the second set of assessment criteria as being unrelated	Delete second set of assessment criteria. <ul style="list-style-type: none"> •The Council restricts the exercise of its discretion to the following matters: •The effect of the activity on the rural character of the area, having regard to visual effects and lighting effects. •The effect of the activity on surrounding land uses and how these effects can be managed onsite and/or mitigated. •The hours of operation for the activity. •The proposed signage associated with the activity.
OS79.46	Catriona	Eagles		Cheal Consultants	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.4.1 Vehicle movements	Oppose	At a permitted level and when considering the policy framework of enabling Rural Industry, this is an unnecessary and bureaucratic restriction on operations, and requires assessment at a PIM on each building consent for rural industries. Many businesses do not track their vehicle movements to any degree and therefore the assessments may be flawed. Where operations are large as triggered by large buildings (thus requiring consent), consideration of this matter can be addressed in a resource consent as they currently are.	Delete or Amend infringement of this rule to a Restricted Discretionary Activity to be clear what the key issue is and what mitigation is expected.
OS79.47	Catriona	Eagles		Cheal Consultants	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.4.2 Maximum building coverage	Support	Support greater flexibility for buildings.	Retain.
OS79.48	Catriona	Eagles		Cheal Consultants	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.4.3 Maximum building size	Support	Support greater flexibility for buildings.	Retain.
OS79.49	Catriona	Eagles		Cheal Consultants	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.4.4 Maximum density of residential units	Seek amendment	Submitter seeks clarification how this relates to Areas x & y.	Seek clarification how this relates to Areas x & y.
OS79.50	Catriona	Eagles		Cheal Consultants	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.4.5 Minor residential units	Support	Rule 4b.2.7 and Rule 4b.4.5 should be consistent.	Make Rule 4b.2.7 and Rule 4b.4.5 consistent.
OS79.51	Catriona	Eagles		Cheal Consultants	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.4.7 Minimum building setbacks	Seek amendment	Clarify rules for other buildings.	Amend: (i) 30 metre setback for dwellings and minor residential units <u>and other buildings</u> from the front boundary. (ii) 15 metres setback for <u>dwellings, and minor residential units and other buildings</u> from all other boundaries <u>except as restricted by clause iii.</u>

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Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS79.52	Catriona	Eagles		Cheal Consultants	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.4.9 Home business, commercial, and retail activities	Oppose	Submit that there is little evidence provided that this is a significant effect on the rural zone and that the rule is not necessary.	Amendment sought is either to delete this rule or increase the area. Additionally Rural Industry should be exempt from limitation for retail. This rule also covers commercial and industrial and home business however Rule 4b.2.2 covers commercial homes business and retail. 4b.4.9 Home business, commercial, and industry retail activities • Any indoor or outdoor space used for a home business, commercial or retail industry purposes, shall be less than 100m ² in gross floor area for indoor activities, or 100m ² of land area for outdoor activities. •...
OS79.53	Catriona	Eagles		Cheal Consultants	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5 Subdivision Rules	Seek amendment	Under Rule 4b.5.2 and 4b.5.3 a 1.95ha lot inside the Rural Lifestyle zone will be a Non-complying activity however a 1.95ha lot adjoining the Rural zone would be a discretionary activity.	Amend to ensure consistency.
OS79.54	Catriona	Eagles		Cheal Consultants	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.2 Subdivision - Rural Lifestyle Environment that adjoins the General Rural Environment	Seek amendment	Under Rule 4b.5.2 and 4b.5.3 a 1.95ha lot internal to ie inside the Rural Lifestyle zone will be a Non-complying activity however a 1.95ha lot adjoining the Rural zone would be a discretionary activity – this appears inconsistent and requires amendment.	4b.5.2 Subdivision - Rural Lifestyle Environment that adjoins the General Rural Environment... Subdivision resulting in lots that are smaller than 4 hectares adjoining the General Rural Environment is a discretionary non-complying activity.
OS79.55	Catriona	Eagles		Cheal Consultants	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.3 Subdivision - Rural Lifestyle Environment that does not adjoin the General Rural Environment	Seek amendment	Under Rule 4b.5.2 and 4b.5.3 a 1.95ha lot inside the Rural Lifestyle zone will be a Non-complying activity however a 1.95ha lot adjoining the Rural zone would be a discretionary activity – this appears inconsistent and requires amendment. There is a lack of clarity regarding the inclusive of fault lines and 'adequate' management of stormwater. Is this adequate with regard to quantum mgmt or quality management? In regard to WRC guidelines yet the rural context this requires clarification.	Amend as follows 4b.5.3 Subdivision - Rural Lifestyle Environment that does not adjoin the General Rural Environment •.... •Subdivision resulting in lots that are smaller than 2 hectares that do not adjoin the General Rural Environment is a non-complying discretionary activity. For the purposes of Rules 4b.5.1.i, 4b.5.2.i and 4b.5.3.i the matters over which the Council reserves control for the purpose of assessment are:... d. Any potential adverse effects from Natural Hazards, including flood inundation or erosion from the District's waterways and Lakes, <u>and fault lines</u> ...
OS79.56	Catriona	Eagles		Cheal Consultants	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.5 Subdivision resulting in a new public road, or extension of existing public road	Seek amendment	Assessment criteria does not address the consideration of connectivity or alternative modes of transport.	4b.5.5 Subdivision resulting in a new public road, or extension of existing public road The Council restricts the exercise of its discretion to the following matters: a... b.The impact of the resulting development on the ability of the roading networks to safely and sustainably operate and service the new development including the need for connectivity to adjoining land and other roads and the facilitation of multimodal transport ; ...
OS79.57	Catriona	Eagles		Cheal Consultants	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.6 Subdivision - Other	Seek amendment	Rules in Areas X& Y are inconsistent with the Gen Rural rules.	Update Rules in Rule 4b.5.6 to be more consistent with General Rural subdivision rules.
OS79.58	Catriona	Eagles		Cheal Consultants	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.9 Subdivision - More than 12 allotments	Seek amendment	There are no related policies for this rule. Additionally there are no assessment criteria for this rule. Some guidance is needed to confirm key matters of consideration. Granted under this rule in the current district plan, there are many rural subdivisions granted for more than 12 users on a private road where it is now known there is difficulty with the ongoing maintenance and ownership structure of these private roads. There is little/no guidance in the proposed plan regarding adequacy of formation, adequacy of legal arrangements for the private road maintenance, the consideration for connectivity or future connectivity or the provision of multi modal considerations ie public pedestrian access or cycleways. Such guidance would assist Council and Developers alike.	Amend to include assessment criteria or provide policy direction similarly. 4b.5.9Subdivision - More than 12 allotments Any subdivision of land where more than twelve (12) allotments share a single common access in the General Rural Environment or Rural Lifestyle Environment is a discretionary activity. <u>Assessment Criteria</u> <u>1. Adequacy of road legal and formed width</u> <u>2. Adequacy of legal arrangements for the private road maintenance,</u> <u>3. the consideration for connectivity or future connectivity</u> <u>4. the provision of multi modal considerations ie public pedestrian access or public cycleways including easements .</u> -
OS80.1	Lars	Carlton		Sunny Ridge Farm GP Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Oppose	Submitter seeks an additional property be added to Rural Lifestyle.	1182 Mapara Road, Acacia Bay site is removed from the Rural Environment zone and zoned Rural Lifestyle Environment as per submission point below.
OS80.2	Lars	Carlton		Sunny Ridge Farm GP Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Seek amendment	Submitter states the property at 1182 is appropriate for Rural Lifestyle Environment as the surrounding blocks are proposed for rural lifestyle, the site is marginal for productive purposes, has low class soils, and currently has a forest cluster zoning under the Mapara Valley Structure Plan rules.	Amend the Rural Lifestyle Environment Zone Map to include 1182 Mapara Road, Acacia Bay site.

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OS80.3	Lars	Carlton		Sunny Ridge Farm GP Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > 3b.1 Introduction	Oppose	The Rural Lifestyle Environment enables subdivision and development of a particular character and scale. The objective to “maintain and protect” this from “incremental subdivision and development” contradicts the purpose of the zone.	Delete the objective and amend the objective to read: “Maintain the character of the Rural Lifestyle Environment: <u>Subdivision and development is designed and implemented to maintain the character of the Rural Lifestyle Environment.</u> ”
OS80.4	Lars	Carlton		Sunny Ridge Farm GP Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.4.5 Minor residential units	Seek amendment	20 m is a very small distance away for the primary residence. A distance of 40 m from the primary residence would be more appropriate.	Amend to allow greater distance, for example 40m, from primary residence.
OS80.5	Lars	Carlton		Sunny Ridge Farm GP Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.1 Subdivision - General Rural Environment	Seek amendment	Limiting subdivisions to ‘only’ 10 hectares or more is not the most appropriate method to achieve the Objective 3b.2.1 ‘primary production is enabled by protecting productive capability.	Amend. Add an item iii: <u>Discretionary cluster Development to encourage cluster type housing which is a better solution to achieve TDC strategic direction of preserve the productive potential of the land.</u>
OS80.6	Lars	Carlton		Sunny Ridge Farm GP Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.1 Subdivision - General Rural Environment	Oppose	Forcing persons wanting a rural lifestyle to select only either 10 hectares which is too large for most people and means in wasted land. It is a better answer for allowing controlled development and protecting productive land capacity to meet the demand with the more desirable 4-hectare size lots than force everyone to carve productive land into 10 hectare lots.	Oppose Item ii That any subdivision below 10 hectares in the Rural Zone is Non-complying. Discretionary Development 4- 10 hectares should be retained.
OS80.7	Lars	Carlton		Sunny Ridge Farm GP Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.2 Subdivision - Rural Lifestyle Environment that adjoins the General Rural Environment	Seek amendment	In some circumstances, smaller lot sizes may be appropriate within the Rural Lifestyle Environment where this will not create reverse sensitivity effects on the General Rural zone and where this will maintain and protect the character of the rural lifestyle environment. There are merits in retaining the concept of a cluster development, particularly where the subject site is suitable for smaller lot development and which will retain or enhance the character of the Rural Lifestyle Environment.	Amend the rule to include a restricted discretionary activity rule as follows (changes shown in underlined text): <u>iii. Subdivision resulting in lots that are between 5,000m2 and 4ha adjoining the General Rural Environment, where all lots are set back a minimum of 300m from the boundary of the General Rural Environment, is a restricted discretionary activity.</u> <u>Matters of discretion:</u> <u>a. The design and layout of the subdivision to ensure safe and efficient access onto existing and/or proposed roads, suitable building platforms to accommodate future complying buildings, and adequate management of stormwater.</u> <u>b. The identification of any natural hazards or contaminated sites and how these may affect the stability of the land and suitability of any future building sites, including any information provided by a suitably qualified person whose investigations are supplied with the subdivision application.</u> <u>c. Whether the desired environmental outcome with a consistent and appropriate standard of infrastructure is achieved such as through compliance with the Council’s Development Guidelines</u> <u>d. The extent to which earthworks and vegetation removal is required to create vehicle tracks and building platforms.</u> <u>e. Any actual or potential effects on areas or features of cultural, historic, landscape or natural value as identified in the plan.</u> <u>f. the extent to which the design and layout of the subdivision maintains the character of the Rural Lifestyle Environment</u> <u>g. Any potential adverse effects from Natural Hazards, including flood inundation or erosion from the Districts’ waterways and Lakes</u> Amend the discretionary rule to read: ii. Subdivision resulting in lots that are smaller than 4 hectares adjoining the General Rural Environment <u>where the boundary of the lots is within 300m of the General Rural Environment boundary</u> is a discretionary activity
OS80.8	Lars	Carlton		Sunny Ridge Farm GP Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.9 Maintaining the established character	Seek amendment	Sites under approximately 100ha containing soil which has very low land use capability may not be suitable for primary production which is economically viable. Some limited development of such sites is appropriate in locations where all relevant services can be provided and appropriate transport links etc., are available.	Add a policy which recognises as appropriate, and enables, limited rural residential subdivision and development on sites with marginal or limited productive capacity (i.e., LUC 4 or higher) where the size of the lots constrain productive use. For example: “ <u>Enable limited rural residential subdivision and development on sites where the parent title has marginal or limited productive capacity</u> ” or similar wording to address the reasons for the submission.
OS80.9	Lars	Carlton		Sunny Ridge Farm GP Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments	Seek amendment	The proposed amendments and decision sought as detailed above may require further drafting amendments and/or the inclusion of additional policies and rules (including maps) to address the reasons for this submission. For the avoidance of doubt, this submission seeks such additional changes where necessary.	Consequential and/or other amendments which address the reasons for the submission set out in column 5 of this submission.

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OS81.1	Timothy	Carlton		No	Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Oppose	Submitter seeks additional property be added to Rural Lifestyle Environment.	1182 Mapara Road is removed from the Rural Environment zone and zoned Rural Lifestyle Environment.
OS81.2	Timothy	Carlton		No	Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Seek amendment	Submitter states the property at 1182 is appropriate for Rural Lifestyle Environment as the surrounding blocks are proposed for rural lifestyle, the site is marginal for productive purposes, has low class soils, and currently has a forest cluster zoning under the Mapara Valley Structure Plan rules.	Amend the Rural Lifestyle Environment Zone Map to include 1182 Mapara Road, Acacia Bay.
OS81.3	Timothy	Carlton		No	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.1 Maintain the character of the Rural Lifestyle Environment	Oppose	The Rural Lifestyle Environment enables subdivision and development of a particular character and scale. The objective to "maintain and protect" this from "incremental subdivision and development" contradicts the purpose of the zone.	Delete the objective and amend the objective to read: "Maintain the character of the Rural Lifestyle Environment: <u>Subdivision and development is designed and implemented to maintain the character of the Rural Lifestyle Environment.</u> "
OS81.4	Timothy	Carlton		No	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.4.5 Minor residential units	Seek amendment	20 m is a very small distance away for the primary residence. A distance of 40 m from the primary residence would be more appropriate.	Amend to allow greater distance from primary residence (for example 40 m).
OS81.5	Timothy	Carlton		No	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.1 Subdivision - General Rural Environment	Seek amendment	Limiting subdivisions to 'only' 10 hectares or more is not the most appropriate method to achieve the Objective 3b.2.1 'primary production is enabled by protecting productive capability.	Amend. Add an item iii: Discretionary cluster Development to encourage cluster type housing which is a better solution to achieve TDC strategic direction of preserve the productive potential of the land.
OS81.6	Timothy	Carlton		No	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.1 Subdivision - General Rural Environment	Oppose	Forcing persons wanting a rural lifestyle to select only either 10 hectares which is too large for most people and means in wasted land. It is a better answer for allowing controlled development and protecting productive land capacity to meet the demand with the more desirable 4-hectare size lots than force everyone to carve productive land into 10 hectare lots.	Oppose Item ii: That any subdivision below 10 hectares in the Rural Zone is Non-complying. Discretionary Development 4- 10 hectares should be retained.
OS81.7	Timothy	Carlton		No	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.2 Subdivision - Rural Lifestyle Environment that adjoins the General Rural Environment	Seek amendment	In some circumstances, smaller lot sizes may be appropriate within the Rural Lifestyle Environment where this will not create reverse sensitivity effects on the General Rural zone and where this will maintain and protect the character of the rural lifestyle environment. There are merits in retaining the concept of a cluster development, particularly where the subject site is suitable for smaller lot development and which will retain or enhance the character of the Rural Lifestyle Environment.	Amend the rule to include a restricted discretionary activity rule as follows (changes shown in underlined text): iii. Subdivision resulting in lots that are between 5,000m ² and 4ha adjoining the General Rural Environment, where all lots are set back a minimum of 300m from the boundary of the General Rural Environment, is <u>a restricted discretionary activity.</u> <u>Matters of discretion:</u> <u>a. The design and layout of the subdivision to ensure safe and efficient access onto existing and/or proposed roads, suitable building platforms to accommodate future complying buildings, and adequate management of stormwater.</u> <u>b. The identification of any natural hazards or contaminated sites and how these may affect the stability of the land and suitability of any future building sites, including any information provided by a suitably qualified person whose investigations are supplied with the subdivision application.</u> <u>c. Whether the desired environmental outcome with a consistent and appropriate standard of infrastructure is achieved such as through compliance with the Council's Development Guidelines</u> <u>d. The extent to which earthworks and vegetation removal is required to create vehicle tracks and building platforms.</u> <u>e. Any actual or potential effects on areas or features of cultural, historic, landscape or natural value as identified in the plan.</u> <u>f. the extent to which the design and layout of the subdivision maintains the character of the Rural Lifestyle Environment</u> <u>g. Any potential adverse effects from Natural Hazards, including flood inundation or erosion from the Districts' waterways and Lakes</u> Amend the discretionary rule to read: ii. Subdivision resulting in lots that are smaller than 4 hectares adjoining the General Rural Environment <u>where the boundary of the lots is within 300m of the General Rural Environment boundary</u> is a discretionary activity

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OS81.8	Timothy	Carlton		No	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.9 Maintaining the established character	Seek amendment	Sites under approximately 100ha containing soil which has very low land use capability may not be suitable for primary production which is economically viable. Some limited development of such sites is appropriate in locations where all relevant services can be provided and appropriate transport links etc., are available.	Add a policy and corresponding rules which recognises as appropriate, and enables, limited rural residential subdivision and development on sites with marginal or limited productive capacity (i.e., LUC 4 or higher) where the size of the lots constrain productive use. For example: "Enable limited rural residential subdivision and development on sites where the parent title has marginal or limited productive capacity" or similar wording to address the reasons for the submission.
OS81.9	Timothy	Carlton		No	Plan Change 42 - General Rural and Rural Lifestyle Environments	Seek amendment	The proposed amendments and decision sought as detailed above may require further drafting amendments and/or the inclusion of additional policies and rules (including maps) to address the reasons for this submission. For the avoidance of doubt, this submission seeks such additional changes where necessary.	Consequential and/or other amendments which address the reasons for the submission set out in column 5 of this submission.
OS82.1	Geoff	Carlton			Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Oppose	Submitter seeks an additional property be added to the Rural Lifestyle Environment.	1160 Mapara Road, Acacia Bay site, is removed from the Rural Environment zone and zoned Rural Lifestyle Environment.
OS82.2	Geoff	Carlton			Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Seek amendment	Submitter states the property at 1160 is appropriate for Rural Lifestyle Environment as the surrounding blocks are proposed for rural lifestyle, the site is marginal for productive purposes, has low class soils, and currently has a forest cluster zoning under the Mapara Valley Structure Plan rules.	Amend the Rural Lifestyle Environment Zone Map to include 1160 Mapara Road, Acacia Bay.
OS82.3	Geoff	Carlton			Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.1 Maintain the character of the Rural Lifestyle Environment	Oppose	The Rural Lifestyle Environment enables subdivision and development of a particular character and scale. The objective to "maintain and protect" this from "incremental subdivision and development" contradicts the purpose of the zone.	Delete the objective In the alternative, amend the objective to read: "Maintain the character of the Rural Lifestyle Environment: <u>Subdivision and development is designed and implemented to maintain the character of the Rural Lifestyle Environment.</u> "
OS82.4	Geoff	Carlton			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.4.5 Minor residential units	Seek amendment	20 m is a very small distance away for the primary residence. A distance of 40 m from the primary residence would be more appropriate.	Amend to allow greater distance from primary residence (eg 40m).
OS82.5	Geoff	Carlton			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.1 Subdivision - General Rural Environment	Seek amendment	Limiting subdivisions to 'only' 10 hectares or more is not the most appropriate method to achieve the Objective 3b.2.1 'primary production is enabled by protecting productive capability.	Amend. Add an item iii. Discretionary cluster Development to encourage cluster type housing which is a better solution to achieve TDC strategic direction of preserve the productive potential of the land.
OS82.6	Geoff	Carlton			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.1 Subdivision - General Rural Environment	Oppose	Forcing persons wanting a rural lifestyle to select only either 10 hectares which is too large for most people and means in wasted land. It is a better answer for allowing controlled development and protecting productive land capacity to meet the demand with the more desirable 4-hectare size lots than force everyone to carve productive land into 10 hectare lots.	Oppose Item ii: That any subdivision below 10 hectares in the Rural Zone is Non complying. Discretionary Development 4- 10 hectares should be retained.

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Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS82.7	Geoff	Carlton			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.2 Subdivision - Rural Lifestyle Environment that adjoins the General Rural Environment	Seek amendment	There are merits in retaining the concept of a cluster development, particularly where the subject site is suitable for smaller lot development and which will retain or enhance the character of the Rural Lifestyle Environment.	Amend the rule to include a restricted discretionary activity rule as follows (changes shown in underlined text): <u>iii. Subdivision resulting in lots that are between 5,000m2 and 4ha adjoining the General Rural Environment, where all lots are set back a minimum of 300m from the boundary of the General Rural Environment, is a restricted discretionary activity.</u> <u>Matters of discretion:</u> <u>a. The design and layout of the subdivision to ensure safe and efficient access onto existing and/or proposed roads, suitable building platforms to accommodate future complying buildings, and adequate management of stormwater.</u> <u>b. The identification of any natural hazards or contaminated sites and how these may affect the stability of the land and suitability of any future building sites, including any information provided by a suitably qualified person whose investigations are supplied with the subdivision application.</u> <u>c. Whether the desired environmental outcome with a consistent and appropriate standard of infrastructure is achieved such as through compliance with the Council's Development Guidelines</u> <u>d. The extent to which earthworks and vegetation removal is required to create vehicle tracks and building platforms.</u> <u>e. Any actual or potential effects on areas or features of cultural, historic, landscape or natural value as identified in the plan.</u> <u>f. the extent to which the design and layout of the subdivision maintains the character of the Rural Lifestyle Environment</u> <u>g. Any potential adverse effects from Natural Hazards, including flood inundation or erosion from the Districts' waterways and Lakes</u> Amend the discretionary rule to read: ii. Subdivision resulting in lots that are smaller than 4 hectares adjoining the General Rural Environment where the boundary of the lots is within 300m of the General Rural Environment boundary is a discretionary activity
OS82.8	Geoff	Carlton			Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.9 Maintaining the established character	Seek amendment	Sites under approximately 100ha containing soil which has very low land use capability may not be suitable for primary production which is economically viable. Some limited development of such sites is appropriate in locations where all relevant services can be provided and appropriate transport links etc., are available.	Add a policy and corresponding rules which recognises as appropriate, and enables, limited rural residential subdivision and development on sites with marginal or limited productive capacity (i.e., LUC 4 or higher) where the size of the lots constrain productive use. For example: "Enable limited rural residential subdivision and development on sites where the parent title has marginal or limited productive capacity" or similar wording to address the reasons for the submission.
OS82.9	Geoff	Carlton			Plan Change 42 - General Rural and Rural Lifestyle Environments	Seek amendment	The proposed amendments and decision sought as detailed above may require further drafting amendments and/or the inclusion of additional policies and rules (including maps) to address the reasons for this submission. For the avoidance of doubt, this submission seeks such additional changes where necessary.	Consequential and/or other amendments which address the reasons for the submission set out in column 5 of this submission.
OS83.1	Penelope	Aston			Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Seek amendment	Farm working dogs are not housed in "animal boarding facilities". "Animal Boarding Facilities" should be specifically defined as dog boarding kennels and boarding catteries. Farm working dogs are an integral work tool of a farming operation and are housed near the farm buildings / main home.	Clarity is sought in the following definition "Buildings for the management of farmed animals – and the inclusion of animal boarding facilities and stables . Working dogs to be excluded from the "animal boarding facilities" definition. Stables should be removed and amended to read Horse Stud and equestrian centre facilities
OS83.2	Penelope	Aston			Plan Change 42 - General Rural and Rural Lifestyle Environments > 3b.1 Introduction	Support	Agree it is important that "other" activities do not affect the ability of the general rural environment to function effectively and that it is also important to acknowledge that existing, lawfully established activities in the Rural Environment are able to continue to operating and that activities that choose to locate in close proximity to these activities are aware of the effect they can generate, etc....	Retain.
OS83.3	Penelope	Aston			Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.9 Maintaining the established character	Seek amendment	To enable a practical and efficient operation of the permitted activity conducted at the site / property.	Large open spaces between built structures WHERE PRACTICAL - Allow for closer proximity of built structures where necessary for the proper functioning of the relevant activity at that property

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OS83.4	Penelope	Aston			Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.9 Maintaining the established character	Oppose	Does not allow for seasonal nature of activities conducted in Rural Environments where more frequent vehicle movements at certain times of the year may occur.	Delete - Infrequent vehicle movements to and from a site
OS83.5	Penelope	Aston			Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.12 Minor residential unit	Oppose	Enable advantage of rural living, namely, outlook, privacy and peaceful enjoyment of both residences.	Enable minor dwellings to be located in a manner which ensures sufficient distance from the main house to ensure not only outlook and privacy but also impact of household noise on each dwelling if they are in too close proximity to each other.
OS83.6	Penelope	Aston			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.6 Minimum building setbacks	Oppose	The proposed provisions make no practical allowance for the irregular shapes, topography, power requirements, water supply, etc of an allotment and potential need for an owner to build near existing buildings. The proposed restrictions place an onerous and unworkable restriction on landowners wishing to erect a building for a permitted rural activity on their land.	Reduce minimum building setbacks 1. 15 metre setback for dwellings and minor residential units from the front boundary ii. 10 metres from all other boundaries iii. 15 metres from outstanding landscape areas from all boundaries iv. 30 metres for buildings for the management of farmed animals from all boundaries
OS83.7	Penelope	Aston			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.15 Signage	Oppose	In the general rural area signage is less prevalent than in the residential areas and, therefore, does not need the same level of restriction. It also needs to be large enough to be readily visible and easily read by passing traffic on the open road where the speed limit is faster than in the urban environment.	i. Allow up to 2 signs per allotment ii. Increase maximum total face area of sign to 4m2 iii. Allow additional 2m2 max sign for any contractor working at the allotment for up to, say, 4 weeks v. Increase size of temporary sign for sale of land or buildings to 4m2
OS83.8	Penelope	Aston			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.4.1 Vehicle movements	Oppose	Every allotment will have a different household demographic and a variety of possible businesses so limiting traffic movements to 50 a day is overly restrictive.	1. 100 vehicle movements per day
OS83.9	Penelope	Aston			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.4.5 Minor residential units	Oppose	These rules are too restrictive and do not allow for differing situations, topography, allotment shape, etc, and do not enable sufficient flexibility to sensibly and discreetly locate a minor residential dwelling on an allotment. Also, with the shortage and increasing cost of housing, limiting this provision to one minor residential unit could mean families having to choose which elderly relative or family member to provide accommodation for, even in a caravan, on their allotment.	i. up to 2 minor residential units per primary residential unit ii.a. Be no larger than 100m2 plus 18m2 for garaging ii.b. Be located up to 40 metres from the primary residential unit ii.c. Where possible and/or practical, share an accessway from the road with the primary residential unit
OS83.10	Penelope	Aston			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.4.7 Minimum building setbacks	Oppose	The proposed minimum setbacks do not allow for varying allotment shapes, sizes, contours and will present too many practical limitations for owners wishing to erect a building on a small 2ha rural lifestyle block.	i. 10 metres setback for dwellings and minor residential units from the front boundary ii. 7 metres from all other boundaries iii. dwellings and minor residential units shall be setback a minimum of 15 metres from the General Rural Environment
OS83.11	Penelope	Aston			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.4.9 Home business, commercial, and retail activities	Oppose	Submitter seeks an amendment to the home business, commercial and retail activities provisions.	Any indoor or outdoor space used for a home business, commercial or retail purposes, shall be less than 150m2 in gross floor area for indoor activities, or 150m2 of land area for outdoor activities.
OS83.12	Penelope	Aston			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.4.10 Signage	Seek amendment	1m2 is too small and restrictive when a lot of existing signage is, say, 1 x 1.5m or 1.5 x 2m. It is reasonable to allow a contractor to erect a 1m2 sign while they are working on an allotment. Other councils allow larger real estate sign sizes for the sale of land or buildings.	ii. maximum total face area – 2m2 iii. signage must relate to the activity undertaken on the allotment unless it is a temporary 1m2 sign erected for a maximum of 4 weeks by a contractor working on the allotment v. One temporary sign per allotment, 3m2 total face area, for the sale of land or buildings.
OS83.13	Penelope	Aston			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.1 Subdivision - General Rural Environment	Support	Submitter supports 4b.5.1, i, ii.	Retain.
OS83.14	Penelope	Aston			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.2 Subdivision - Rural Lifestyle Environment that adjoins the General Rural Environment	Support	Submitter supports provision 4b.5.2, i, ii.	Retain.

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OS83.15	Penelope	Aston			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.3 Subdivision - Rural Lifestyle Environment that does not adjoin the General Rural Environment	Support	Submitter supports provision 4.b.5.3.i, ii.	Retain.
OS84.1	Alice	Lin		Genesis Energy	Plan Change 38 - Strategic Directions > 2.3.2 Objectives	Support	Genesis generally supports the proposed objectives. A minor edit is suggested to provide clarity.	Retain with amendment as shown below. 3. Subdivision, use and development of land in <u>appropriate locations</u> which will have demonstrable social and cultural benefits to the District's community will be supported.
OS84.2	Alice	Lin		Genesis Energy	Plan Change 38 - Strategic Directions > 2.3.3 Policy	Seek amendment	Genesis generally supports the proposed policies. However, in respect of Policy 10, Genesis considers conflicts need to be avoided with activities in the wider surrounding environment, not just on adjoining properties. In addition, reverse sensitivity effects do not arise from "existing uses" – they arise from new or expanded sensitive activities locating in proximity to existing uses. Suggested changes are therefore made to accurately reflect the intent of Policy 10.	Retain provisions subject to amendments below 5. Require urban subdivision and land development to be efficiently and effectively serviced by infrastructure (including development and of additional infrastructure),... 10. Manage subdivision use and development of land to ensure that it will not: a.... b. unduly conflict with existing activities on adjoining properties <u>and the surrounding areas</u> . c.... d. give rise to reverse sensitivity effects from existing uses
OS84.3	Alice	Lin		Genesis Energy	Plan Change 38 - Strategic Directions > 2.4 Strategic Direction 4 Climate Change	Seek amendment	Genesis consider the importance of renewable electricity generation needs to be appropriately recognised and provided for in the Taupo District Plan, particularly within this section that sets out how climate change is to be addressed within the Taupo District. In that regard, the first priority should be to support activities that will help avoid climate change occurring in the first place. High on that list is renewable electricity generation. The minor changes are therefore suggested to strengthen the overview statement leading to the objectives and policies in this section.	Climate change is one the most significant issues facing the entire planet. As noted in section 2.5 Strategic Direction 5 Significant and Local Infrastructure, the Taupo District provides up to 20% of New Zealand's electricity supply. There are more than 20 renewable electricity power stations in the Taupo District, mostly located in the Rural Environment. It is therefore one of the most significant land uses in the Taupo District. Genesis consider the importance of renewable electricity generation needs to be appropriately recognised and provided for in the Taupo District Plan, particularly within this section that sets out how climate change is to be addressed within the Taupo District. In that regard, the first priority should be to support activities that will help avoid climate change occurring in the first place. High on that list is renewable electricity generation. The minor changes are therefore suggested to strengthen the overview statement leading to the objectives and policies in this section.
OS84.4	Alice	Lin		Genesis Energy	Plan Change 38 - Strategic Directions > 2.4.2 Objective	Seek amendment	Genesis supports the proposed directions for community resilience and adaptation to the effects of climate change. However, with the serious implications of climate change being increasingly experienced across New Zealand, Genesis considers explicit references for direct actions are required in conjunction with objectives that build resilience and adaptation. Genesis considers a new objective should be included that explicitly recognises the increasing contribution renewable electricity generation in the District has on reducing greenhouse gas emissions and mitigating the potential effects of climate change.	Genesis supports the proposed directions for community resilience and adaptation to the effects of climate change. However, with the serious implications of climate change being increasingly experienced across New Zealand, Genesis considers explicit references for direct actions are required in conjunction with objectives that build resilience and adaptation. Genesis considers a new objective should be included that explicitly recognises the increasing contribution renewable electricity generation in the District has on reducing greenhouse gas emissions and mitigating the potential effects of climate change.
OS84.5	Alice	Lin		Genesis Energy	Plan Change 38 - Strategic Directions > 2.4.3 Policy	Seek amendment	As outlined in 2.4.2 Objective above, Genesis considers two new policies need to be included which specifically provide for and enable activities that will help address climate change.	Retain 2.4.3 Policy subject to amendments below. 2.4.3 Policies 1.... 2. <u>Recognise and provide for the use and development of the District's renewable energy resources to facilitate decarbonisation of the economy, including a reduction in greenhouse gas emissions, increased electricity generation capacity and improved security of supply including transmission.</u> 3. <u>Enable the upgrading and maintenance of existing and the development of new renewable electricity generation activities, including where contributing to one of the following:</u> · <u>adaptation required to mitigate risks from climate change</u> · <u>provides for more electricity output, or greater efficiency</u> · <u>continued safe, efficient and secure operation.</u> 24. Land use activities which will unduly accelerate the effects of climate change will be discouraged. 35.... 46. Subdivision, use and development of land...

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OS84.6	Alice	Lin		Genesis Energy	Plan Change 38 - Strategic Directions > 2.5 Strategic Direction 5 Significant and Local Infrastructure	Seek amendment	Genesis generally supports the proposed overview statement which identifies the range of infrastructure important within the District. Minor changes are however suggested to provide clarity and accuracy. In particular, Genesis considers “energy generation” should be more accurately referenced as “electricity generation”. In addition, as “significant infrastructure” is not (and should not be) a defined term, Genesis considers the quotation marks should be removed to avoid confusion.	Retain 2.5 overview statement subject to amendments below. 2.5 STRATEGIC DIRECTION 5 SIGNIFICANT AND LOCAL INFRASTRUCTURE Infrastructure, ..., transport, communications, energy electricity generation, transmission and distribution networks, and any other network utilities undertaken by network utility operators. ...However, inappropriately located or designed land use activities can adversely affect the safe and effective functioning of significant and locally important infrastructure <u>and the natural resources on which they rely on to operate.</u> ...Taupo is home to: · ... · renewable electricity generation facilities that connect with the national grid , accounting for up to 20% of New Zealand’s total electricity demand · ... In addition to nationally and regionally significant infrastructure, local roads and other infrastructure (including development and additional infrastructure) is vital for the ongoing functioning of the Districts , <u>District’s</u> urban and rural communities.
OS84.7	Alice	Lin		Genesis Energy	Plan Change 38 - Strategic Directions > 2.5.2 Objectives	Seek amendment	Genesis supports 2.5.2 Objectives which appropriately recognises the strategic importance and benefits of infrastructure, including electricity infrastructure. Minor changes are suggested to strengthen the objectives.	Retain 2.5.2 Objectives subject to amendments below. 2.5.2 Objectives 1. The wider benefits and strategic importance of nationally and regionally significant infrastructure to the District and wider, including the economic, cultural and social wellbeing of people and communities and for their health and safety, are recognised <u>and protected</u> in decision making and land use planning. 2. The local and national benefits of the sustainable development, operation, maintenance and upgrading of electricity transmission and renewable electricity generation resources and activities are recognised and encouraged <u>achieved</u> . 3....
OS84.8	Alice	Lin		Genesis Energy	Plan Change 38 - Strategic Directions > 2.5.3 Policy	Seek amendment	Genesis generally supports the proposed policies; however, minor changes are suggested to strengthen the provisions and to provide clarity and accuracy as outlined elsewhere in Genesis’ submission.	Retain 2.5.3 Policy subject to amendments below. Amend to read as follows: 2.5.3 Policies 1. Recognise and provide for the national, regional and local benefits of renewable energy electricity generation activities... 2. Recognise <u>and provide for</u> the functional and operational needs....
OS84.9	Alice	Lin		Genesis Energy	Plan Change 38 - Strategic Directions > 2.6.2 Objectives	Support	Genesis generally supports the proposed objectives. Minor changes are suggested for accuracy.	Retain 2.6.2 Objectives with amendments below. 2.6.2 Objectives 1. Recognise the importance of the districts <u>District’s</u> natural values and landscapes and their significance to the Taupo Districts <u>District’s</u> communities and identity. 2.... 4. Recognition of the extent of indigenous vegetation and habitat under on <u>under</u> Maori land tenure , and the need to provide for the important relationship of Maori and their culture and traditions with their ancestral lands and waaahi <u>tapu</u>
OS84.10	Alice	Lin		Genesis Energy	Plan Change 38 - Strategic Directions > 2.6.3 Policy	Seek amendment	Genesis generally supports the proposed policies. However, in addition to minor changes suggested for accuracy, Genesis considers the potential benefits provided by offset measures and compensation should be explicitly provided for, particularly when considered against development and activities that have a wider benefit (e.g. regional, national and global) such as renewable electricity generation activities and Regionally Significant Infrastructure.	Retain 2.6.3 Policy subject to new clause 7 shown below: <u>7. Recognise the benefits of offset measures and compensation and provide for their use as feasible alternatives to manage significant residual adverse effects of renewable electricity generation activities and Regionally Significant Infrastructure.</u>
OS84.11	Alice	Lin		Genesis Energy	Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Oppose	Genesis opposes the inclusion of “geothermal / electricity generation” within the definition of Rural Industry. The proposed definition is inconsistent with the National Planning Standard 2019 (NP Standard) definition for Rural Industry.	Amend the definition of Rural Industry as shown, and insert new definitions of “Renewable Electricity Generation” and “Renewable Electricity Generation Activities” (being the same definitions in the NPS-REG). Rural Industry – an activity that directly supports, services, or is dependent on primary production and has a locational need to be within the General Rural Environment (rather than an urban environment). These activities include, but are not limited to; forestry, agriculture, <u>and</u> dairy farming and geothermal/electricity generation .

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OS84.12	Alice	Lin		Genesis Energy	Plan Change 42 - General Rural and Rural Lifestyle Environments > 3b.1 Introduction	Seek amendment	As previously identified, the TPS within the Rural Environment is also identified by the EGCS. Whilst this arrangement in the Taupo District Plan has generally served well for the TPS, in the context of the emerging climate change challenges, Genesis considers more enabling framework is necessary in the form of a dedicated Energy Chapter.	Retain 3b.1 Introduction subject to amendments below: General Rural Environment The General Rural Environment Other prime characteristics of the General Rural Environment are the diverse range of land uses including farming, horticulture, energy <u>sources</u> and plantation forestry activities, with dispersed buildings and rural roads.... The purpose of separating the General Rural Environment from the Rural Lifestyle Environment is to preserve the productive potential of the land <u>and other natural resources</u> within the General Rural Environment by retaining large property sizes and limiting the extent of housing provided for, yet allowing appropriate development to occur while preserving the 'openness' <u>rural character</u> of the General Rural Environment. The creation of the General Rural Environment aims to support primary productive uses, <u>renewable electricity generation activities</u> , and rural industry, meaning an activity being activities that directly supports, services, or is are dependent on primary production and/or <u>have</u> a locational <u>or functional</u> need to be within the General Rural Environment (rather than an urban environment). Primary production <u>Activities</u> in the General Rural Environment will produce effects that are different from urban areas, such as ... The General Rural Environment provisions seek to limit the scale of commercial and industrial activities unless they are dependent on primary production and/or <u>have</u> a locational <u>functional or operational</u> need to be within the General Rural Environment... Rural Lifestyle Environment ... By creating separate areas in appropriate locations within the Rural Environment, the Rural Lifestyle Environment creates areas for rural living on smaller property sizes, whilst retaining separation from the rural production <u>and other</u> activities predominating in the General Rural Environment. This separation of activities serves to minimise reverse sensitivity issues. By concentrating rural residential development within the Rural Lifestyle Environment this serves to preserve the open space characteristics <u>rural character</u> and <u>the</u> productive potential of the rest of the Rural Environment... ...The Rural Lifestyle Environment areas are located closer <u>in proximity</u> to urban areas to allow for access to community facilities within the district's townships.
OS84.13	Alice	Lin		Genesis Energy	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.1 Enable Primary Production	Seek amendment	Genesis supports Objective 3b.2.1 with an amendment so that it covers a wider range of uses anticipated in the General Rural Environment beyond just "primary production".	Retain Objective 3b.2.1 subject to amendments below. Objective 3b.2.1 Enable Primary Production and the Use of Natural Resources Primary production <u>and the use of natural resources</u> is enabled by protecting the availability of the rural land <u>and other</u> resources <u>and its</u> <u>their</u> productive capability.
OS84.14	Alice	Lin		Genesis Energy	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.2 Maintaining the established General Rural character	Oppose	Genesis is of the view that Objective 3b.2.2 is misguided and seeks to achieve the wrong outcome. Firstly, it presupposes that that the established character of the General Rural Environment represents a good environmental outcome in all respects to the extent that it should be "maintained". Secondly, an objective that seeks to maintain the "established character" is essentially seeking no change.	Amend Objective 3b.2.2 as shown below: Objective 3b.2.2 Maintaining the established General Rural character The established character of the General Rural Environment is maintained and the cumulative erosion of its character through incremental subdivision and development is avoided. <u>Enable a range of productive activities in the General Rural Environment that are compatible with rural character.</u>
OS84.15	Alice	Lin		Genesis Energy	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.3 Rural industry	Seek amendment	Due to its elevated status under the NPS-REG, Genesis has sought (above) that the definition of Rural Industry be amended to delete any reference to electricity generation and that a new definition of Renewable Electricity Generation be including in the Plan. In line with that outcome, a new objective needs to be included in the Plan seeking to enable renewable electricity generation activities (and transmission activities by association).	Retain Objective 3b.2.3 as notified, and insert a new objective following Objective 3b.2.3 as follows: Objective 3b.2.X Renewable Electricity Generation and Transmission Activities <u>Enable the development, operation, maintenance and upgrading of renewable electricity generation activities and transmission activities in the General Rural Environment.</u>
OS84.16	Alice	Lin		Genesis Energy	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.4 Other activities	Oppose	Visitor accommodation is a sensitive activity and should only be enabled in appropriate locations within the General Rural Environment rather that enabled anywhere including in locations whereby reverse sensitivities could arise.	Amend Objective 3b.2.4 as follows: Objective 3b.2.4 Other activities Maori cultural activities, tourism activities, <u>and</u> visitor accommodation <u>and renewable electricity generation and transmission</u> activities are enabled in <u>appropriate locations within</u> the General Rural Environment.
OS84.17	Alice	Lin		Genesis Energy	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.5 Avoidance of reverse sensitivity	Seek amendment	Genesis supports an objective in the General Rural Environment chapter that seeks to avoid reverse sensitivity effects. However, Genesis is concerned that the scope of the objective is too narrow. As currently drafted it would only require reverse sensitivity effects to be avoided where an activity already <i>exists</i> . The objective needs to also cover consented activities which have yet to be constructed / undertaken.	Amend Objective 3b.2.5 as follows: Objective 3b.2.5 Avoidance of reverse sensitivity Reverse sensitivity effects on permitted, <u>and</u> legally established, <u>and/or consented</u> activities within the General Rural Environment...

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OS84.18	Alice	Lin		Genesis Energy	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.6 Impacts on infrastructure	Seek amendment	Genesis considers an objective (or policy) that only seeks to “manage” something (with no specified outcome) provides no useful guidance to resource management decision makers or other users of the Taupo District Plan.	Amend Objective 3b.2.6 as follows: Objective 3b.2.6 Impacts on infrastructure The impacts on infrastructure arising from subdivision and development are managed <u>do not compromise the safe and efficient functioning of infrastructure.</u>
OS84.19	Alice	Lin		Genesis Energy	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.9 Maintaining the established character	Oppose	Genesis opposes Policy 3b.2.9 for the same reasons it opposes Objective 3b.2.2. The policy characterises the rural environment by matters such as “limited signage” whereas the existence of more than 20 large-scale renewable electricity generation activities is a far more significant and defining aspect of the General Rural Environment in the Taupo District.	Amend Policy 3b.2.9 as follows: Policy 3b.2.9 Maintaining the established Rural character Enable activities in the Maintain the established General Rural Environment that will not compromise the <u>character of the General Rural Environment</u> , as defined by: a) <u>Extensive pastoral farming and forestry</u> b) <u>Renewable electricity generation activities</u> c) <u>Geothermal steamfields, electricity transmission and distribution</u> d) <u>Large open spaces between built structures</u> e) <u>A mix of residential and rural industry buildings</u> e) Noises related to production activities during the day but low levels of noise at night d) Low levels of light spill f) <u>Effects from activities including noise, vibration, odour and visual effects</u> e) Infrequent vehicle movements to and from a site fg)...
OS84.20	Alice	Lin		Genesis Energy	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.10 Residential units	Seek amendment	Genesis supports Policy 3b.2.10 but considers it needs to be expanding to address one of the most significant adverse effects that can arise as a result of residential units being established in the General Rural Environment, that being reverse sensitivity effects. The establishment of residential units should also not constrain the ability to access or utilise renewable energy resources (which are of national significance).	Amend Policy 3b.2.10 as follows: Policy 3b.2.10 Residential units Avoid the cumulative effects of rural lifestyle development by <u>providing for these activities within the Rural Lifestyle Environment and otherwise limiting residential units within the General Rural Environment</u> that: a) ... c) <u>Erode the general rural character through its density, scale and location-</u> d) <u>Result in the potential to generate reverse sensitivity effects.</u> e) <u>Constrain the ability to access or utilise renewable energy resources.</u>
OS84.21	Alice	Lin		Genesis Energy	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.12 Minor residential unit	Seek amendment	It is important that the location of minor residential units is managed to avoid the potential for reverse sensitivity effects on activities in the General Rural Environment. A minor residential unit is a sensitive activity, and these should also be setback (like new houses in the Rural Lifestyle Environment) from the boundary with the General Rural Environment.	Amend Policy 3b.2.12 as follows: Policy 3b.2.12 Minor residential unit Manage the scale and location of minor residential units to ensure it is near the principal dwelling on the allotment, is of a suitable size, and to ensure that the future availability of the rural land resource will not be compromised <u>and to avoid the potential for reverse sensitivity effects.</u>
OS84.22	Alice	Lin		Genesis Energy	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.13 Avoiding reverse sensitivity	Seek amendment	Genesis supports a policy in the General Rural Environment chapter that seeks to avoid reverse sensitivity effects. Genesis seeks an amendment to the policy for the same reasons set out in relation to the changes sought to Objective 3b.2.5.	Amend Policy 3b.2.13 as follows: Policy 3b.2.13 Avoiding reverse sensitivity Any adverse effects generated by an new sensitive activity must be managed <u>within the allotment</u> so as to avoid adversely affecting reverse sensitivity effects on permitted, and lawfully established <u>and/or consented</u> neighbouring activities.
OS84.23	Alice	Lin		Genesis Energy	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.14 Commercial and industrial activity	Seek amendment	Genesis supports the intent of the policy but considers it needs to be widened to cover other activities (including renewable electricity generation activities) that are provided for and anticipated in the General Rural Environment beyond just primary production.	Amend Policy 3b.2.14 as follows: Policy 3b.2.14 Commercial and industrial activity Limit the scale of commercial and industrial activity <u>(excluding renewable electricity generation activities)</u> to avoid the uptake of general rural land by activities that are provided for in other Environments and may impact on the availability of land for primary production <u>and other activities provided for</u> within the General Rural Environment.
OS84.24	Alice	Lin		Genesis Energy	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.15 Allotment size	Support	Genesis supports Policy 3b.2.15 on the basis that it reinforces the intent that the General Rural Environment is for larger scale productive activities (rather than rural residential opportunities).	Retain Policy 3b.2.15 as notified.
OS84.25	Alice	Lin		Genesis Energy	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.1 Maintain the character of the Rural Lifestyle Environment	Oppose	This is an unexpected objective for the parts of the Rural Environment where a greater density of subdivision and development is anticipated and provided for. The objective should focus on enabling rural residential opportunities in appropriate locations (i.e. where they will not create reverse sensitivity effects on activities in the wider General Rural Environment or Industrial Environments).	Delete Objective 3b.3.1 and replace it with the following: Objective 3b.3.1 Enable Rural Residential Activities <u>Zone parts of the Rural Environment as Rural Lifestyle Environment to enable and provide for rural residential activities in appropriate locations where they will not give rise to reverse sensitivity effects on the surrounding General Rural Environment or Industrial Environments.</u>
OS84.26	Alice	Lin		Genesis Energy	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.2 Avoid reverse sensitivity	Oppose	Genesis supports an objective in the Rural Lifestyle Environment chapter that seeks to avoid reverse sensitivity effects. However, Genesis is concerned that the scope of the objective is too narrow. As currently drafted it would only require reverse sensitivity effects to be avoided where an activity already exists. The objective needs to also cover consented activities which have yet to be constructed / undertaken.	Amend Objective 3b.3.2 as follows: Objective 3b.3.2 Avoid reverse sensitivity Adverse reverse sensitivity effects, including conflict with on permitted, <u>and</u> legally established <u>and/or consented</u> activities in neighbouring Environments, are avoided.

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OS84.27	Alice	Lin		Genesis Energy	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.3 Commercial and industrial activities	Seek amendment	Genesis supports Objective 3b.3.3 but it needs to be more precisely drafted for accuracy and clarity.	Amend Objective 3b.3.3 as follows: Objective 3b.3.3 Commercial and industrial activities The establishment of commercial and industrial activities that have no functional need to locate and are incompatible with the rural residential activities occurring within the <u>Rural Lifestyle Environment</u> are avoided.
OS84.28	Alice	Lin		Genesis Energy	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.4 Consolidate rural lifestyle activities	Support	Genesis supports the consolidation of Rural Lifestyle activities within identified and appropriately located Rural Lifestyle Environments.	Retain Objective 3b.3.4.
OS84.29	Alice	Lin		Genesis Energy	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.6 Impacts on community infrastructure	Oppose	An objective (or policy) that only seeks to “manage” something (with no specified outcome) provides no useful guidance to resource management decision makers or other users of the Taupo District Plan. The objective should apply to all infrastructure, not just community infrastructure.	Amend Objective 3b.3.6 as follows: Objective 3b.2.6 Impacts on community infrastructure The impacts on community infrastructure arising from subdivision and development are managed <u>do not compromise the safe and efficient functioning of infrastructure.</u>
OS84.30	Alice	Lin		Genesis Energy	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.3.9 Character of the Rural Lifestyle Environment	Seek amendment	Genesis supports Policy 3b.3.9 but considers it also needs to recognise, and not have adverse effects on, the nature of the surrounding General Rural Environment.	Add a new point i) to Policy 3b.3.9 as follows: Policy 3b.3.9 Character of the Rural Lifestyle Environment Manage the anticipated character of the Rural Lifestyle Environment as defined by: a) ... <u>i) An environment that is surrounded by a working rural environment including rural production, geothermal steamfields and renewable electricity generation activities.</u>
OS84.31	Alice	Lin		Genesis Energy	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.3.10 Lot sizes and setbacks for allotments adjoining the General Rural Environment	Support	Requiring larger lot sizes and greater building setbacks for new dwellings within the Rural Lifestyle Environment are two key methods for managing reverse sensitivity effects. Genesis therefore supports this policy on this basis.	Retain Policy 3b.3.10 as notified.
OS84.32	Alice	Lin		Genesis Energy	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.3.12 Minor residential unit	Seek amendment	A minor residential unit is a sensitive activity, and these should also be setback (like new houses in the Rural Lifestyle Environment) from the boundary with the General Rural Environment. It is important that the location of minor residential units is managed to avoid the potential for reverse sensitivity effects on activities in the General Rural Environment.	Amend Policy 3b.3.12 as follows: Policy 3b.3.12 Minor residential unit Manage the scale and location of minor residential units to ensure it is near the principal dwelling on the allotment, is of a suitable size, and to further protect the character of the Rural Lifestyle Environment <u>and to avoid reverse sensitivity effects.</u>
OS84.33	Alice	Lin		Genesis Energy	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.1 Activities in the General Rural Environment	Support	Genesis supports Rule 4b.1.1 on the basis that it is consistent with the approach throughout the rest of the Plan, is effects based, and enables activities to occur that do not need to be the subject of a resource consent application process.	Retain Rule 4b.1.1 as notified.
OS84.34	Alice	Lin		Genesis Energy	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.2 Minor residential units	Seek amendment	Minor residential units are sensitive activities whereby their establishment needs to be controlled so as to not result in reverse sensitivity effects. The relevant matters of discretion should therefore consider any potential for reverse sensitivity effects. An additional criterion is also suggested to ensure that minor residential units do not constrain access to and/or the utilisation of renewable energy sources.	Retain Rule 4b.1.2 subject to the amendments below. f. The ability to mitigate <u>avoid</u> adverse effects, including reverse sensitivity effects, through the use of screening, planting, landscaping, and alternative design, <u>and/or other means including restrictive covenants.</u> i. <u>The potential to constrain access to and/or the utilisation of renewable energy sources.</u>

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OS84.35	Alice	Lin		Genesis Energy	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.4 Electricity Generation Core Sites, Renewable Energy Generation Activities and Geothermal Steamfields	Seek amendment	Genesis supports the retention of Rule 4b.1.4 (being a continuation of the Rule in currently in the Rural Environment) with a number of minor amendments. This is the enabling rule that appropriately provides for renewable electricity generation activities in the General Rural Environment.	Amend Rule 4b.1.4 as follows: 4b.1.4 Electricity Generation Core Sites, Renewable Energy Electricity Generation Activities and Geothermal Steamfields Areas i. Any activity involving continued operation, maintenance and minor upgrading of existing electricity generation core sites, geothermal steamfields areas , renewable energy electricity generation activities and associated structures and ancillary activities is a permitted activity . NOTE: For the purpose of this rule “maintenance” means: All activities associated with the protective care, and monitoring of a hydro dam, a geothermal or hydroelectric power station, geothermal steamfields and associated structures, in order to monitor , testing and/or arresting the processes of decay, structural fatigue, erosion or dilapidation of all associated structures and includes maintenance of surrounds and water areas. NOTE: For the purpose of this rule “minor upgrading” means: Structural improvement, repair and replacement or upgrade of components, or activities required for the continued safe and efficient operation including worn or technically deficient parts of any structure including the powerhouse, hydro dams, separation plants, switchyards, intake, control and diversion structures, wells, pipes, tunnels, cables, other equipment and accessory buildings and structures of similar character and scale, and includes associated drilling, vehicles, infrastructure, machinery, testing, monitoring, earthworks and vegetation removal. Also the extension to existing Buildings and Structures, and the erection of new Buildings and Structures up to 100m² in area and not exceeding the maximum height standard for the Rural Environment and the erection of any aerial, antennae or communication dish not exceeding 5m² in area located on top of a hydro or geothermal existing structure, subject to compliance with the Noise Performance Standard.
OS84.36	Alice	Lin		Genesis Energy	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.5 Commercial and industrial activities, and home businesses,	Seek amendment	As home businesses could include sensitive activities, Genesis considered there is a need to avoid creating reverse sensitivity effects which should be a matter of discretion.	Retain Rule 4b.1.5 subject to the amendments below. ... When considering activities under Rule 4b.1.5j Council restricts the exercise of its discretion to the following matters: c. The effect of the activity on surrounding land uses (including reverse sensitivity effects) and how these effects can be managed onsite and/or mitigated.
OS84.37	Alice	Lin		Genesis Energy	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.7 High voltage transmission lines	Seek amendment	Genesis supports this rule as it seeks to ensure the safe operation of transmission lines. However the heading of the rule needs to be more accurate and the rule needs to provide for renewable electricity generation activities (new definition included, which includes maintenance activities) which, by nature of the activity, are connected to the high-voltage network.	Retain Rule 4b.1.7 subject to the amendments shown: 4b.1.7 <u>Buildings and structures in proximity to H</u> high voltage transmission lines i. Any building <u>or structure</u> (except network utilities <u>or renewable electricity generation activities</u>)...
OS84.38	Alice	Lin		Genesis Energy	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.8 Buildings within Outstanding Landscape Areas	Seek amendment	Genesis supports this rule on the basis that it does not apply to buildings within Electricity Generation Core Sites. However, Genesis considers the exception should be broadened to include all other existing renewable electricity generation activities.	Retain Rule 4b.1.8 but amend the first exception to the rule as follows: ... is a restricted discretionary activity . EXCEPTION: This rule will not apply to the erection of structures: a. <u>Associated with existing renewable electricity generation activities including W</u> within Electricity Generation Core Sites...
OS84.39	Alice	Lin		Genesis Energy	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.9 Earthworks within Outstanding Landscape Areas	Seek amendment	Genesis supports this rule on the basis that it does not apply to earthworks within Electricity Generation Core Sites. However, Genesis considers the exception should be broadened to include all other existing renewable electricity generation activities.	Retain Rule 4b.1.9 but amend the exception to the rule as follows: ... EXCEPTION: This rule will not apply to Earthworks <u>associated with existing and consented renewable electricity generation activities including</u> within Electricity Generation Core Sites.
OS84.40	Alice	Lin		Genesis Energy	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.1 Vehicle movements	Seek amendment	Genesis supports Rule 4b.2.1 subject to the exception being expanded to include renewable electricity generation activities.	Retain 4b.2.1 subject to the amendment below. ... This performance standard shall not apply to traffic movements involved in forest harvesting operations <u>or existing and/or consented renewable electricity generation activities</u> .
OS84.41	Alice	Lin		Genesis Energy	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.9 Maximum Noise - Limits	Support	Genesis support performance standard 4b.2.9 as it retains the existing provision in the District Plan.	Retain 4b.2.9 as notified.
OS84.42	Alice	Lin		Genesis Energy	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.10 Maximum Noise - Construction Noise	Support	Genesis supports performance standard 4b.2.10 as the New Zealand Standard for construction noise is a well understood standard.	Retain 4b.2.10 as notified.

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OS84.43	Alice	Lin		Genesis Energy	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.11 Maximum Noise - Electricity Generation Core Sites	Support	Genesis supports performance standard 4b.2.11 as it retains the existing provision in the District Plan.	Retain 4b.2.11 as notified.
OS84.44	Alice	Lin		Genesis Energy	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.13 Maximum Noise - Other	Seek amendment	Genesis supports this rule subject to minor amendments to ensure it applies to all applicable circumstances.	Amend Rule 4b.2.13 as follows: 4b.2.13 Maximum Noise – Other i. ...91 ii. Nothing in the foregoing Performance Standards shall apply to sirens, circuit breakers, <u>bursting discs, emergency or upset operating conditions</u> and hydro spills associated with the operation of <u>Renewable Electricity Generation Activities Core sites</u> . Provided that the activity shall comply with the requirements of S16 of the Resource Management Act 1991.
OS84.45	Alice	Lin		Genesis Energy	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.3 Subdivision - Rural Lifestyle Environment that does not adjoin the General Rural Environment	Seek amendment	Genesis supports this rule with the inclusion of an additional matter over which control is reserved for controlled activities.	Amend Rule 4b.5.3 as follows: ... For the purposes of Rules 4b.5.1.i, 4b.5.2.i and 4b.5.3.i the matters over which the Council reserves control for the purpose of assessment are: ... <u>i) Any effects on the functioning of the Rural Environment including adverse effects on infrastructure, renewable electricity generation activities and access to renewable energy resources.</u>
OS84.46	Alice	Lin		Genesis Energy	Plan Change 42 - General Rural and Rural Lifestyle Environments	Seek amendment	Genesis generally supports the creation of the Rural Lifestyle Environment on the basis that they can provide for rural residential activities in appropriate locations, which do not include within or in close proximity to permitted, lawfully existing and/or consented renewable electricity generation activities. If Rural Lifestyle Environments are only located in appropriate locations, that outcome avoids the need for Genesis (and others) to seek changes to the rules and performance standards relating to the Rural Lifestyle Environment to avoid reverse sensitivity effects. That is the approach taken in this submission where amendments are focused on the proposed objectives and policies.	Genesis seeks the relief set out under each relevant provision. To the extent that any of the relief sought is not accepted, Genesis seeks any alternative relief which will have the same or similar effect.
OS84.47	Alice	Lin		Genesis Energy	Plan Change 38 - Strategic Directions	Seek amendment	Genesis seeks the inclusion of an Energy Chapter in the Taupo District Plan in accordance with the National Planning Standards, either as a result of Plan Change 38 or by way of a subsequent Proposed Plan Change in the near future. There are more than 20 power stations in the Taupo District making renewable electricity generation one of the most significant activities in the Taupo District.	Include an Energy Chapter in the Taupo District Plan in accordance with the National Planning Standards, either as a result of Plan Change 38 or by way of a subsequent Proposed Plan Change in the near future.
OS84.48	Alice	Lin		Genesis Energy	Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Oppose	Further to Genesis' submission to the definition of Rural Industry, due to the nature of the wider submissions by Genesis, a definition for "Reverse Sensitivity" need to be included in the Taupo District Plan.	Insert a new definition of "reverse sensitivity" (being the definition in the Waikato Regional Policy Statement) as follows: <u>Reverse sensitivity means the potential for the operation of an existing lawfully established activity to be compromised, constrained or curtailed by the more recent establishment of other activities which are sensitive to the adverse environmental effects being generated by the pre-existing activity.</u>
OS84.49	Alice	Lin		Genesis Energy	Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Oppose	Submitter seeks a new definition for Renewable Electricity Generation.	Add definition: <u>Renewable electricity generation means generation of electricity from solar, wind, hydro-electricity, geothermal, biomass, tidal, wave, or ocean current energy sources.</u>
OS84.50	Alice	Lin		Genesis Energy	Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Oppose	Submitter seeks a new definition for Renewable Electricity Generation Activities.	Add definition: <u>Renewable electricity generation activities means the construction, operation and maintenance of structures associated with renewable electricity generation. This includes small and community-scale distributed renewable generation activities and the system of electricity conveyance required to convey electricity to the distribution network and/or the national grid and electricity storage technologies associated with renewable electricity.</u>
OS85.1	Sophie	Andrews		Ministry of Education	Plan Change 38 - Strategic Directions > 2.3 Strategic Direction 3 Urban Form and Development	Support	The Ministry supports this opening statement as it recognises the need for development to be adequately serviced by additional infrastructure (which includes schools). This wording of this opening statement is in line with the Ministry's feedback in June 2022 to enable educational facilities.	Retain as proposed.

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OS85.2	Sophie	Andrews		Ministry of Education	Plan Change 38 - Strategic Directions > 2.3.2 Objectives	Support	The Ministry supports this objective as it recognises the need for development that provides social benefits to the district's community (which includes schools). This wording of this objective is in line with the Ministry's feedback in June 2022 to enable educational facilities.	Retain as proposed
OS85.3	Sophie	Andrews		Ministry of Education	Plan Change 38 - Strategic Directions > 2.3.3 Policy	Support	The Ministry supports this policy as it recognises the need for development to be adequately serviced by additional infrastructure (which includes schools). This wording of this policy is in line with the Ministry's feedback in June 2022 to enable educational facilities.	Retain as proposed
OS85.4	Sophie	Andrews		Ministry of Education	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.6 Impacts on infrastructure	Seek amendment	The Ministry agree that impacts arising from subdivision and development should be managed. Under the NPS-UD, educational facilities are included in the definition of 'additional infrastructure'. Therefore, the Ministry request the inclusion of 'additional infrastructure' to recognise the impacts subdivision and development can have on the Ministry's school network.	The impacts on infrastructure <u>(including additional infrastructure)</u> arising from subdivision and development are managed.
OS85.5	Sophie	Andrews		Ministry of Education	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.6 Impacts on community infrastructure	Seek amendment	The Ministry agree that impacts on community infrastructure arising from subdivision and development could be managed. Under the NPS-UD, educational facilities are included in the definition of 'additional infrastructure'. Therefore, the Ministry request the inclusion of 'additional infrastructure' to recognise the impacts subdivision and development on its school network.	The impacts on community <u>and additional</u> infrastructure arising from subdivision and development are managed.
OS85.6	Sophie	Andrews		Ministry of Education	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.9 Maintaining the established character	Support	Support in part	Maintaining the established character Maintain the established General Rural Environment character, as defined by: a) Large open spaces between built structures b) A mix of residential and rural industry <u>buildings and buildings containing education facilities.</u> c) Noises related to production activities during the day but low levels of noise at night d) Low levels of light spill. e) Infrequent vehicle movements to and from a site f) Limited signage that directly relates to the activity operating on the site
OS85.7	Sophie	Andrews		Ministry of Education	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.3.9 Character of the Rural Lifestyle Environment	Support	The Ministry understands that council are of the opinion that the Ministry do not need enabling provisions for educational facilities, as the Ministry is a requiring authority and can establish schools through the Notice of Requirements (NoR) Process. However, the NoR process leans heavily on the policy framework. Therefore, if there are no enabling objectives and policies to tell the decision makers that schools are required to support rural communities, the NoR process can become challenging.	Character of the Rural Lifestyle Environment Manage the anticipated character of the Rural Lifestyle Environment as defined by: a)... e) An environment which includes residential activities, <u>education facilities</u> , rural productive activities and home business activities. f) ...
OS85.8	Sophie	Andrews		Ministry of Education	Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Seek amendment	The Ministry requests that educational facilities are enabled in the Rural environments to serve the educational needs of the rural community and suggests a restricted discretionary activity status and the following matters of discretion.	<u>Educational facilities in all rural zones</u> <u>Activity status: Restricted Discretionary</u> <u>The Council restricts the exercise of its discretion to the following matters:</u> <u>a. The effect on surrounding properties, rural character and amenity; and</u> <u>b. Whether the scale, intensity and character of the activity is appropriate in the context of the site and receiving environment; and</u> <u>c. The effects associated with layout, design and location of the activity, including operating hours; and</u> <u>d. Parking, maneuvering and access; safety and efficiency, including the provision of sufficient off-street parking and the effects of traffic generation; and</u> <u>e. Provision of on -site infrastructure; and</u> <u>f. Potential reverse sensitivity effects on any adjoining rural activities.</u>
OS86.1	Julie	McLeod		Towncentre Taupo Board	Plan Change 40 - Taupo Town Centre Environment > Policies	Support	Towncentre Taupo (TCT) agrees that is important to allow temporary activities on the Tongariro Domain as these increase vibrancy in the Taupo town centre. TCT would not like to see activities that compete directly with shops, restaurants, cafes and services in the Taupo town centre. TCT would not like to see activations that require road closures, which are hugely disruptive to movement around town and negatively impact trade at town centre businesses.	Retain.

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OS86.2	Julie	McLeod		Towncentre Taupo Board	Plan Change 40 - Taupo Town Centre Environment > 4g.2 Land Use Rules	Support	TCT believes the changes will support activation of TDC managed spaces.	Retain.
OS86.3	Julie	McLeod		Towncentre Taupo Board	Plan Change 40 - Taupo Town Centre Environment > Planning Maps	Seek amendment	Towncentre Taupo does not agree with the Height Overlays in the planning map.	More opportunity for higher buildings across the whole of the CBD, not just the areas indicated on the map. This would allow for a staggered approach across town rather than a row of high buildings just on Tuwharetoa Street. This would also encourage investment in areas that would be disadvantaged by the current height overlay restriction.
OS86.4	Julie	McLeod		Towncentre Taupo Board	Plan Change 40 - Taupo Town Centre Environment > 4g.1.10 Taupo Town Centre Environment Height Overlay	Seek amendment	Towncentre Taupo does not agree with the Height Overlays in the planning map.	More opportunity for higher buildings across the whole of the CBD, not just the areas indicated on the map. This would allow for a staggered approach across town rather than a row of high buildings just on Tuwharetoa Street. This would also encourage investment in areas that would be disadvantaged by the current height overlay restriction.
OS86.5	Julie	McLeod		Towncentre Taupo Board	Plan Change 40 - Taupo Town Centre Environment > 4g.1.16 Verandas	Support	TCT supports the removal of the verandah requirement.	Retain.
OS86.6	Julie	McLeod		Towncentre Taupo Board	Plan Change 40 - Taupo Town Centre Environment > 4g.4 Assessment Criteria	Support	Towncentre Taupo supports the change with the understanding that urban design principals are applied in these situations and not brushed over.	Retain.
OS86.7	Julie	McLeod		Towncentre Taupo Board	Plan Change 40 - Taupo Town Centre Environment > Planning Maps	Seek amendment	TCT seeks an expansion of the height overlay to encourage investment in areas that would be disadvantaged by the current height overlay restrictions. Also seeks some amendments to encourage a range of building heights.	Towncentre Taupo would like to see the following amendments made to Height Overlay on the planning map. 1. More opportunity for higher buildings across the whole of the CBD, not just the areas indicated on the map. This would allow for a staggered approach across town rather than a row of high buildings just on Tuwharetoa Street. 2. Maximum height of 6 stories, rather than a height measurement, across the entire CBD. This would allow for buildings of different heights in the same street. 3. Buildings over 4 stories high should be subject to urban design assessment criteria to make sure there is a variation in the design of the buildings and rooflines, avoiding a flat boxy roofline.
OS86.8	Julie	McLeod		Towncentre Taupo Board	Plan Change 40 - Taupo Town Centre Environment > Section 32	Seek amendment	TCT seeks the height overlay cover the entire CBD to encourage investment in areas that would be disadvantaged by the current height overlay restrictions. Also seeks some changes to promote buildings of different heights.	Towncentre Taupo would like to see the following amendments made to Height Overlay on the planning map. 1. More opportunity for higher buildings across the whole of the CBD, not just the areas indicated on the map. This would allow for a staggered approach across town rather than a row of high buildings just on Tuwharetoa Street. 2. Maximum height of 6 stories, rather than a height measurement, across the entire CBD. This would allow for buildings of different heights in the same street. 3. Buildings over 4 stories high should be subject to urban design assessment criteria to make sure there is a variation in the design of the buildings and rooflines, avoiding a flat boxy roofline.
OS87.1	Rodney	Dickinson			Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Seek amendment	Submitter has seen the outline of the new proposal regarding rural lifestyle and seeks their property be included.	Our property right opposite Palmer Mill Rd (607 State Highway 1) and are all 10 acre lifestyle blocks we should also be in the rural lifestyle plan.
OS88.1	Jocelyn	Reeve			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.6 Minimum building setbacks	Oppose	Setback would be better considered in relation to the particular activity.	This setback should be included in a restricted discretion because 25 metres is a long way into the OLA. For example, there could be the need to provide vehicle access for maintenance purposes.
OS88.2	Jocelyn	Reeve			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.6 Minimum building setbacks	Oppose	200 meters means the need for vehicle access and infrastructure such as electricity for more than 200 meters, adding unnecessarily to the cost of the activity.	Stipulate the distance from neighbouring residences to be 200 meters otherwise the general setbacks as in i and ii apply.
OS88.3	Jocelyn	Reeve			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.8 Commercial and industrial activities, and home businesses	Oppose	The areas seem to be far too small for rural purposes. Glasshouses would be greater gross floor area than 100m2 and parking areas for rural activity equipment could easily be more than 100m2 of land area.	Increase the permitted gross floor area.
OS89.1	Ashley	Sycamore	Department of Conservation	Penny Nelson, Director-General of Conservation	Plan Change 38 - Strategic Directions	Seek amendment	The NPS-IB currently has no legal effect; however, it is expected to come into effect in December 2022 prior to the further submission and hearing process of Plan Change 38. The Director-General considers it would be effective and efficient to align the review of the Plan Change 38 provisions with the policy direction and requirements anticipated under the NPS-IB, to avoid an additional plan change.	The Council should undertake a review of the NPS-IB exposure draft (or the soon to be gazetted NPS-IB document) to confirm Proposed Plan Change 38 is giving effect to this national direction. The Strategic Directions chapter should be updated to give effect to the NPS-IB where required. Any other amendments that may be necessary or appropriate to address my concerns.

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OS89.2	Ashley	Sycamore	Department of Conservation	Penny Nelson, Director-General of Conservation	Plan Change 38 - Strategic Directions	Seek amendment	The Director-General notes that while biodiversity compensation is mentioned once in the ODP, there needs to be a more coordinated shift towards an effects management hierarchy to have better regard to section 6(c) of the RMA.	Include an objective and/or policy in relation to biodiversity offsetting and biodiversity compensation. Include definitions for biodiversity offsetting and biodiversity compensation. This could be included within the Natural Environmental Values section of the Strategic Direction chapter. Any other amendments that may be necessary or appropriate to address my concerns.
OS89.3	Ashley	Sycamore	Department of Conservation	Penny Nelson, Director-General of Conservation	Plan Change 38 - Strategic Directions > 2.1 Strategic Direction 1 Tangata Whenua	Support	The Director-General generally supports the tangata whenua section, noting that iwi/hapu/whanau are best placed to provide specific comments in relation to the appropriateness of the content and wording of the chapter. The provisions are consistent with Part 2 of the RMA and wider planning documents.	Retain as notified, unless iwi/hapu/whanau request specific changes. Note: There are spelling errors in this section that should be corrected prior to Plan Change 38 becoming operative e.g. "the Te Tirirti o Waitangi" should be corrected to "Te Tiriti o Waitangi"; "mautaranga" should be corrected to "matauranga".
OS89.4	Ashley	Sycamore	Department of Conservation	Penny Nelson, Director-General of Conservation	Plan Change 38 - Strategic Directions > 2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai	Support	The Director-General generally supports the freshwater quality/Te Mana o te Wai section, noting that iwi/hapu/whanau are best placed to provide specific comments in relation to the appropriateness of the content and wording of the cultural objectives and policies within this section. The provisions give effect to the NPS-FM and wider planning documents.	Retain as notified, unless iwi/hapu/whanau request specific changes.
OS89.5	Ashley	Sycamore	Department of Conservation	Penny Nelson, Director-General of Conservation	Plan Change 38 - Strategic Directions > 2.3.2 Objectives	Seek amendment	The Director-General requests an amendment to Objective 7 to ensure the wording is consistent with the other Objectives within this section and to ensure the consideration of adverse effects on the environment is not limited to just subdivision stage. The wording of Objective 7 is otherwise supported.	Change the wording of Objective 7 to: <i>7. Subdivision, use and development is designed to avoid, remedy or mitigate adverse effects on the environment and occurs in a sequenced and coherent manner that protects or enhances the important natural values of the environment where it is located.</i>
OS89.6	Ashley	Sycamore	Department of Conservation	Penny Nelson, Director-General of Conservation	Plan Change 38 - Strategic Directions > 2.3.3 Policy	Support	The Director-General generally supports Policy 7, noting that iwi/hapu/whanau are best placed to provide specific comments in relation to the appropriateness of the content and wording of the policy. Papakainga provisions enable maori to occupy their ancestral land in line with Part 2 of the RMA.	Retain as notified, unless iwi/hapu/whanau request specific changes.
OS89.7	Ashley	Sycamore	Department of Conservation	Penny Nelson, Director-General of Conservation	Plan Change 38 - Strategic Directions > 2.3.3 Policy	Seek amendment	The Director-General requests an amendment to strengthen the wording of proposed Policy 12 and thereby have better regard to section 6 of the RMA.	12. Do not support Avoid subdivision and development which will inappropriately affect heritage sites or areas of important natural and landscape values.
OS89.8	Ashley	Sycamore	Department of Conservation	Penny Nelson, Director-General of Conservation	Plan Change 38 - Strategic Directions > 2.4 Strategic Direction 4 Climate Change	Support	The Director-General generally supports the climate change section. New Zealand's biodiversity and natural landscapes are being affected by climate change. These changes are resulting in extreme weather, rising sea levels, and rising temperatures. Including a section on climate change within Proposed Plan Change 38 is considered to be consistent with Part 2 of the RMA.	Retain as notified
OS89.9	Ashley	Sycamore	Department of Conservation	Penny Nelson, Director-General of Conservation	Plan Change 38 - Strategic Directions > 2.6.2 Objectives	Support	The Director-General supports proposed Objective 2 for being consistent with section 6(c) of the RMA.	Retain as notified
OS89.10	Ashley	Sycamore	Department of Conservation	Penny Nelson, Director-General of Conservation	Plan Change 38 - Strategic Directions > 2.6.2 Objectives	Support	The Director-General supports proposed Objective 3.	Retain as notified.
OS89.11	Ashley	Sycamore	Department of Conservation	Penny Nelson, Director-General of Conservation	Plan Change 38 - Strategic Directions > 2.6.2 Objectives	Support	The Director-General generally supports proposed Objective 4, noting that iwi/hapu/whanau are best placed to provide specific comments in relation to the appropriateness of the content and wording of the objective.	Retain as notified, unless iwi/hapu/whanau request specific changes.
OS89.12	Ashley	Sycamore	Department of Conservation	Penny Nelson, Director-General of Conservation	Plan Change 38 - Strategic Directions > 2.6.2 Objectives	Seek amendment	The Director-General requests an amendment to strengthen the wording of proposed Objective 5 and thereby have better regard to section 6(b) of the RMA.	Change the wording of Objective 5 to: <i>5. The protection of outstanding landscape areas from inappropriate subdivision, land use and development which may adversely affect their landscape attributes.</i>
OS89.13	Ashley	Sycamore	Department of Conservation	Penny Nelson, Director-General of Conservation	Plan Change 38 - Strategic Directions > 2.6.2 Objectives	Support	The Director-General generally supports proposed Objective 6, noting that iwi/hapu/whanau are best placed to provide specific comments in relation to the appropriateness of the content and wording of the objective.	Retain as notified, unless iwi/hapu/whanau request specific changes.
OS89.14	Ashley	Sycamore	Department of Conservation	Penny Nelson, Director-General of Conservation	Plan Change 38 - Strategic Directions > 2.6.2 Objectives	Support	The Director-General supports proposed Objective 7.	Retain as notified.
OS89.15	Ashley	Sycamore	Department of Conservation	Penny Nelson, Director-General of Conservation	Plan Change 38 - Strategic Directions > 2.6.3 Policy	Seek amendment	The Director-General requests the inclusion of 'subdivision' within proposed Policy 1 to allow for consideration of the adverse effects that could occur on SNAs from subdivision.	Change the wording of Policy 1 to: <i>1. Protect areas of significant indigenous vegetation and significant habitats of indigenous fauna from subdivision, land use and development activities that will have more than minor effects on the ecological values and processes important to those areas.</i>
OS89.16	Ashley	Sycamore	Department of Conservation	Penny Nelson, Director-General of Conservation	Plan Change 38 - Strategic Directions > 2.6.3 Policy	Support	The Director-General supports proposed Policy 2.	Retain as notified

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OS89.17	Ashley	Sycamore	Department of Conservation	Penny Nelson, Director-General of Conservation	Plan Change 38 - Strategic Directions > 2.6.3 Policy	Support	The Director-General generally supports proposed Policy 3, noting that iwi/hapu/whanau are best placed to provide specific comments in relation to the appropriateness of the content and wording of the policy.	Retain as notified, unless iwi/hapu/whanau request specific changes.
OS89.18	Ashley	Sycamore	Department of Conservation	Penny Nelson, Director-General of Conservation	Plan Change 38 - Strategic Directions > 2.6.3 Policy	Support	The Director-General supports proposed Policy 4.	Retain as notified
OS89.19	Ashley	Sycamore	Department of Conservation	Penny Nelson, Director-General of Conservation	Plan Change 38 - Strategic Directions > 2.6.3 Policy	Support	The Director-General generally supports proposed Policy 5, noting that iwi/hapu/whanau are best placed to provide specific comments in relation to the appropriateness of the content and wording of the policy.	Retain as notified, unless iwi/hapu/whanau request specific changes.
OS89.20	Ashley	Sycamore	Department of Conservation	Penny Nelson, Director-General of Conservation	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.7 Papakainga	Support	The Director-General generally supports the proposed papakainga provisions, noting that iwi/hapu/whanau are best placed to provide specific comments in relation to the appropriateness of the content and wording of the proposed provisions.	Retain as notified, unless iwi/hapu/whanau request specific changes.
OS89.21	Ashley	Sycamore	Department of Conservation	Penny Nelson, Director-General of Conservation	Plan Change 43 - Taupo Industrial Zone	Oppose	Identified Site 4 is proposed to be rezoned from Rural Environment to Industrial Land. There is a lack of detail in the Section 32 Evaluation Report for Plan Change 43 in relation to the potential adverse effects on SNA180 from the rezoning of Site 4 to Industrial Land.	Retain identified Site 4 at 63 Broadlands Road and 261 Broadlands Road, Taupo as Rural Environmental Zone. Alternatively, complete additional investigations to determine whether there are any adverse effects on SNA180 or any area that meets the criteria of a SNA or geothermal SNA from the proposed rezoning of identified Site 4 to Industrial Land. Suggested relief includes, but is not limited to: 1. A suitably qualified ecologist confirms whether identified Site 4 qualifies as an SNA or a geothermal SNA. 2. Complete further investigation to determine if other aspects of the NPS-IB should be explored in relation to the proposed rezoning. The NPS-IB is expected to be gazetted in December 2022. 3. Provide an Ecological Assessment to determine the indigenous biodiversity values of SNA180 and the impact (if any) of the proposed Industrial Land rezoning on those values through the application of the effects management hierarchy.
OS90.1	Angela	Bell			Plan Change 38 - Strategic Directions	Oppose	The plan change does not provide strategic direction on the rural environment or rural-residential zoning. Primary production and the rural environment is facing a range of significant resource pressures many of which are cross cutting with the strategic matters covered in Plan Change 38, yet these sections appear to only consider the urban environment. Reference to the National Policy Statement for Highly Productive Land is not considered. Reference to the National Adaptation Plan and outcomes, including natural hazards is inconsistent.	Seeks that the objectives, policies, and rules for 3b Rural Environment Chapter include incorporation of consideration of natural hazards and the effects of climate change, effects on rural and urban infrastructure (including drinking water), productive capability, and reverse sensitivity.
OS90.2	Angela	Bell			Plan Change 42 - General Rural and Rural Lifestyle Environments	Oppose	The plan change does not adequately protect the rural environment from the effects of subdivision, including but not limited to, consideration of infrastructure, reverse sensitivity, climate change and natural hazards, impacts on character, ability for primary production. The plan change is inconsistent with TD2050 and the Regional Policy Statement. The plan change is inconsistent or doesn't adequately take into account with the National Adaptation Plan and Emissions Reduction Plan or other applicable national direction.	Seeks that the proposed location as identified on the draft maps, objectives, policies, and rules related to subdivision and activities for both rural lifestyle that adjoins the General Rural Environment and does not join the General Rural Environment are deleted.
OS91.1	Colin	Guyton	Federated Farmers of New Zealand – Rotorua / Taupō		Plan Change 38 - Strategic Directions > Chapter 2 Strategic Directions	Seek amendment	The Taupo district has a significant rural presence and a considerable amount of rural land which is used for primary production. Federated Farmers seeks the protection of the values, character and resources of the general rural environment as it is defined in Proposed Plan Change 42 (subject to any amendments that have been sought).	Page 2, Introduction - Federated Farmers seeks the following relief: (a) the inclusion of a new strategic or significant resource management issue in Chapter 2 Strategic Directions focused on rural sustainability and the protection of the rural economy and environment within the Taupo district; and (b) the inclusion of the following objectives for the strategic direction rural sustainability or wording with similar intent: 2.X.X Objectives <u>1. The district's general rural environment is managed in a way that promotes rural sustainability while protecting rural land from inappropriate subdivision, land use and development;</u> <u>2. Existing, lawfully established rural land use activities are recognised and protected from incompatible activities.</u> <u>3. The value of the rural economy to the district and the wider region is acknowledged and provided for.</u> <u>(c) the inclusion of appropriate policies which will implement the proposed objectives outlined in (b) above;</u> <u>and</u> <u>(d) any consequential amendments required as a result of the relief sought.</u>

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OS91.2	Colin	Guyton	Federated Farmers of New Zealand – Rotorua / Taupō		Plan Change 38 - Strategic Directions > 2.1 Strategic Direction 1 Tangata Whenua	Support	Federated Farmers supports the inclusion of strategic direction 1 in respect of tangata whenua. We also support the objectives and policies as outlined for the strategic direction as they are a positive step towards the district plan acknowledging and providing for the principles to Te Tiriti o Waitangi (the Treaty of Waitangi).	(a) the retention of strategic direction 1 Tangata Whenua as currently written in the plan change or with wording to similar effect; and (b) any consequential amendments required as a result of the relief sought.
OS91.3	Colin	Guyton	Federated Farmers of New Zealand – Rotorua / Taupō		Plan Change 38 - Strategic Directions > 2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai	Seek amendment	The proposed strategic direction for freshwater needs to be rewritten to ensure that it achieves consistency with the National Objectives Framework and clearly sets out the defined process that the framework has defined. It is essential that the strategic direction supports the national direction that has been set by central government.	(a) the amendment of strategic direction 2 Freshwater Quality / Te Mana o te Wai to achieve consistency with the requirement of the National Objectives Framework; and (b) any consequential amendments required as a result of the relief sought.
OS91.4	Colin	Guyton	Federated Farmers of New Zealand – Rotorua / Taupō		Plan Change 38 - Strategic Directions > 2.3 Strategic Direction 3 Urban Form and Development	Support	Federated Farmers supports the strategic direction related to urban form and development as it is currently drafted in the plan change. It recognises that urban development creates additional demands on and for infrastructure and that there is a need for land use to be integrated with infrastructure development.	(a) the retention of strategic direction 3 Urban Form and Development as currently written in the plan change or with wording to similar effect; and (b) any consequential amendments required as a result of the relief sought.
OS91.5	Colin	Guyton	Federated Farmers of New Zealand – Rotorua / Taupō		Plan Change 38 - Strategic Directions > 2.4 Strategic Direction 4 Climate Change	Seek amendment	Federated Farmers supports the inclusion of a strategic direction that deals with climate change and how important it is to ensure that communities need to become climate change resilience. Policy 2.4.3(2) is not supported as it is currently written. There should be an acknowledgement that some land use activities have a functional need for occurring and that some may not be able to achieve a positive climate change outcome but are also not increasing their emissions into the environment.	(a) the amendment of Policy 2.4.3 as currently written to read as below or with wording to similar effect; 2. Land use activities which will unduly <u>overly</u> accelerate the effects of climate change will be discouraged <u>recognising that some land use activities will be able to continue with no significant changes to their emissions output.</u> (b) and any consequential amendments required as a result of the relief sought.
OS91.6	Colin	Guyton	Federated Farmers of New Zealand – Rotorua / Taupō		Plan Change 38 - Strategic Directions > 2.5 Strategic Direction 5 Significant and Local Infrastructure	Seek amendment	Federated Farmers supports strategic direction 5 as it is currently drafted including the objectives and policies. However, we seek an amendment to the policies so that it is acknowledged that infrastructure can (and does) have reverse sensitivity effects on existing land use activities such as farming and primary production.	(a) the addition to Policy 2.5.3 of a new clause to read as below or with wording to similar effect; 6. To recognise the reverse sensitivity effects infrastructure may have on existing land use activities and to avoid, remedy or mitigate these effects where possible. (b) and any consequential amendments required as a result of the relief sought.
OS91.7	Colin	Guyton	Federated Farmers of New Zealand – Rotorua / Taupō		Plan Change 38 - Strategic Directions > 2.6 Strategic Direction 6 Natural Environment Values	Seek amendment	There are concerns that the proposed objectives and policies do not provide for existing activities to continue. There needs to be an additional objective and policy that recognises and provides for existing activities such as grazing and other farming activities to continue if the scale and intensity of effects do not / have not increased following the commencement date of the plan. Federated Farmers supports the use of non-regulatory measures to assist landowners to continue this journey. The Council needs to be prepared to function as an intermediary so that effective partnerships can be established between all the parties involved with the protection of indigenous vegetation and fauna and natural values and landscapes to ensure the best possible outcomes.	(a) the amendment of strategic direction 6 Natural Environment Values to recognise and provide for non-regulatory methods as well as the role that private landowners play in the preservation of natural environment values; and (b) any consequential amendments required as a result of the relief sought.
OS91.8	Colin	Guyton	Federated Farmers of New Zealand – Rotorua / Taupō		Plan Change 41 - Removal of Fault lines	Seek amendment	While the removal of the outdated fault lines and associated provisions from the district plan maps means that more accurate data can be relied upon for subdivision and development resource consents and building consents, it is uncertain if plan users will be able to access this data. This creates an unfairness as without the fault lines being identified in the District Plan, the subdivision consent and Building Act/ building consent processes will be the primary mechanisms for ensuring that the risks posed to buildings from potential fault lines are mitigated.	(a) the retention of a reference in the district plan that tells plan users where they can access the up-to-date data on fault lines; and (b) that the Council provides access to the up-to-date fault line data from the GNZ report to district plan users; and (c) any consequential amendments required as a result of the relief sought.
OS91.9	Colin	Guyton	Federated Farmers of New Zealand – Rotorua / Taupō		Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Seek amendment	In respect of the definition for stock proof fence it is recommended that the Council incorporates the full definition from Schedule 2.7 of the Fencing Act 1978. This would make it easier for users of the district plan as they will not have to go to a different place to find out the requirements are for a stock proof fence.	(a) the amendment of the definition for stock proof fence so that it reads: <u>Stock Proof Fence</u> - A 9 or 10 wire fence: as described in Schedule 2.7 of the Fencing Act 1978. a substantial wire fence having 9 or 10 wires properly strained, with or without battens (droppers) or lacing affixed to the wires between the posts or standards; the posts or standards to be of durable timber, metal, or reinforced concrete, well and substantially erected, and not more than 5 m apart, the top wire not to be less than 1 m from the ground surface, the wires to be galvanised, and of 2.5 mm high tensile steel or 4 mm steel, or its equivalent, the space between the ground and the bottom wire not to exceed 100 mm, the 4 bottom wires to be not more than 130 mm apart. (b) any consequential amendments required as a result of the relief sought.

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Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS91.10	Colin	Guyton	Federated Farmers of New Zealand – Rotorua / Taupō		Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Seek amendment	Federated Farmers seeks the inclusion of definitions for the following terms: Highly Productive Land; and Minor Residential Units; as these terms are used frequently throughout the plan change text. Providing definitions for these terms will provide clarity to plan users.	(a) the inclusion of definitions in chapter 10 of the district plan for the terms ‘highly productive land’ and ‘minor residential units; and (b) any consequential amendments required as a result of the relief sought.
OS91.11	Colin	Guyton	Federated Farmers of New Zealand – Rotorua / Taupō		Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1 General Rules - General Rural Environment	Support	The recognition of the need to ensure that other activities do not affect the ability of the rural environment to function effectively is strongly supported. Federated Farmers also supports the acknowledgement of the functional need of rural activities to be located within the rural environment and the potential for reverse sensitivity effects to occur from their continued operation.	(a) the retention of 3b.1 Introduction to the rural environment chapter or with wording to similar effect; and (b) any consequential amendments required as a result of the relief sought.
OS91.12	Colin	Guyton	Federated Farmers of New Zealand – Rotorua / Taupō		Plan Change 42 - General Rural and Rural Lifestyle Environments > 3b.2 Objectives and Policies - General Rural Environment	Seek amendment	Federated Farmers has concerns over Objective 3b.2.6 which deals with the impacts on infrastructure from subdivision and development. We recognise that for some essential infrastructure there will be a need to locate in the rural environment. However, the objective also should acknowledge that essential infrastructure can cause reverse sensitivity effects on activities located in the rural environment. Objective 3b.2.4 as currently drafted is inconsistent with Part 2 of the Resource Management Act 1911. It is not appropriate that the objective does not address both sides of the issue or that it seeks to protect all infrastructure from the effects of all subdivision and development.	(a) the amendment of the objectives for chapter 3b Rural Environment so that they clearly state what is to be achieved, where the objective is to be achieved and when the objective will be achieved; and (b) the amendment of objective 3b.2.6 so that it reads as follows or with wording to similar effect: Objective 3b.2.6 Impacts on essential infrastructure The impacts on <u>essential</u> infrastructure arising from <u>inappropriate</u> subdivision, <u>use</u> and development are <u>managed avoided, remedied or mitigated where it is possible to do so.</u> (c) the insertion of a definition for ‘essential infrastructure’ into the district plan; and (d) any consequential amendments required as a result of the relief sought.
OS91.13	Colin	Guyton	Federated Farmers of New Zealand – Rotorua / Taupō		Plan Change 42 - General Rural and Rural Lifestyle Environments > 3b.2 Objectives and Policies - General Rural Environment	Seek amendment	Policies need to be written to provide clear direction to decision makers who will be making the decisions on the methods and/or rules used to implement the policies and to address effects. This requires consideration of how will the policy meet the relevant objective, where in the district or region does the policy apply, what action is required to be taken and when (i.e., under what circumstances), who is required to comply with the policy and who will implement the policy It also needs to be made clearer which objectives some of the policies are related to.	(a) the amendment of the policies for chapter 3b Rural Environment so that they clearly state how the objective will be met by this policy, where in the region or district will the policy apply, what course of action is to be taken and when, and who is required to comply with the policy and who is to implement the policy; and (b) any consequential amendments required as a result of the relief sought.
OS91.14	Colin	Guyton	Federated Farmers of New Zealand – Rotorua / Taupō		Plan Change 42 - General Rural and Rural Lifestyle Environments > 3b.3 Objectives and Policies - Rural Lifestyle Environment	Support	Federated Farmers supports the objectives as they are proposed for the rural lifestyle zone.	(a) the retention of objectives 3b.3.1 to 3b.3.8 as currently drafted or with wording to similar effect; and (b) any consequential amendments required as a result of the relief sought.
OS91.15	Colin	Guyton	Federated Farmers of New Zealand – Rotorua / Taupō		Plan Change 42 - General Rural and Rural Lifestyle Environments > 3b.3 Objectives and Policies - Rural Lifestyle Environment	Support	Federated Farmers supports the policies as they are currently drafted for the rural lifestyle zone.	(a) the retention of policies 3b.3.9 to 3b.3.14 as currently drafted or with wording to similar effect; and (b) any consequential amendments required as a result of the relief sought.
OS91.16	Colin	Guyton	Federated Farmers of New Zealand – Rotorua / Taupō		Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1 General Rules - General Rural Environment	Support	Federated Farmers supports the general rules for the general rural environment as they are currently drafted. The rules as proposed allow for the continuation of existing, lawfully established activities within the rural environment without any unnecessary obstacles.	(a) the retention of policies 3b.3.9 to 3b.3.14 as currently drafted or with wording to similar effect; and (b) any consequential amendments required as a result of the relief sought.
OS91.17	Colin	Guyton	Federated Farmers of New Zealand – Rotorua / Taupō		Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.6 Minimum building setbacks	Oppose	The current setback from boundaries for the rural environment is 15-25m (depending on the situation and application). The proposed change is significant and has the potential to significantly impact on our farming members. It may prove impractical or impossible to meet the new proposed setback of 200m. As previously highlighted to the Council, we question what the issue is that the proposed increase in the setback is trying to address. We note that farmed animals and associated buildings are anticipated in the rural environment, and consequently so are any reasonable and permitted noises, odours and effects on rural amenity.	(a) the amendment of the required setback in performance standard 4b.2.6 (iv) from 200m to 25m from residential buildings and community facilities; and (b) any consequential amendments required as a result of the relief sought.

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OS91.18	Colin	Guyton	Federated Farmers of New Zealand – Rotorua / Taupō		Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.3 General Rules - Rural Lifestyle Environment	Support	Federated Farmers supports the general rules that are proposed for the rural lifestyle environment.	(a) the retention of general rules 4b.3.1 to 4b.3.7 as currently drafted or with wording to similar effect; and (b) any consequential amendments required as a result of the relief sought.
OS91.19	Colin	Guyton	Federated Farmers of New Zealand – Rotorua / Taupō		Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.4 Performance Standards - Rural Lifestyle Environment	Support	Federated Farmers supports the performance standards proposed for the rural lifestyle environment. The standards provide for the development of an appropriate rural lifestyle and seeks to avoid or minimise any adverse effects on adjoining rural environments.	(a) the retention of performance standards 4b.4.1 to 4b.4.24 as currently drafted or with wording to similar effect; and (b) any consequential amendments required as a result of the relief sought.
OS91.20	Colin	Guyton	Federated Farmers of New Zealand – Rotorua / Taupō		Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.1 Subdivision - General Rural Environment	Seek amendment	Federated Farmers has concerns over how the rule is currently drafted. A minimum size of ten hectares has been used to determine whether a subdivision is a controlled activity or whether it becomes non-complying. Council subdivision and development policies and rules should provide for managed growth in rural communities. While acknowledging that the loss of productive land can impact on the district's economy, there is also a need to recognise that farmers undertake small lot subdivision to provide for farm succession, dispose of surplus dwellings and for providing on-farm accommodation for employees.	(a) the amendment of rule 4b.5.1 to provide for all subdivision in the rural zone as a controlled activity provided certain performance standards are met; and (b) provide for the subdivision of rural land down to four hectares in size or relief with similar intent; and (c) the retention of the associated performance standards for this rule as currently drafted or with wording to similar effect; and (d) any consequential amendments required as a result of the relief sought.
OS91.21	Colin	Guyton	Federated Farmers of New Zealand – Rotorua / Taupō		Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.8 Subdivision - Bonus Lots	Seek amendment	Federated Farmers would like to acknowledge the work the Council has done on improving this rule since the first version of it was released. The rule is now clear and is easy to understand. The new activity classification of restricted discretionary is supported for the creation of new bonus lots. There is concern over the fact the proposed rules appears only to allow for the creation of bonus lots that are connected to or providing protection for Significant Natural Areas. Federated Farmers requests that the Council provides for the environment gains that can be achieved by other areas (such as Outstanding or Amenity Landscape Areas, Foreshore Protection Area, etc), being able to be utilised as bonus lots.	(a) the amendment of rule 4b.5.8 to allow for the creation of bonus lots in conjunction with outstanding natural landscapes or features and other similar areas; and (b) any consequential amendments required as a result of the relief sought.
OS91.22	Colin	Guyton	Federated Farmers of New Zealand – Rotorua / Taupō		Plan Change 43 - Taupo Industrial Zone	Support	Federated Farmers supports proposed plan change 43 in its entirety. The new land to be rezoned is located adjacent to the existing industrial zone which should allow for easy access to the required infrastructure. The industrial zone is located on the edge of Taupo, and it makes sense to rezone land next to the existing zone rather than locating a new industrial zone elsewhere where it could impact on the rural environment.	(d) the retention of the proposed plan change as currently drafted or with wording to similar effect; and (e) any consequential amendments required as a result of the relief sought.
OS91.23	Colin	Guyton	Federated Farmers of New Zealand – Rotorua / Taupō		Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Support	The new definition for papakainga is supported as it better reflects the concept of how tangata whenua live and work in this space.	(a) the retention of the proposed definition for papakainga as currently drafted or with wording to similar effect; and (b) any consequential amendments required as a result of the relief sought.
OS92.1	Samuel	Gray			Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Seek amendment	Submitter seeks property be added as Rural Lifestyle Environment because it is surrounded by smaller lifestyle blocks, not economically viable as a farm, primarily due to very low nitrogen discharge allowance, close proximity to town.	Amend. 939 Tukairangi Rd to be included in Rural Lifestyle Environment instead of General Rural Environment.
OS93.1	Mark	Chrisp		Contact Energy Limited	Plan Change 38 - Strategic Directions	Seek amendment	More generally, Contact seeks the inclusion of an Energy Chapter in the Taupo District Plan in accordance with the National Planning Standards, either as a result of Plan Change 38 or by way of a subsequent Proposed Plan Change in the near future.	Include an Energy Chapter in the Taupo District Plan in accordance with the National Planning Standards, either as a result of Plan Change 38 or by way of a subsequent Proposed Plan Change in the near future.
OS93.2	Mark	Chrisp		Contact Energy Limited	Plan Change 38 - Strategic Directions > Chapter 2 Strategic Directions	Seek amendment	Submitter seeks correction of typos.	Amend the introduction to Chapter 2 Strategic Directions to read as follows: Chapter 2 Strategic Directions The following chapter provides an outline of the key strategic and significant resource management matters for the Taupo District. This chapter includes objectives and policies to guide decision making at a strategic level... The key strategic or significant resource management matters for the district for the Taupo District are: 1. Tangata Whenua...

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OS93.3	Mark	Chrisp		Contact Energy Limited	Plan Change 38 - Strategic Directions > 2.1 Strategic Direction 1 Tangata Whenua	Seek amendment	Submitter seeks correction of typos.	Amend to read as follows: 2.1 STRATEGIC DIRECTION 1 TANGATA WHENUA The Council, through the District Plan, is required to take into account the principles of the Te Tiriti o Waitangi. This is to be done at all levels of planning and decision making under the Plan.... The District Plan has an important role to play in supporting mana whenua in achieving these aspirations. The Council is also required to, in partnership with mana whenua, recognise and provide for the Maori values in resource management and decision making. These include the important relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga and to have particular regard to kaitiakitanga. This is to happen not just through recognition and incorporation of these matters into the Plan but also the wider decision making and plan implementation process...
OS93.4	Mark	Chrisp		Contact Energy Limited	Plan Change 38 - Strategic Directions > 2.1.2 Objective	Seek amendment	Submitter seeks correction of typos.	Amend to read as follows: 2.1.2 Objectives 1. ... 3. Resource management planning and decision making reflects tikanga, mana whakahaere, kaitiakitanga, manaakitanga, whakapapa, mautaranga Maori and te whanake....
OS93.5	Mark	Chrisp		Contact Energy Limited	Plan Change 38 - Strategic Directions > 2.1.3 Policy	Seek amendment	Submitter seeks correction of typos.	Amend to read as follows: 2.1.3 Policies 1.... 5. Recognise the wider constraints on the utilisation and development of Maori land as different from land in freehold title....
OS93.6	Mark	Chrisp		Contact Energy Limited	Plan Change 38 - Strategic Directions > 2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai	Seek amendment	Submitter seeks correction of typos.	Amend to read as follows: 2.2 STRATEGIC DIRECTION 2 FRESHWATER QUALITY / TE MANA O TE WAI ... The Taupo District Plan has a responsibility role to assist with the management of the adverse effects on the environment that may arise from subdivision and land use in the District. Managing the adverse effects on waterways resulting from subdivision and land use forms part of that responsibility and there are clear benefits from doing this. The state of the Districts freshwater resources is of significant interest to the Taupo District community, and it is important that positive freshwater outcomes are achieved through the application implementation of the Plan.
OS93.7	Mark	Chrisp		Contact Energy Limited	Plan Change 38 - Strategic Directions > 2.3 Strategic Direction 3 Urban Form and Development	Seek amendment	Submitter seeks correction of typos.	2.3 STRATEGIC DIRECTION 3 URBAN FORM AND DEVELOPMENT The Taupo District District's diverse and growing population has led to increased demand for housing and demand for new commercial and industrial areas...The District Plan provides a framework for ensuring that urban development, subdivision and changes in land use occurs in a planned and efficient manner and is adequately serviced by infrastructure (including development and of additional infrastructure). ...This approach reflects the an efficient and effective urban form which will develop in a manner that is appropriately serviced by infrastructure reflects the important values and communities within the District...
OS93.8	Mark	Chrisp		Contact Energy Limited	Plan Change 38 - Strategic Directions > 2.3.2 Objectives	Seek amendment	An important aspect of the urban form of Taupo is the East Taupo Arterial being an 'urban fence' separating urban activities to the west (particularly residential activities) from industrial and rural activities to the east including renewable electricity generation activities. It is important to reinforce this as an enduring objective in the District Plan. The ability to utilise the Wairakei-Tauhara Geothermal System for renewable electricity generation purposes, unfettered by the establishment of compatible urban activities, is recognised as a matter of both regional and national significance in the Waikato Regional Policy Statement (RPS) and the National Policy Statement for Renewable Electricity Generation (NPS-REG).	2.3.2 Objectives 1... 3. Subdivision, use and development of land in appropriate locations which will have demonstrable social and cultural benefits to the District's community will be supported. 4.... 5. The Town Centre Environment is strengthened and reinforced as the primary commercial, retail, recreational, cultural and entertainment centres for Taupo District. 6. ... 8. The East Taupo Arterial will continue to act as an 'urban fence' separating urban activities to the west from industrial and rural activities to the east including renewable electricity generation activities.

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OS93.9	Mark	Chrisp		Contact Energy Limited	Plan Change 38 - Strategic Directions > 2.3.3 Policy	Seek amendment	There are a number of typos that need to be corrected and other edits. Conflicts need to be avoided with activities in the wider surrounding environment, not just on adjoining properties. Reverse sensitivity effects do not arise from "existing uses". They arise from new or expanded sensitive activities locating in proximity to existing uses.	Amend to read as follows: 2.3.3 Policies- 1... 5. Require urban subdivision and land development to be efficiently and effectively serviced by infrastructure (including development and of additional infrastructure), according to the capacity limitations of that infrastructure. 6.... 7. Provide for the development of Papakainga on an Maori land to facilitate an Maori occupation on their ancestral lands. 8.... 9. Restrict the location and development of retail and commercial activities within non-commercial areas of the district to ensure that the town centre continues to be the district district's pre-eminent retail, commercial and mixed-use centres. 10. Manage subdivision use and development of land to ensure that it will not: a. have an adverse effect on the functioning of the environment where it is located, b. unduly conflict with existing activities on adjoining properties <u>and the surrounding areas</u> d. give rise to reverse sensitivity effects from existing uses ...
OS93.10	Mark	Chrisp		Contact Energy Limited	Plan Change 38 - Strategic Directions > 2.4 Strategic Direction 4 Climate Change	Seek amendment	The importance of renewable electricity generation needs to be recognised and provided for in the Taupo District Plan, particularly within this section that sets out how climate change is to be addressed within the Taupo District. In that regard, the first priority should be to support activities that will help avoid climate change occurring in the first place. High on that list is renewable electricity generation.	2.4 STRATEGIC DIRECTION 4 CLIMATE CHANGE Climate change has been identified as an issue which is important <u>globally and</u> within the Taupo District. A warming environment, longer and drier droughts and increased intensity of storm events are anticipated. It is important that the District and its communities are able to adapt to the effects of climate change to be resilient and safe. For environmental management and planning purposes there are two separate, but important aspects of climate change: 1. Effects on climate change – which refers to activities that may lead to an increase in greenhouse gasses and those which may result in a reduction of greenhouse gasses from discharged to the atmosphere or help to facilitate efforts towards decarbonisation, <u>including the electrification of home heating, transport and industry</u> . 2.... It is important to consider both of these aspects of climate change to effectively enable people and communities to provide for their social, economic, and cultural well-being and for their health and safety. Supporting positive climate change outcomes and ensuring that the effects of climate change are recognised and provided for will assist in planning for a district which <u>helps avoid</u> , does not contribute to, and is resilient to, climate change....
OS93.11	Mark	Chrisp		Contact Energy Limited	Plan Change 38 - Strategic Directions > 2.4.2 Objective	Seek amendment	A new objective needs to clearly articulate the desirability of increased renewable electricity generation to assist with the decarbonisation of the economy (both within the Taupo District, regionally and nationally). There are a number of typos that need to be corrected.	2.4.2 Objectives 1. Subdivision, use and development of land in the Taupo District will result in positive climate change outcomes. <u>2. An increase in the amount of electricity generated from renewable sources within the Taupo District to assist with the decarbonisation of the economy.</u> 2. Subdivision, use and development of land in the Taupo District will be resilient to the current and future effects of climate change on the District's current and future communities, including any disproportionate effects on an Maori. 3. The Taupo District is well prepared to adapt to the risks and effects from climate change, such as natural hazards.
OS93.12	Mark	Chrisp		Contact Energy Limited	Plan Change 38 - Strategic Directions > 2.4.3 Policy	Seek amendment	Policies need to be included which specifically provide for and enable activities that will help address climate change. There are a number of typos that need to be corrected.	2.4.3 Policies- 1. Land use activities which will result in positive climate change outcomes, including through reducing greenhouse gas emissions and decarbonisation, will be supported and encouraged. <u>2. Recognise and provide for the use and development of the District's renewable energy resources to facilitate decarbonization of the economy, including a reduction in greenhouse gas emissions, increased electricity generation capacity and improved security of supply including transmission.</u> <u>3. Enable the upgrading and maintenance of existing and development of new renewable electricity generation activities and transmission, including where contributing to one of the following;</u> · <u>adaptation required to mitigate risks from climate change</u> · <u>provides for increased electricity output, or greater efficiency</u> · <u>continued safe, efficient and secure operation.</u> 24. Land use activities which will unduly accelerate the effects of climate change will be discouraged. 35

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OS93.13	Mark	Chrisp		Contact Energy Limited	Plan Change 38 - Strategic Directions > 2.5 Strategic Direction 5 Significant and Local Infrastructure	Seek amendment	The introduction should more accurately refer to “electricity generation” and not “energy generation”. Renewable electricity generation activities is regionally significant whether or not it is connected to the national grid.	2.5 STRATEGIC DIRECTION 5 SIGNIFICANT AND LOCAL INFRASTRUCTURE Infrastructure, as defined in the Resource Management Act generally encompasses physical services and facilities which enable society to function, such as the three waters network, transport, communications, energy electricity generation... ...However, inappropriately located or designed land use activities can adversely affect the safe and effective functioning of significant and locally important infrastructure <u>and the natural resources on which they rely on to operate.</u> ...Its central location and natural resources means that Taupo is home to: · ... · renewable electricity generation facilities that connect with the national grid, accounting for up to 20% of New Zealand’s total electricity demand ... In addition to nationally and regionally significant infrastructure, local roads and other infrastructure (including development and additional infrastructure) is vital for the ongoing functioning of the District <u>District’s</u> urban and rural communities.
OS93.14	Mark	Chrisp		Contact Energy Limited	Plan Change 38 - Strategic Directions > 2.5.2 Objectives	Seek amendment	Minor additions are sought to the policies.	Retain the following Objectives: 2.5.2 Objectives 1. The wider benefits and strategic importance of nationally and regionally significant infrastructure to the District and wider, including the economic, cultural and social wellbeing of people and communities and for their health and safety, are recognised <u>and protected</u> in decision making and land use planning. 2. The local and national benefits of the sustainable development, operation, maintenance and upgrading of electricity transmission and renewable electricity generation resources and activities are recognised and <u>encouraged achieved.</u> 3....
OS93.15	Mark	Chrisp		Contact Energy Limited	Plan Change 38 - Strategic Directions > 2.5.3 Policy	Seek amendment	The introduction should more accurately refer to “electricity generation” and not “energy generation”.	Amend to read as follows: 2.5.3 Policies- 1. Recognise and provide for the national, regional and local benefits of renewable energy electricity generation activities and resources, and transmission activities, in relation to climate change, security of supply, and social, and economic wellbeing of people and communities and for their health and safety. 2. Recognise <u>and provide for</u> the functional and operational needs associated with the use and development of nationally and regionally significant infrastructure. 3....
OS93.16	Mark	Chrisp		Contact Energy Limited	Plan Change 38 - Strategic Directions > 2.6 Strategic Direction 6 Natural Environment Values	Seek amendment	Submitter seeks minor edits.	Amend to read as follows: 2.6 STRATEGIC DIRECTION 6 NATURAL ENVIRONMENT VALUES The Taupo District District is characterised by important landscapes and natural areas. ... As well as being an important part of the District District’s identity... The effects of human activities such as built development, vegetation clearance and land development etc can significantly alter the character of the environment resulting in the loss of these areas and their values.... These areas are on a range of public (reserve, forest and national parks) and private tenure land <u>land</u> . There is also a high proportion of these areas on Maori Maori land throughout the District which can impact the ability of Maori Maori landowners in undertaking development on their ancestral lands.
OS93.17	Mark	Chrisp		Contact Energy Limited	Plan Change 38 - Strategic Directions > 2.6.2 Objectives	Seek amendment	Submitter seeks minor edits.	2.6.2 Objectives 1. Recognise the importance of the District District’s natural values and landscapes and their significance to the Taupo District District’s communities and identity. 2.... 4. Recognition of the extent of indigenous vegetation and habitat under on <u>under</u> Maori land tenure , and the need to provide for the important relationship of Maori and their culture and traditions with their ancestral lands and waahi tapu....
OS93.18	Mark	Chrisp		Contact Energy Limited	Plan Change 38 - Strategic Directions > 2.6.3 Policy	Seek amendment	Minor edits are proposed and the addition of one additional policy which covers an increasingly important aspect of consenting renewable electricity generation activities.	Amend to read as follows: 2.6.3 Policies ... <u>7. Recognise the benefits of offset measures and compensation and provide for their use as feasible alternatives to manage significant residual adverse effects of renewable electricity generation activities and regionally significant infrastructure.</u>
OS93.19	Mark	Chrisp		Contact Energy Limited	Plan Change 38 - Strategic Directions > 2.2.2 Objective	Support	Submitter supports the Objective.	Retain the objective.
OS93.20	Mark	Chrisp		Contact Energy Limited	Plan Change 38 - Strategic Directions > 2.2.3 Policy	Support	Submitter supports the Policy.	Retain the Policy.
OS93.21	Mark	Chrisp		Contact Energy Limited	Plan Change 38 - Strategic Directions > 2.2.3 Policy	Support	Submitter supports the Policy.	Retain the Policy.

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OS93.22	Mark	Chrisp		Contact Energy Limited	Plan Change 41 - Removal of Fault lines	Support	Contact supports the deletion of fault lines from the planning maps and the associated rule in Section 4e.10 of the Taupo District Plan. Dealing with any risks associated with fault lines at the subdivision and/or building consent stage of a proposed development is efficient and appropriate	Contact seeks that Taupo District Council adopts PC41 as notified.
OS93.23	Mark	Chrisp		Contact Energy Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments	Seek amendment	Contact supports the creation of Rural Lifestyle Zones on the basis that they can provide for rural residential activities in appropriate locations. However, a key aspect of Contact's submission is seeking to ensure that Rural Lifestyle Zones are only created in appropriate locations which does not include within or in close proximity to permitted, lawfully existing and/or consented renewable electricity generation activities.	If Rural Lifestyle Environments are only located in appropriate locations, that outcome avoids the need to Contact (and others) to seek changes to the rules and performance standards relating to the Rural Lifestyle Environment to avoid reverse sensitivity effects. That is the approach that has been taken in this submission. If Contact's relief sought in relation to the location of Rural Lifestyle Zones is not accepted, then Contact seeks alternative relief (including additional changes to the rules and performance standards relating to the Rural Lifestyle Environment) which will avoid the creation of reverse sensitivity effects.
OS93.24	Mark	Chrisp		Contact Energy Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Oppose	Renewable electricity generation is an activity that has been recognised in the National Policy Statement for Renewable Electricity Generation 2011 (NPS-REG) as a matter of national significance. Renewable electricity generation is also an activity identified in the Waikato RPS and Bay of Plenty RPS as a Regionally Significant Infrastructure. It is therefore inappropriate to treat that activity as part of, and in the same manner as, other activities that occur in the rural environment such as forestry, agriculture and dairy farming. The elevated status and importance of renewable electricity generation should be recognised in the Taupo District Plan with its own set of objectives, policies and methods.	Amend the definition of Rural Industry as follows: Rural Industry – an activity that directly supports, services, or is dependent on primary production and has a locational need to be within the General Rural Environment (rather than an urban environment). These activities include, but are not limited to; forestry, agriculture, <u>and dairy farming and geothermal/electricity generation.</u> Insert a new definition of Renewable Electricity Generation as follows (being the same definition in the NPS-REG): Renewable electricity generation means generation of electricity from solar, wind, hydro-electricity, geothermal, biomass, tidal, wave, or ocean current energy sources.
OS93.25	Mark	Chrisp		Contact Energy Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Oppose	Due to the nature of the following submissions by Contact, additional definitions need to be included in the Taupo District Plan.	Insert a new definition of Renewable electricity generation activities (being the same definition in the NPS-REG) as follows: Renewable electricity generation activities means the construction, operation and maintenance of structures associated with renewable electricity generation. This includes small and community-scale distributed renewable generation activities and the system of electricity conveyance required to convey electricity to the distribution network and/or the national grid and electricity storage technologies associated with renewable electricity.
OS93.26	Mark	Chrisp		Contact Energy Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > 3b.1 Introduction	Seek amendment	Contact generally supports the introductory statement but seeks minor changes to recognise the importance and functional need for renewable electricity generation to occur within the Rural Environment, its contribution to the regional economy and New Zealand's security of electricity supply.	Amend the Introduction to Chapter 3b.1 as follows: General Rural Environment ...Other prime characteristics of the General Rural Environment are the diverse range of land uses including farming, horticulture, energy sources and plantation forestry activities, with dispersed buildings and rural roads.... The purpose of separating the General Rural Environment from the Rural Lifestyle Environment is to preserve the productive potential of the land and other natural resources within the General Rural Environment by retaining large property sizes and limiting the extent of housing provided for, yet allowing appropriate development to occur while preserving the rural character 'openness' of the General Rural Environment. The creation of the General Rural Environment aims to support primary productive uses, renewable electricity generation activities, and rural industry, meaning an activity being activities that directly supports, services, or is dependent on primary production and/or has a locational or functional need to be within the General Rural Environment (rather than an urban environment). Primary production Activities in the General Rural Environment will produce effects that are different from urban areas, such as noise, odour, vibration, spray drift and dust... The General Rural Environment provisions seek to limit the scale of commercial and industrial activities unless they are dependent on primary production and/or have a locational functional or operational need to be within the General Rural Environment.... Rural Lifestyle Environment ... By creating separate areas in appropriate locations within the Rural Environment, the Rural Lifestyle Environment creates areas for rural living on smaller property sizes, whilst retaining separation from the rural production and other activities predominating in the General Rural Environment. This separation of activities serves to minimise reverse sensitivity issues. By concentrating rural residential development within the Rural Lifestyle Environment this serves to preserve the open space characteristics, rural character and the productive potential of the rest of the Rural Environment, and to reduce the potential for land use conflict. The Rural Lifestyle Environment areas are located closer in proximity to urban areas to allow for access to community facilities within the district's townships.

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OS93.27	Mark	Chrisp		Contact Energy Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.1 Enable Primary Production	Seek amendment	Contact supports Objective 3b.2.1 with an amendment so that it covers a wider range of uses anticipated in the General Rural Environment beyond just "primary production". One of the policies which achieves Objective IM-02 is IM-P4 'Regionally Significant Industry and Primary Production'. The suggested amendments give effect to the Waikato RPS.	Retain Objective 3b.2.1. Objective 3b.2.1 Enable Primary Production and the Use of Natural Resources Primary production and the use of natural resources are enabled by protecting the availability of the rural land and other resources and its productive capability.
OS93.28	Mark	Chrisp		Contact Energy Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.2 Maintaining the established General Rural character	Oppose	Contact is of the view that Objective 3b.2.2 is misguided and seeks to achieve the wrong outcome. Firstly, it presupposes that the established character of the General Rural Environment represents a good environmental outcome in all respects to the extent that it should be "maintained". Secondly, an objective that seeks to maintain the "established character" is essentially seeking no change. The objective seeks to avoid "incremental subdivision and development" which essentially locks in the status quo and will make it difficult for any new development to occur, including new development that has been identified in other planning provision as being appropriately located in the General Rural Environment.	Amend Objective 3b.2.2 to read: Objective 3b.2.2 Maintaining the established General Rural character The established character of the General Rural Environment is maintained and the cumulative erosion of its character through incremental subdivision and development is avoided. Enable a range of activities in the General Rural Environment that are compatible with rural character.
OS93.29	Mark	Chrisp		Contact Energy Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.3 Rural industry	Seek amendment	Due to its elevated status under the NPS-REG, Contact has sought (above) that the definition of Rural Industry be amended to delete any reference to electricity generation and that a new definition of Renewable Electricity Generation and Renewable Electricity Generation Activities be including in the Plan. In line with that outcome, a new objective needs to be included in the Plan seeking to enable renewable electricity generation activities (and transmission activities by association).	Retain Objective 3b.2.3. Inset a new objective following Objective 3b.2.3 as follows: Objective 3b.2.X Renewable Electricity Generation and Transmission Activities Enable the development, operation, maintenance and upgrading of renewable electricity generation activities and transmission activities in the General Rural Environment.
OS93.30	Mark	Chrisp		Contact Energy Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.4 Other activities	Seek amendment	As a consequential change to the relief sought above (inserting a new objective in relation to renewable electricity generation activities), Objective 3b.2.4 needs to be amended to remove the reference to renewable electricity generation (and transmission by association). Visitor accommodation is a sensitive activity and should only be enabled in appropriate locations within the General Rural Environment rather than enabled anywhere including in locations whereby reverse sensitivities could arise.	Amend Objective 3b.2.4 as follows: Objective 3b.2.4 Other activities Maori cultural activities, tourism activities, and visitor accommodation and renewable electricity generation and transmission activities are enabled in appropriate locations within the General Rural Environment.
OS93.31	Mark	Chrisp		Contact Energy Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.5 Avoidance of reverse sensitivity	Seek amendment	Contact supports an objective in the General Rural Environment chapter that seeks to avoid reverse sensitivity effects. However, Contact is concerned that the scope of the objective is too narrow. As currently drafted it would only require reverse sensitivity effects to be avoided where an activity already exists. This is particularly concerning for Contact. The objective needs to also cover consented activities which have yet to be constructed / undertaken. Contact's geothermal generation activities, which do and are anticipated to occur in the District's General Rural Environment (as identified in the introductory text to this chapter and Strategic Directions chapter).	Amend Objective 3b.2.5 as follows: Objective 3b.2.5 Avoidance of reverse sensitivity Reverse sensitivity effects on permitted, and legally established, and/or consented activities within the General Rural Environment, including conflict with activities in neighbouring Environments, are avoided.
OS93.32	Mark	Chrisp		Contact Energy Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.6 Impacts on infrastructure	Seek amendment	An objective (or policy) that only seeks to "manage" something (with no specified outcome) provides no useful guidance to resource management decision makers or other users of the Taupo District Plan.	Amend Objective 3b.2.6 as follows: Objective 3b.2.6 Impacts on infrastructure The impacts on infrastructure arising from subdivision and development are managed do not compromise the safe and efficient functioning of infrastructure.

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OS93.33	Mark	Chrisp		Contact Energy Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.9 Maintaining the established character	Oppose	Contact is of the view that Policy 3b.2.9 is misguided and seeks to achieve the wrong outcome. The policy characterises the rural environment by matters such as "limited signage" whereas the existence of more than 20 large-scale renewable electricity generation activities is a far more significant and defining aspect of the General Rural Environment in the Taupo District.	Amend Policy 3b.2.9 as follows: Policy 3b.2.9 Maintaining the established Rural character Enable activities in the Maintain the established General Rural Environment <u>that will not compromise the character of the General Rural Environment</u> , as defined by: a) <u>Extensive pastoral farming and forestry</u> b) <u>Renewable electricity generation activities</u> c) <u>Geothermal areas and activities, electricity transmission and distribution</u> d) ... e) Noises related to production activities during the day but low levels of noise at night d) Low levels of light spill f) <u>Effects from activities including noise, vibration, dust, odour and visual effects</u> e) Infrequent vehicle movements to and from a site fg)...
OS93.34	Mark	Chrisp		Contact Energy Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.10 Residential units	Seek amendment	Contact supports Policy 3b.2.10 but it needs to be expanding to address one of the most significant adverse effects that can arise as a result of residential units being established in the General Rural Environment, that being reverse sensitivity effects. The establishment of residential units should also not constrain the ability to access or utilise renewable energy resources (which are of national significance).	Amend Policy 3b.2.10 as follows: Policy 3b.2.10 Residential units Avoid the cumulative effects of rural lifestyle development by <u>providing for these activities within the Rural Lifestyle Environment and otherwise</u> limiting residential units <u>within the General Rural Environment</u> that: a) ... c) Erode the general rural character through its density, scale and location- d) <u>Result in the potential to generate reverse sensitivity effects.</u> e) <u>Constrain the ability to access or utilise renewable energy resources.</u>
OS93.35	Mark	Chrisp		Contact Energy Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.12 Minor residential unit	Seek amendment	It is important that the location of minor residential units is managed to avoid the potential for reverse sensitivity effects on activities in the General Rural Environment. A minor residential unit is a sensitive activity, and these should also be setback (like new houses in the Rural Lifestyle Environment) from the boundary with the General Rural Environment.	Amend Policy 3b.2.12 as follows: Policy 3b.2.12 Minor residential unit Manage the scale and location of minor residential units to ensure it is near the principal dwelling on the allotment, is of a suitable size, and to ensure that the future availability of the rural land resource will not be compromised <u>and to avoid the potential for reverse sensitivity effects.</u>
OS93.36	Mark	Chrisp		Contact Energy Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.13 Avoiding reverse sensitivity	Seek amendment	Contact supports a policy in the General Rural Environment chapter that seeks to avoid reverse sensitivity effects. Contact seeks an amendment to the policy for the same reasons set out in relation to the changes sought to Objective 3b.2.5.	Amend Policy 3b.2.13 as follows: Policy 3b.2.13 Avoiding reverse sensitivity Any adverse effects generated by an new sensitive activity must be managed <u>within the allotment</u> so as to avoid adversely affecting <u>reverse sensitivity effects on permitted, and lawfully established and/or consented</u> neighbouring activities.
OS93.37	Mark	Chrisp		Contact Energy Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.14 Commercial and industrial activity	Seek amendment	Because renewable electricity generation activities fall within the definition of industrial activities, they need to be excluded from the first part of the policy which seeks to limit commercial and industrial activities. Contact supports the intent of the policy but it needs to be widened to cover other activities (including renewable electricity generation activities) that are provided for and anticipated in the General Rural Environment beyond just primary production.	Amend Policy 3b.2.14 as follows: Policy 3b.2.14 Commercial and industrial activity Limit the scale of commercial and industrial activity (<u>excluding renewable electricity generation activities</u>) to avoid the uptake of general rural land by activities that are provided for in other Environments and may impact on the availability of land for primary production <u>and other activities provided for</u> within the General Rural Environment.
OS93.38	Mark	Chrisp		Contact Energy Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.15 Allotment size	Support	Contact supports Policy 3b.2.15 on the basis that it reinforces the intension that the General Rural Environment is for larger scale productive activities (rather than rural residential opportunities).	Retain Policy 3b.2.15.
OS93.39	Mark	Chrisp		Contact Energy Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.1 Maintain the character of the Rural Lifestyle Environment	Oppose	This is an unexpected objective for the parts of the Rural Environment where a greater density of subdivision and development is anticipated and provided for. The objective should focus on enabling rural residential opportunities in appropriate locations (i.e. where they will not create reverse sensitivity effects on activities in the wider General Rural Environment or Industrial Environments).	Delete Objective 3b.3.1 and replace it with the following: Objective 3b.3.1 Enable Rural Residential Activities <u>Zone parts of the Rural Environment as Rural Lifestyle Environment to enable and provide for rural residential activities in appropriate locations where they will not give rise to reverse sensitivity effects on the surrounding General Rural Environment or Industrial Environments.</u>
OS93.40	Mark	Chrisp		Contact Energy Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.2 Avoid reverse sensitivity	Seek amendment	Contact supports an objective in the Rural Lifestyle Environment chapter that seeks to avoid reverse sensitivity effects. However, Contact is concerned that the scope of the objective is too narrow. As currently drafted it would only require reverse sensitivity effects to be avoided where an activity already exists. This is particularly concerning for Contact. The objective needs to also cover consented activities which have yet to be constructed / undertaken.	Amend Objective 3b.3.2 as follows: Objective 3b.3.2 Avoid reverse sensitivity Adverse reverse sensitivity effects, including conflict with on permitted, and legally established <u>and/or consented</u> activities in neighbouring Environments, are avoided.

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OS93.41	Mark	Chrisp		Contact Energy Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.3 Commercial and industrial activities	Seek amendment	Contact supports Objective 3b.3.3 but it needs to be more precisely drafted for accuracy and clarity.	Amend Objective 3b.3.3 as follows: Objective 3b.3.3 Commercial and industrial activities The establishment of commercial and industrial activities that have no functional need to locate and are incompatible with the rural residential activities occurring within the <u>Rural Lifestyle Environment</u> are avoided.
OS93.42	Mark	Chrisp		Contact Energy Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.4 Consolidate rural lifestyle activities	Support	Contact supports the consolidation of Rural Lifestyle activities within identified and appropriately located Rural Lifestyle Environments.	Retain Objective 3b.3.4.
OS93.43	Mark	Chrisp		Contact Energy Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.6 Impacts on community infrastructure	Oppose	An objective (or policy) that only seeks to “manage” something (with no specified outcome) provides no useful guidance to resource management decision makers or other users of the Taupo District Plan. The objective should apply to all infrastructure, not just community infrastructure.	Amend Objective 3b.3.6 as follows: Objective 3b.2.6 Impacts on community infrastructure The impacts on community infrastructure arising from subdivision and development are managed <u>do not compromise the safe and efficient functioning of infrastructure.</u>
OS93.44	Mark	Chrisp		Contact Energy Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.3.9 Character of the Rural Lifestyle Environment	Seek amendment	Contact supports Policy 3b.3.9 but it also needs to recognise, and not have adverse effects on, the nature of the surrounding General Rural Environment.	Add a new point i) to Policy 3b.3.9 as follows: <u>i) An environment that is surrounded by a working rural environment including rural production, geothermal areas and renewable electricity generation activities.</u>
OS93.45	Mark	Chrisp		Contact Energy Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.3.10 Lot sizes and setbacks for allotments adjoining the General Rural Environment	Support	Requiring larger lot sizes and greater building setbacks for new dwellings within the Rural Lifestyle Environment are two key methods for managing reverse sensitivity effects. Contact therefore supports this policy on this basis.	Retain Policy 3b.3.10.
OS93.46	Mark	Chrisp		Contact Energy Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.3.12 Minor residential unit	Seek amendment	A minor residential unit is a sensitive activity, and these should also be setback (like new houses in the Rural Lifestyle Environment) from the boundary with the General Rural Environment. It is important that the location of minor residential units is managed to avoid the potential for reverse sensitivity effects on activities in the General Rural Environment.	Amend Policy 3b.3.12 as follows: Policy 3b.3.12 Minor residential unit Manage the scale and location of minor residential units to ensure it is near the principal dwelling on the allotment, is of a suitable size, and to further protect the character of the Rural Lifestyle Environment , <u>and to avoid reverse sensitivity effects.</u>
OS93.47	Mark	Chrisp		Contact Energy Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.1 Activities in the General Rural Environment	Support	Contact supports Rule 4b.1.1 on the basis that it is consistent with the approach throughout the rest of the Plan, is effects based, and enables activities to occur that do not need to be the subject of a resource consent application process.	Retain Rule 4b.1.1.
OS93.48	Mark	Chrisp		Contact Energy Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.2 Minor residential units	Support	Minor residential units are sensitive activities whereby their establishment needs to be controlled so as to not result in reverse sensitivity effects. An additional criterion has been added to ensure that minor residential units do not constrain access to and/or the utilisation of renewable energy sources.	Amend Rule 4b.1.2 as follows: i.... f. The ability to mitigate <u>avoid</u> adverse effects, <u>including reverse sensitivity effects</u> , through the use of screening, planting, landscaping, and <u>alternative design, and/or other means including restrictive covenants.</u> ... i. <u>The potential to constrain access to and/or the utilisation of renewable energy sources.</u>
OS93.49	Mark	Chrisp		Contact Energy Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.3 Temporary Activities	Support	Contact supports this rule.	Retain Rule 4b.1.3.

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OS93.50	Mark	Chrisp		Contact Energy Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.4 Electricity Generation Core Sites, Renewable Energy Generation Activities and Geothermal Steamfields	Support	Contact supports the retention of Rule 4b.1.4 (being a continuation of the Rule in currently in the Rural Environment) with a number of minor amendments. This is the enabling rule that appropriately provides for the operation, maintenance and minor upgrading renewable electricity generation activities in the General Rural Environment. The term "Geothermal Areas" has been used rather than "Geothermal Steamfields" due to Section O of the Plan identifying and mapping Geothermal Areas. A second clause has been added to the rule on the basis of Policy G of NPS-REG.	Amend Rule 4b.1.4 as follows: 4b.1.4 Electricity Generation Core Sites, Renewable Electricity Energy Generation Activities and Geothermal Areas Steamfields i. Any activity involving continued operation, maintenance and minor upgrading of existing electricity generation core sites, geothermal areas <u>steamfields</u> , renewable energy <u>electricity</u> generation activities and associated structures and ancillary activities is a permitted activity . ii. <u>Activities associated with the investigation, identification and assessment of potential sites and energy sources for renewable electricity generation by existing and prospective generators are a permitted activity.</u> NOTE: For the purpose of this rule "maintenance" means: All activities associated with the protective care, and monitoring of a hydro dam, a geothermal or hydroelectric power station, geothermal steamfields and associated structures, in order to monitor , test and/or arrest the processes of decay, structural fatigue, erosion or dilapidation <u>of all associated structures</u> and includes maintenance of surrounds and water areas. NOTE: For the purpose of this rule "minor upgrading" means: Structural improvement, repair and replacement <u>or upgrade of components, or activities required for the continued safe and efficient operation</u> including worn or technically deficient parts of <u>any structure including</u> the powerhouse, hydro dams, separation plants, switchyards, intake, control and diversion structures, wells, pipes, tunnels, cables, other equipment and accessory buildings and structures of similar character and scale , and includes associated drilling, <u>vehicles, infrastructure, machinery</u> , testing, monitoring, earthworks and vegetation removal. Also the extension to existing Buildings and Structures, and the erection of new Buildings and Structures up to 100m² in area and not exceeding the maximum height standard for the Rural Environment and the erection of any aerial, antennae or communication dish not exceeding 5m² in area located on top of a hydro or geothermal existing structure, subject to compliance with the Noise Performance Standard.
OS93.51	Mark	Chrisp		Contact Energy Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.5 Commercial and industrial activities, and home businesses,	Seek amendment	The third paragraph should refer to Rule 4b.1.5ii. Home businesses could include sensitive activities and need to avoid creating reverse sensitivity effects.	Amend Rule 4b.1.5 as follows: ... When considering activities under Rule 4b.1.5ii Council restricts the exercise of its discretion to the following matters: ... c. The effect of the activity on surrounding land uses (<u>including reverse sensitivity effects</u>) and how these effects can be managed onsite and/or mitigated....
OS93.52	Mark	Chrisp		Contact Energy Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.7 High voltage transmission lines	Support	Contact supports this rule as it seeks to ensure the safe operation of transmission lines. However, the heading of the rule needs to be more accurate. In addition to network utilities, this rule should also provide an exception for renewable electricity generation activities (which are not necessarily network utilities).	Amend Rule 4b.1.7 as follows: 4b.1.7 Buildings and Structures in proximity to High voltage transmission lines i. Any building <u>or structure</u> (except network utilities <u>and Renewable Electricity Generation Activities</u>) located within 0 – 12 meters of a high-voltage transmission line is a restricted discretionary activity .
OS93.53	Mark	Chrisp		Contact Energy Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.8 Buildings within Outstanding Landscape Areas	Support	Contact supports this rule on the basis that it does not apply to buildings within Electricity Generation Core Sites, but there is no reason why it should not apply to all other existing renewable electricity generation activities.	Retain Rule 4b.1.8 but amend the first exception to the rule as follows: EXCEPTION: This rule will not apply to the erection of structures: a. <u>Associated with existing renewable electricity generation activities including within within</u> Electricity Generation Core Sites. b. ...
OS93.54	Mark	Chrisp		Contact Energy Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.9 Earthworks within Outstanding Landscape Areas	Support	Contact supports this rule on the basis that it does not apply to earthworks within Electricity Generation Core Sites, but there is no reason why it should not apply to all other existing renewable electricity generation activities.	Retain 4b.1.9 but amend the exception as follows: EXCEPTION: This rule will not apply to Earthworks <u>associated with existing and/or consented renewable electricity generation activities including</u> within Electricity Generation Core Sites.
OS93.55	Mark	Chrisp		Contact Energy Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.1 Vehicle movements	Seek amendment	Contact supports Rule 4b.2.1 subject to the exception being expanded to include renewable electricity generation activities.	Retain 4b.2.1 but amend the exception as follows: EXCEPTION: This performance standard shall not apply to traffic movements involved in forest harvesting operations <u>or existing and consented renewable electricity generation activities.</u>

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OS93.56	Mark	Chrisp		Contact Energy Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.5 Maximum building height	Seek amendment	Contact seeks amendments to Rule 4b.2.5 to make the rule applicable to all renewable electricity generation activities within Geothermal Areas. An additional exception has been added to the rule on the basis that Policy G of NPS-REG	Amend Rule 4b.2.5 as follows: 4b.2.5 Maximum building height ... iv. 15 meters for renewable Electricity Generation activities on land identified as a Geothermal Area in Section O within an Electricity Generation Core Site . EXCEPTIONS: · <u>activities associated with the investigation, identification and assessment of potential sites and energy sources for renewable electricity generation by existing and prospective generators including wind monitoring masts – no height limit</u> · ... · Drilling Rigs for up to 60 days per well allotment – no height limit.
OS93.57	Mark	Chrisp		Contact Energy Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.6 Minimum building setbacks	Seek amendment	Contact seeks minor amendments to Rule 4b.2.6 to make it more accurate and workable.	Amend Rule 4b.2.6 as follows: 4b.2.6 Minimum building setbacks i.... v. There shall be no front boundary setback for buildings and activities associated with Electricity Generation and Renewable Energy Electricity Generation Activities on land identified as Geothermal Area in Section O within an Electricity Generation Core Site where the road extends over any power generation Building or Structure. vi. There shall be no boundary setback for buildings and activities associated with <u>Renewable Electricity Generation Activities</u> on land identified as Geothermal Area in Section O <u>including</u> within an Electricity Generation Core Site...
OS93.58	Mark	Chrisp		Contact Energy Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.7 Minor residential units	Seek amendment	Minor residential units need to be located so that they do not create additional restrictions on renewable electricity generation activities by, for example, moving a point of noise compliance closer to the source of noise.	Amend Rule 4b.2.7 as follows: 4b.2.7 Minor residential units ... i. All minor residential <u>units</u> or accommodation activity units shall: a. ... c. <u>Be located no closer than the existing primary residential unit on the same site to a Consent Area which is the subject of resource consents issued by the Waikato Regional Council for the take or discharge of geothermal fluid exceeding 1,000 tonnes per day provided that this clause shall not apply to properties more than 300m away from any aforementioned Consent Area....</u>
OS93.59	Mark	Chrisp		Contact Energy Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.8 Commercial and industrial activities, and home businesses	Seek amendment	Home businesses need to be located so that they do not create additional restrictions on renewable electricity generation activities.	Amend Rule 4b.2.8 as follows: 4b.2.8 Commercial and industrial activities, and home businesses i. ... iii. <u>Home businesses shall be located no closer than the existing primary residential unit on the same site to a Consent Area which is the subject of resource consents issued by the Waikato Regional Council for the take or discharge of geothermal fluid exceeding 1,000 tonnes per day provided that this clause shall not apply to properties more than 300m away from any aforementioned Consent Area....</u>
OS93.60	Mark	Chrisp		Contact Energy Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.9 Maximum Noise - Limits	Support	Contact supports this rule.	Retain
OS93.61	Mark	Chrisp		Contact Energy Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.10 Maximum Noise - Construction Noise	Support	Contact supports this rule.	Retain
OS93.62	Mark	Chrisp		Contact Energy Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.11 Maximum Noise - Electricity Generation Core Sites	Support	Contact supports this rule.	Retain
OS93.63	Mark	Chrisp		Contact Energy Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.12 Maximum Noise - Well Drilling and Testing	Support	Contact supports this rule.	Retain

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OS93.64	Mark	Chrisp		Contact Energy Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.13 Maximum Noise - Other	Seek amendment	Contact supports this rule subject to minor amendments to ensure it applies to all applicable circumstances.	Amend Rule 4b.2.13 as follows: 4b.2.13 Maximum Noise – Other ... ii. Nothing in the foregoing Performance Standards shall apply to sirens, circuit breakers, <u>bursting discs</u> , <u>emergency or upset operating conditions</u> and hydro spills associated with the operation of <u>Renewable Electricity Generation Activities Core sites</u> . Provided that the activity shall comply with the requirements of S16 of the Resource Management Act 1991.
OS93.65	Mark	Chrisp		Contact Energy Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.14 Parking, Loading and Access	Oppose	Taupo District is a Tier 3 territorial authority. The NPS-UD sets out that tier 1, 2 and 3 territorial authorities must remove district plan rules, assessment criteria, policies and objectives that have the effect of setting minimum car parking rates as soon as practicable, no more than 18 months from the date of commencement of the NPS-UD.	Delete Rule 4b.2.14.
OS93.66	Mark	Chrisp		Contact Energy Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.15 Signage	Support	Contact supports this rule.	Retain Rule 4b.2.15.
OS93.67	Mark	Chrisp		Contact Energy Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.1 Subdivision - General Rural Environment	Support	Contact supports this rule subject to an additional matter of control as set out in Rule 4b.5.3.	Retain Rule 4b.5.1 subject to an additional matter of control as set out in Rule 4b.5.3.
OS93.68	Mark	Chrisp		Contact Energy Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.2 Subdivision - Rural Lifestyle Environment that adjoins the General Rural Environment	Support	Contact supports this rule subject to an additional matter of control as set out in Rule 4b.5.3.	Retain Rule 4b.5.2 subject to an additional matter of control as set out in Rule 4b.5.3.
OS93.69	Mark	Chrisp		Contact Energy Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.3 Subdivision - Rural Lifestyle Environment that does not adjoin the General Rural Environment	Seek amendment	Contact supports this rule with the inclusion of an additional matter over which control is reserved for controlled activities.	Amend Rule 4b.5.3 as follows: ...For the purposes of Rules 4b.5.1.i, 4b.5.2.i and 4b.5.3.i the matters over which the Council reserves control for the purpose of assessment are: ... i) <u>Any effects on the functioning of the Rural Environment including adverse effects on infrastructure, renewable electricity generation activities and access to renewable energy resources.</u>
OS93.70	Mark	Chrisp		Contact Energy Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.4 Subdivision - Default Activity Status	Support	Contact supports this rule.	Retain Rule 4b.5.4.
OS93.71	Mark	Chrisp		Contact Energy Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.5 Subdivision resulting in a new public road, or extension of existing public road	Support	Contact supports this rule.	Retain Rule 4b.5.5.
OS93.72	Mark	Chrisp		Contact Energy Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.6 Subdivision - Other	Support	Contact supports this rule.	Retain Rule 4b.5.6
OS93.73	Mark	Chrisp		Contact Energy Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.7 Subdivision - Outstanding Landscape Areas	Support	Contact supports this rule.	Retain Rule 4b.5.7.
OS93.74	Mark	Chrisp		Contact Energy Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.8 Subdivision - Bonus Lots	Support	Contact supports this rule.	Retain Rule 4b.5.8.

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OS93.75	Mark	Chrisp		Contact Energy Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.9 Subdivision - More than 12 allotments	Support	Contact supports this rule.	Retain Rule 4b.5.9.
OS93.76	Mark	Chrisp		Contact Energy Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Oppose	Contact opposes the rezoning of land on Centennial Drive to Rural Lifestyle Environment. Existing land use character is a relevant factor when determining land use zoning, but it is not necessarily determinative of the outcome. There are a range other factors that need to be taken into account. A Rural Lifestyle Environment in this location would reinforce the ongoing existence, and enable the intensification, of rural residential activities which are incompatible with the nature and character of the surrounding environment. The Centennial Drive area is vitally important for enabling large scale industrial activities, noisy recreationally activities, and the utilisation of the Wairakei-Tauhara Geothermal System for renewable electricity generation purposes (the latter being a matter of national significance as recognised in the NPS for Renewable Electricity Generation). This area should not be compromised by an ability to increase and/or intensify the establishment of incompatible rural residential activities.	Delete the proposed Rural Lifestyle Environment on Centennial Drive and retain the current Rural Environment (General Rural Environment). View full submission bundle for map.
OS93.77	Mark	Chrisp		Contact Energy Limited	Plan Change 43 - Taupo Industrial Zone	Support	Contact supports the proposed rezoning on Napier Road.	Contact seeks that Taupo District Council adopt PC43 as notified insofar as it relates to the 3.5 hectare block of land on the corner of Napier Road and the ETA, i.e. rezone it to Taupo Industrial Environment.
OS93.78	Mark	Chrisp		Contact Energy Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Oppose	Due to the nature of the following submissions by Contact, two additional definitions need to be included in the Taupo District Plan.	Insert a new definition of reverse sensitivity (being the definition in the Waikato RPS) as follows: <u>Reverse sensitivity is the vulnerability of a lawfully established activity to a new activity or land use. It arises when a lawfully established activity causes potential, actual or perceived adverse environmental effects on the new activity, to a point where the new activity may seek to restrict the operation or require mitigation of the effects of the established activity.</u>
OS93.79	Mark	Chrisp		Contact Energy Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Oppose	Contact opposes the rezoning of parts of the land on Oruanui Road to Rural Lifestyle Environment. A Rural Lifestyle Environment in this location would reinforce the ongoing existence, and enable the intensification, of rural residential activities which are incompatible with the nature and character of the surrounding environment to the south which includes Te Mihi Power Station and associated steamfield activities. Additional wells are planning to be drilled in the area to the north of Te Mihi Power Station in accordance with resource consents held by Contact.	Delete the parts of the proposed Rural Lifestyle Environment at 146, 122, 104 Oruanui Road, and retain the current Rural Environment (General Rural Environment).
OS93.80	Mark	Chrisp		Contact Energy Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Oppose	Contact opposes the rezoning of part of the land on Napier Road (known as Bonshaw Park) to Rural Lifestyle Environment. Specifically, Contact opposes the additional 'leg' of land extending to the west of Bonshaw Park along the Napier Road frontage. Contact recognised the 'sensitive' nature of Bonshaw Park as part of consenting the Tauhara Geothermal Development. The outcome includes a 100m setback from Bonshaw Park for surface activities undertaken by Contact.	Delete the part of the proposed Rural Lifestyle Environment at 2 Caroline Drive, which extends alone SH5.
OS93.81	Mark	Chrisp		Contact Energy Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Seek amendment	Contact opposes the rezoning of part of the land on Tukairangi Road to Rural Lifestyle Environment. A Rural Lifestyle Environment in this location would reinforce the ongoing existence, and enable the intensification, of rural residential activities which are incompatible with the nature and character of the surrounding environment to the north and east which includes Poihipi Power Station and associated steamfield activities.	Delete the parts of the proposed Rural Lifestyle Environment at 21, 41, 61, 194 and 196 and Tukairangi Road and 437 Poihipi Road and retain the current Rural Environment (General Rural Environment).

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OS93.82	Mark	Chrisp		Contact Energy Limited	Plan Change 43 - Taupo Industrial Zone > Planning Maps	Oppose	Contact opposes PC43 it in part. The eastern half (approximately) of the Broadlands Road site is land owned by Contact. It is unclear as to why Taupo District Council is proposing to rezone Contact's land in this locality to Taupo Industrial Environment. Contact has previously advised Taupo District Council that it has no intention to develop (or allow others to develop) this part of its property for industrial purposes (at least in the foreseeable future). Contact is concerned that rezoning this land might create false expectations and the outcome will not assist Taupo District Council meet its obligations under the National Policy Statement on Urban Development 2020.	Contact seeks its land proposed as industrial zoning remain as rural.
OS94.1	Lyndon	Haugh		No	Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Seek amendment	Submitter agrees in general with the objectives of the Plan change 42 , but when reviewing the zones proposed have just found that their property - 605 State Highway 1 which is a lifestyle property is not included the proposed Rural Lifestyle zone. This is in spite of the lifestyle properties opposite us on State Highway 1 and a significant number of properties along Palmer Mill Road and Link Road nearby are included in the zone	Please modify the proposed Rural Lifestyle zone to include 605 State Highway1.
OS95.1	Joan	Forret		Pukawa D3 Trust	Plan Change 38 - Strategic Directions	Seek amendment	Clear understanding of the legal status of the directions is required to assist planners when making assessments against the district plan. To assist with the importance and status of each direction, a hierarchy should be established. Establishing a hierarchy for the directions is needed to ensure Tangata Whenua – Direction 1 is regarded on all decision making processes to take into account the Principles of te Tiriti o Waitangi. That outcome is anticipated in clause 4 of the Natural and Built Environment Bill.	...This chapter includes objectives and policies to guide decision making at a strategic level. <u>The order of the Strategic Directions reflects the status and importance of each Direction and its objectives and policies.</u> The strategic objectives set the direction for the District Plan and help to implement the Council's community outcomes for <u>resource management practices</u> . They are indicative of the matters which are important to the Taupo District community <u>and Council</u> and reflect the intended outcomes to be achieved through the implementation of the District Plan. The strategic directions will be particularly relevant for any future changes to the Plan and any significant resource consent applications where there is a requirement to consider District Plan policy . <u>The strategic directions must be considered in all resource consent applications and plan changes.</u> This chapter should be read as a whole and applied across the district and all zonings unless the provisions relate to a specific zoning or part of the District....
OS95.2	Joan	Forret		Pukawa D3 Trust	Plan Change 38 - Strategic Directions > 2.1 Strategic Direction 1 Tangata Whenua	Seek amendment	A lot of planning processes are about listening to mana whenua.	The values, rights and interests of Taupo District mana whenua are <u>listened to</u> , recognised and protected. <u>(moved to be objective 4)</u>
OS95.3	Joan	Forret		Pukawa D3 Trust	Plan Change 38 - Strategic Directions > 2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai	Seek amendment	Mana whenua are a partnership and this relationship should be acknowledged. A hierarchy of these directions should be followed, outlined in green is the order in which these should be.	2. Mana whenua are a partner in District Plan planning and decision making. <u>(moved to be objective 5)</u> 3. Resource management planning and decision making reflects tikanga, mana whakahaere, Kaitiakitanga, manaakitanga, whakapapa, mautaranga maori and te whanake <u>(moved to be objective 6)</u> . 4. Support development on Maori land that meet the needs of those landowners and respects the exercise of kaitiakitanga, self determination and the relationship of tangata whenua with their land, water, significant sites and Wahi tapu. <u>(moved to be objective 3)</u> 5. Maori are supported to develop their ancestral lands for their social, economic and cultural wellbeing. <u>(moved to be objective 2)</u>
OS95.4	Joan	Forret		Pukawa D3 Trust	Plan Change 38 - Strategic Directions > 2.1 Strategic Direction 1 Tangata Whenua	Seek amendment	Support in part - but seek amendment based on Clause 4 of the Natural and Built Environment Bill.	The principles of te tiriti o Waitangi are must be taken into account through District Plan planning and decision making. <u>(moved to be objective 1)</u>
OS95.5	Joan	Forret		Pukawa D3 Trust	Plan Change 38 - Strategic Directions > 2.1 Strategic Direction 1 Tangata Whenua	Support	Submitter supports Policies 2.1.3.1, 2, 3, 4, 5, 6, 7 and 9	Retain.
OS95.6	Joan	Forret		Pukawa D3 Trust	Plan Change 38 - Strategic Directions > 2.1 Strategic Direction 1 Tangata Whenua	Seek amendment	Make it clear that the iwi management plan takes precedence over the district plan. "Higher order statutory documents" is the terminology used in the section 32 report.	Recognise that <u>iwi management plans are higher order statutory documents</u> in decision making, and the importance of iwi environmental management plans in providing important guidance and direction on the sustainable use and development of the environment and natural resources.

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OS95.7	Joan	Forret		Pukawa D3 Trust	Plan Change 38 - Strategic Directions > 2.6 Strategic Direction 6 Natural Environment Values	Seek amendment	Natural areas are valued by mana whenua. Not all areas hold national importance. It needs to be clear that some areas are regarded nationally. Built development is needed, a balance needs to be met.	<p>...These areas are a strong part of the identity to the district and are valued by the local communities and <u>mana whenua</u> and <u>some</u> also hold importance nationally. As well as being an important part of the districts identity, these areas also have a range of important social, cultural and environmental (including intrinsic) values.</p> <p>The effects of human activities such as built development, vegetation clearance and land development etc. can significantly alter the character of the environment resulting in the loss of these areas and their values, <u>if completed with little regard to the environment....</u></p> <p>...There is also a high proportion of these areas on maori land throughout the District which can impact the ability of maori landowners <u>in to undertake</u> development on their ancestral lands.</p>
OS95.8	Joan	Forret		Pukawa D3 Trust	Plan Change 38 - Strategic Directions > 2.6 Strategic Direction 6 Natural Environment Values	Support	Objective 2.6.2.1 recognises the importance of the districts natural values and landscapes and their significance to the Taupo Districts communities and identity.	Retain.
OS95.9	Joan	Forret		Pukawa D3 Trust	Plan Change 38 - Strategic Directions > 2.6 Strategic Direction 6 Natural Environment Values	Seek amendment	Support in part Objective 2.6.2.2, but amendments seek to include offsetting as a recognised tool.	The protection of the <u>natural values</u> of areas of significant indigenous vegetation and significant habitats of indigenous fauna from the adverse effects of inappropriate development, <u>including through offsetting to result in a net environmental gain.</u>
OS95.10	Joan	Forret		Pukawa D3 Trust	Plan Change 38 - Strategic Directions > 2.6 Strategic Direction 6 Natural Environment Values	Support	Support Objective 2.6.2.3 in part - but amendment seeks to include offsetting as a recognised tool.	Activities which will lead to the enhancement of indigenous biodiversity values will be recognised and provided for, <u>including activities used as an environmental offset.</u>
OS95.11	Joan	Forret		Pukawa D3 Trust	Plan Change 38 - Strategic Directions > 2.6 Strategic Direction 6 Natural Environment Values	Seek amendment	Restrictions have been placed by Council over Maori land tenure, which resulted in present vegetation growing over land that was always used as gardens. Over the past 20 years, the Trust has spent over \$1m to comply with Council in an endeavour to use their own land.	Recognition of the extent of indigenous vegetation and habitat under Maori land tenure, and the need to provide for the important relationship of Maori and their culture and traditions with their ancestral lands and waahi tapu, <u>as well as using land to provide for their communities as Maori see appropriate.</u>
OS95.12	Joan	Forret		Pukawa D3 Trust	Plan Change 38 - Strategic Directions > 2.6 Strategic Direction 6 Natural Environment Values	Support	Support objective 2.6.2.5 and 7 in that it is linked to 'outstanding landscapes'.	Retain.
OS95.13	Joan	Forret		Pukawa D3 Trust	Plan Change 38 - Strategic Directions > 2.6 Strategic Direction 6 Natural Environment Values	Support	Support objective 2.6.2.6. Relationship should be recognised.	Retain.
OS95.14	Joan	Forret		Pukawa D3 Trust	Plan Change 38 - Strategic Directions > 2.6 Strategic Direction 6 Natural Environment Values	Seek amendment	Restrictions have been placed by Council over Maori land tenure, which resulted in present vegetation growing over land that was always used as gardens. Offsetting should be available as a tool to achieve a net environmental gain.	Protect the <u>natural values</u> of areas of significant indigenous vegetation and significant habitats of indigenous fauna from land use and development activities that will have more than minor <u>adverse</u> effects on the ecological values <u>that cannot be offset, and processes important to those areas.</u>
OS95.15	Joan	Forret		Pukawa D3 Trust	Plan Change 38 - Strategic Directions > 2.6 Strategic Direction 6 Natural Environment Values	Support	Support Policies 2.6.3.2, 3, 4, 6.	Retain.
OS95.16	Joan	Forret		Pukawa D3 Trust	Plan Change 38 - Strategic Directions > 2.6 Strategic Direction 6 Natural Environment Values	Seek amendment	Allow tangata whenua to decide what is best for their land.	5. Encourage the protection, enhancement and restoration of natural and landscape value areas, including by Supporting opportunities for tangata whenua to exercise their customary responsibilities as mana whenua and kaitiaki in restoring, protecting and enhancing these areas.
OS96.1	Carolyn	McAlley	Heritage New Zealand Pouhere Taonga		Plan Change 38 - Strategic Directions > Section 32	Oppose	HNZPT is concerned that cultural and historic heritage is not robustly protected in the plan changes, through scheduling of cultural and historic heritage items, and appropriate protective objectives, policies and rules. HNZPT is also concerned that their feedback to an earlier version of the plan changes has been accepted in part only.	That the plan change is revised to provide improved protection of cultural and historic heritage.
OS96.2	Carolyn	McAlley	Heritage New Zealand Pouhere Taonga		Plan Change 38 - Strategic Directions > 2.1.2 Objective	Support	HNZPT supports Strategy Direction Tangata Whenua, as this objective suite will recognise and provide for the RMA 1991, s6 Matters of National Importance, in particular, s 6(e) <i>"the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga"</i>	That 2.1 Strategy Direction 1, Tangata Whenua 2.1.2 Objective, is retained.

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OS96.3	Carolyn	McAlley	Heritage New Zealand Pouhere Taonga		Plan Change 38 - Strategic Directions > 2.1.3 Policy	Support	HNZPT supports Strategy Direction Tangata Whenua, as this policy suite will recognise and provide for the RMA 1991, s6 Matters of National Importance, in particular, s 6(e) <i>"the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga"</i>	2.1 Strategy Direction 1, Tangata Whenua, 2.1.3 Policy is retained.
OS96.4	Carolyn	McAlley	Heritage New Zealand Pouhere Taonga		Plan Change 38 - Strategic Directions > 2.3.2 Objectives	Seek amendment	HNZPT is supportive of the recognition of tangata whenua with their culture, traditions and taonga within the objective, however, is concerned that there could be improved recognition for tangata whenua and also for historic heritage	That 2.3 Strategic Direction 3, Urban Form and development 2.3.2 is retained and amended with the following addition: <u>8.Subdivision, use and development is designed to protect cultural and historic heritage values.</u>
OS96.5	Carolyn	McAlley	Heritage New Zealand Pouhere Taonga		Plan Change 38 - Strategic Directions > 2.3.3 Policy	Support	HNZPT supports Policy 7. HNZPT supports this part of the policy as this will assist to recognise and provide for the RMA 1991, s6 Matters of National Importance, in particular, s 6(e) <i>"the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga"</i>	That Policy 7 is retained.
OS96.6	Carolyn	McAlley	Heritage New Zealand Pouhere Taonga		Plan Change 38 - Strategic Directions > 2.3.3 Policy	Seek amendment	HNZPT supports in part Policy 12 as the policy seeks to protect heritage sites against inappropriate subdivision and development, however the term "heritage sites" is not a defined term in the Operative Plan and the current scheduled sites are known as "Sites of historic value." HNZPT would welcome clarification around this matter, and any amendments required to provide clarity for the users of the Plan.	That Policy 12 is retained, subject to clarification regarding the meaning of the words "Heritage Sites".
OS96.7	Carolyn	McAlley	Heritage New Zealand Pouhere Taonga		Plan Change 38 - Strategic Directions > 2.5.3 Policy	Oppose	HNZPT is concerned that there is no recognition in this section for the protection of cultural and historic heritage which can be vulnerable at the time of the installation of both significant and local infrastructure. This is particularly important given the low level of scheduling of cultural and historic heritage items within the Plan. HNZPT does not consider that this approach is sufficient to provide for the protection of cultural and historic heritage, particularly given that significant and local infrastructure can be located outside the urban boundary.	That 2.5 Strategic Direction 5 Significant and Local infrastructure, 2.5.3 Policy is retained and policy 4 is amended as follows: <i>4: Planning and development of infrastructure will consider the needs and wellbeing of current and future communities, including protecting cultural and historic heritage.</i>
OS96.8	Carolyn	McAlley	Heritage New Zealand Pouhere Taonga		Plan Change 42 - General Rural and Rural Lifestyle Environments > 3b.2 Objectives and Policies - General Rural Environment	Seek amendment	HNZPT is supportive of the proposed objectives and policies that relates to tangata whenua, however, is concerned that there are no objectives and policies related to historic heritage. Given that there are assessment criteria within the section related to historic heritage values, HNZPT considers that there should also be related objectives and policies. As per their earlier feedback to the draft plan changes, HNZPT continues to seek relevant objectives and policies in this section of the Plan, to ensure that the Plan gives effect to Part 2- s6 Matters of National Importance, s 6(f).	That the proposed objective and policy are retained, and amended as follows; <u>New Objective: Protect historic heritage from the effects of subdivision, use and development.</u> <u>New Policy: Ensure subdivision, use and development are designed to avoid historic heritage and that any historic heritage is retained within one lot.</u>
OS96.9	Carolyn	McAlley	Heritage New Zealand Pouhere Taonga		Plan Change 42 - General Rural and Rural Lifestyle Environments > 3b.3 Objectives and Policies - Rural Lifestyle Environment	Seek amendment	HNZPT is supportive of the proposed objectives and policies that relates to tangata whenua, however, is concerned that there are no objectives and policies related to historic heritage. Given that there are assessment criteria within the section related to historic heritage values, HNZPT considers that there should also be related objectives and policies. As per their earlier feedback to the draft plan changes, HNZPT continues to seek relevant objectives and policies in this section of the Plan, to ensure that the Plan gives effect to Part 2- s6 Matters of National Importance, s 6(f)	That the proposed objective and policy are retained, and amended as follows; <u>New Objective: Protect historic heritage from the effects of subdivision, use and development.</u> <u>New Policy: Ensure subdivision, use and development are designed to avoid historic heritage and that any historic heritage is retained within one lot.</u>
OS96.10	Carolyn	McAlley	Heritage New Zealand Pouhere Taonga		Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.3 General Rules - Rural Lifestyle Environment	Support	HNZPT is concerned, that aside from the earthwork rules in the outstanding natural landscape areas, the plan change does not provide for an earthwork activity, rule/performance standards and assessment framework for the consideration of earthworks activities and the impact that they may have generally, and on cultural and historic heritage sites.	That a rule and assessment framework is developed in relation to earthworks activities, that includes assessment criteria related to the impacts on cultural and historic heritage sites, including archaeological sites.
OS96.11	Carolyn	McAlley	Heritage New Zealand Pouhere Taonga		Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5 Subdivision Rules	Support	HNZPT are supportive of the subdivision assessment criteria related to the consideration cultural and historic values at the time of subdivision. This will assist the provisions to give effect to 6(e).	That the matters of assessment, in particular e): <i>"Any actual or potential effects on areas or features of cultural, historic, landscape or natural value as identified in the Plan"</i> are retained.

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OS96.12	Carolyn	McAlley	Heritage New Zealand Pouhere Taonga		Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.2 Subdivision - Rural Lifestyle Environment that adjoins the General Rural Environment	Support	HNZPT are supportive of the subdivision assessment criteria related to the consideration cultural and historic values at the time of subdivision. This will assist the provisions to give effect to 6(e).	That the matters of assessment, in particular e): "Any actual or potential effects on areas or features of cultural, historic, landscape or natural value as identified in the Plan" are retained.
OS96.13	Carolyn	McAlley	Heritage New Zealand Pouhere Taonga		Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.3 Subdivision - Rural Lifestyle Environment that does not adjoin the General Rural Environment	Support	HNZPT are supportive of the subdivision assessment criteria related to the consideration cultural and historic values at the time of subdivision. This will assist the provisions to give effect to 6(e).	That the matters of assessment, in particular e): "Any actual or potential effects on areas or features of cultural, historic, landscape or natural value as identified in the Plan" are retained.
OS96.14	Carolyn	McAlley	Heritage New Zealand Pouhere Taonga		Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.8 Subdivision - Bonus Lots	Seek amendment	HNZPT is concerned that provision for bonus lots related to the permanent protection of cultural and historic heritage have not been included within the provisions of the plan change. HNZPT considers that bonus lots are a useful incentive tool for the ongoing protection of historic and cultural heritage or for the provision of access to Maori land.	That the bonus lot provisions are amended to include the protection of cultural or historic heritage, or the provision of access to Maori land, as a reason to grant a bonus lot.
OS96.15	Carolyn	McAlley	Heritage New Zealand Pouhere Taonga		Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.8 Subdivision - Bonus Lots	Support	HNZPT supports the assessment criteria related to the actual potential effects of bonus lot subdivision, in so far as they relate to cultural and historic values. This will assist the provisions to give effect to 6(e).	That the matters of assessment, in particular m): "Any actual or potential effects on areas or features of cultural, historic, landscape or natural value as identified in the Plan" are retained.
OS97.1	Mark	Chrisp	Mitchell Daysh Limited	Popeye Development Limited, Taupo Motorsport Park (NZ) Limited trading as Taupo International Motorsport Park and Events Centre (collectively the "Companies")	Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Oppose	The Companies oppose the rezoning of land on Centennial Drive to Rural Lifestyle Environment (RLE). Existing land use character is a relevant factor when determining land use zoning, but it is not necessarily determinative of the outcome. There are a range of other factors that need to be taken into account. The separation of incompatible land use activities is one of the most fundamental principles of sound planning and resource management practice	Delete the proposed Rural Lifestyle Environment at Centennial Drive and retain the current Rural Environment (General Rural Environment) zoning. View full submission for map.
OS98.1	Andrea	Curcio Lamas		Retirement Villages Association of New Zealand Incorporated	Plan Change 38 - Strategic Directions > 2.3.2 Objectives	Support	The RVA generally supports Objective 1 and the development of the district in a way that contributes to well-functioning and compact urban forms, connected livable communities, greater social and cultural vitality and wellbeing, and development in a manner that meets the community's short, medium and longterm housing needs.	Retain
OS98.2	Andrea	Curcio Lamas		Retirement Villages Association of New Zealand Incorporated	Plan Change 38 - Strategic Directions > 2.3 Strategic Direction 3 Urban Form and Development	Oppose	Objective 2 refers to the need to be consistent with the "TD2050 2018" to maximise the efficient use of land in co-ordination with the provision of cost effective infrastructure. The RVA considers that incorporating the matters of TD2050 'by reference' is inappropriate. Any findings contained in this document, including the need to plan for housing demand, location and type in light of an ageing population, should be reflected in the District Plan. Further, given the changing nature of our urban environments, the Council may need to update its growth management strategy on an ongoing basis, which would render the reference to 'TD2050 2018' obsolete.	The RVA seeks the following amendments (using the terminology found in TD2050): Subdivision, use and development of land will: be consistent with TD2050 2018 to a. maximise the efficient use of zoned and serviced urban land <u>by enabling intensification and a diversity in housing types and lifestyles, especially meeting the needs of the increasingly ageing population;</u> and b. is co-ordinated with the provision of cost effective infrastructure.
OS98.3	Andrea	Curcio Lamas		Retirement Villages Association of New Zealand Incorporated	Plan Change 38 - Strategic Directions > 2.3.2 Objectives	Seek amendment	The RVA generally supports Objective 3 and the use and development of land which will have demonstrable social and cultural benefits to the district's community. However, the RVA considers that the term "demonstrable" is unclear, unnecessary and is likely to lead to differing interpretations between Council and other plan users.	The RVA seeks the deletion of the term "demonstrable". The RVA also considers that additional / specific reference should be made in the objective to the benefits of providing increased and diverse housing / accommodation options. In the alternative, the policies should identify the social benefits of land use development, which should include recognition of increased and diverse housing / accommodation options.

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Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS98.4	Andrea	Curcio Lamas		Retirement Villages Association of New Zealand Incorporated	Plan Change 38 - Strategic Directions > 2.3.2 Objectives	Support	The RVA welcomes the Council's move away from requiring subdivision, use and development to not detract from "the wider character" of the environment, as previously proposed. The RVA generally supports Objective 6 and the enabling of use and development that supports the planned urban built form and functioning of the environment.	Retain
OS98.5	Andrea	Curcio Lamas		Retirement Villages Association of New Zealand Incorporated	Plan Change 38 - Strategic Directions > 2.3.2 Objectives	Support	The RVA seeks that a new objective is inserted that provides for the housing and care needs of the ageing population.	Amend, with a new objective as follows: <u>Objective 2.3.2(8). Recognise and enable the housing and care needs of the ageing population.</u>
OS98.6	Andrea	Curcio Lamas		Retirement Villages Association of New Zealand Incorporated	Plan Change 38 - Strategic Directions > 2.3.3 Policy	Seek amendment	The RVA supports the enabling of planning and development in urban environments that will positively contribute to well-functioning urban environments. However, the RVA considers that this matter is already sufficiently covered by the higher-level direction set out in proposed Objective 1.	RVA seeks that Policy 2 be amended to provide more specific direction / guidance relating to a course of action required in order to achieve the outcome sought by Objective 1, including by enabling a range of building typologies to meet the varied needs of the community.
OS98.7	Andrea	Curcio Lamas		Retirement Villages Association of New Zealand Incorporated	Plan Change 38 - Strategic Directions > 2.3.3 Policy	Seek amendment	While the RVA supports the underlying principle of Policy 3, it is noted that the policy is effectively identical to the associated objective (Objective 2).	The RVA seeks that proposed Policy 3 is amended to provide clear direction or a course of action that is required in order to achieve the outcome sought by Objective 2.
OS98.8	Andrea	Curcio Lamas		Retirement Villages Association of New Zealand Incorporated	Plan Change 38 - Strategic Directions > 2.3.3 Policy	Seek amendment	While the RVA supports the underlying principle of Policy 6 and the provision for use and development of land that will lead to beneficial social and cultural outcomes for the district's community, it is noted that the policy is effectively identical to the associated objective (Objective 3).	The RVA considers that the policy should be amended to include specific reference to the benefits of providing increased and diverse housing / accommodation options, particularly retirement and aged care accommodation. Further, recognition should be made of the benefits of a variety of accommodation types and developments, including more intensive or higher density developments of the type supported by the NPSUD and TD2050
OS98.9	Andrea	Curcio Lamas		Retirement Villages Association of New Zealand Incorporated	Plan Change 38 - Strategic Directions > 2.3.3 Policy	Oppose	While the RVA generally supports the underlying purpose of Policy 10 to manage adverse effects of the use and development of land, it considers that as currently drafted the policy may have more restrictive effects than intended.	The RVA seeks the following amendments: Manage subdivision, use and development of land to ensure that it will not in a way that considers: a. have an adverse effects on the functioning of the environment where it is located, b. unduly conflict with existing activities on adjoining properties, c. compromise development consistent with the intent and planned urban built form of the environment where it is located d. give rise to reverse sensitivity effects from existing uses
OS98.10	Andrea	Curcio Lamas		Retirement Villages Association of New Zealand Incorporated	Plan Change 38 - Strategic Directions > 2.3 Strategic Direction 3 Urban Form and Development	Support	Given the high-level strategic direction of section 2.3 the RVA does not request any additional objectives and policies to those referred to above.	Submitter seeks policies be included when the Council prepares its Residential Chapter.
OS98.11	Andrea	Curcio Lamas		Retirement Villages Association of New Zealand Incorporated	Plan Change 39 - Building Coverage - Residential Environment	Support	The RVA supports the proposed increase to the maximum building coverage for residential areas from 30% to 35%. The RVA considers this to be a reasonable increase that reflects the NPSUD and the need to provide for housing in the district. The RVA notes however that exceedances of this standard will be appropriate for some developments in residential areas, such as retirement villages. Because of their functional and operational needs, retirement village and aged care facilities tend to be larger than surrounding residential housing, and may require a greater building coverage, in order to properly cater for resident needs. However, retirement villages often include a range of options to manage stormwater and provide high quality environments for their residents.	Retain

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OS99.1	Mark	Chrisp	Mitchell Daysh Limited	Taupo Racing Club Inc. ("TRC")	Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Oppose	TRC oppose the rezoning of land on Centennial Drive to Rural Lifestyle Environment (RLE). Existing land use character is a relevant factor when determining land use zoning, but it is not necessarily determinative of the outcome. There are a range of other factors that need to be taken into account. The separation of incompatible land use activities is one of the most fundamental principles of sound planning and resource management practice. A RLE in this location would reinforce the ongoing existence, and enable the intensification, of rural residential activities which are incompatible with the nature and character of the surrounding environment.	Delete the proposed Rural Lifestyle Environment on Centennial Drive and retain the current Rural Environment (General Rural Environment) zoning.
OS100.1	Mark	Westbrook			Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Seek amendment	Submitter states their property is no longer productive for agricultural purposes, more valuable smaller blocks.	Submitter seeks to be able to subdivide property at 390 Centennial Drive into smaller blocks.
OS101.1	Jane	Penton		LWAG	Plan Change 38 - Strategic Directions > 2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai	Support	As with past submissions on water quality and quantity LWAG have sought that LID principles be incorporated into subdivision and land use change. We have seen considerable advances in their inclusion in local greenfield developments.	LWAG support '2.2 STRATEGIC DIRECTION 2 FRESHWATER QUALITY / TEMANA O TE WAI
OS101.2	Jane	Penton		LWAG	Plan Change 38 - Strategic Directions > 2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai	Seek amendment	Potable water is an expensive resource for this community and our per capita water use remains high compared to other districts. While understanding government changes to water supply are pending, LWAG are concerned that TDC has not included specific planning provisions relating to rainwater collection - either retrofitting or for new builds.	LWAG ask that Strategic Directions include provision for all new builds to incorporate rainwater harvesting systems designs to use water for on-site irrigation and toilet facilities (as per above).
OS101.3	Jane	Penton		LWAG	Plan Change 38 - Strategic Directions > 2.4 Strategic Direction 4 Climate Change	Seek amendment	LWAG support the inclusion of 2.4 Strategic Direction 4 Climate Change including the proviso that: 'The Strategic Directions for climate change are consistent with the Government's obligations to achieve net zero carbon emissions by 2050 and accords with the target for 100% renewable electricity generation by 2030.'	LWAG ask how this translates into the DP changes 38-43? We note for instance that, PC 40 relating to Taupo Town Centre Precincts does not include objectives or policy relating to '2.4 STRATEGIC DIRECTION 4. CLIMATE CHANGE 3. LWAG seek an objective be included to this effect. LWAG ask that clarity be provided on how reduction of greenhouse gas emissions will be measured and monitored for the planning, implementation and outcome of built development
OS101.4	Jane	Penton		LWAG	Plan Change 38 - Strategic Directions > 2.4 Strategic Direction 4 Climate Change	Support	We understand that Strategic Direction 4. Likely relates to the newly adopted Emissions Reduction Targets & Directives. However, we feel that further detail would be helpful in the DP Strategic Direction and specific Chapters under review. As per above we ask that direction is given clarifying how how greenhouse gas emission budgets will be incorporated into a change of land use or for new developments in the urban area and Taupo Town Centre .	LWAG wholly support the inclusion of Climate change as strategic Direction 4 for the Taupo District Plan
OS101.5	Jane	Penton		LWAG	Plan Change 40 - Taupo Town Centre Environment > 3s Taupo Town Centre Environment	Seek amendment	Taupo is traditionally a low-rise urban landscape which is valued, we believe, by both residents and visitors. We are concerned with the adverse amenity effects of 4-story buildings on the lakeshore and their visual impact in the newly upgraded lakefront area (Robert St/Lake Tce). Also, the visual amenity from the Lake itself will be adversely affected by this development	LWAG ask that any multi-story buildings be limited to a zone at least two blocks back from the road/lakefront in the Taupo Town Centre. LWAG also seeks inclusion performance standard for the provision for secure multi-use active transport parking (Ebikes, bikes, scooters etc), provisions for tree planting/vegetation, and the encouragement of incorporating vertical gardens/rooftop gardens and provision for all new builds to incorporate rainwater harvesting systems designs.
OS101.6	Jane	Penton		LWAG	Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Seek amendment	While we support the Rural Lifestyle rezoning in principle, we are concerned that allowing further subdivision in these areas will increase carbon emissions as there will be increased travel. Allowing increased vehicle movements from intensified Rural Lifestyle zone does not fit with Strategic Direction 1.	LWAG ask that Rural Lifestyle subdivision be limited to the periphery of existing urban areas, not those identified in the Rural areas.
OS101.7	Jane	Penton		LWAG	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b Rural Environment	Support	LWAG generally support the objectives and policy in this draft plan change. LWAG agrees with WRC's previous comments to the Draft DP that 'development should be situated away from natural gully systems and that gully vegetation should be managed to avoid exacerbating actual or potential erosion (and related) risks. Identification and protection of natural gullies should be mandatory for all development in the district.	LWAG request consideration be given to natural gully systems in the General Rural Environment and proposed Rural Lifestyle Zone including general protection, restricted land use in close proximity to , restricted or controlled access, vegetation enhancement and management, erosion control.
OS101.8	Jane	Penton		LWAG	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b Rural Environment	Seek amendment	LWAG agrees with WRC 's previous comments to the Draft DP that 'development should be situated away from natural gully systems and that gully vegetation should be managed to avoid exacerbating actual or potential erosion (and related) risks. Identification and protection of natural gullies should be mandatory for all development in the district.'	LWAG request consideration be given to natural gully systems in the General Rural Environment and proposed Rural Lifestyle Zone including provisions for general protection, restricted land use in close proximity to , restricted or controlled access, vegetation enhancement and management, erosion control. LWAG ask that the provisions ensure that the N restrictions apply to land use in the rural lifestyle zone.

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OS101.9	Jane	Penton		LWAG	Plan Change 39 - Building Coverage - Residential Environment > Plan Change Provisions	Seek amendment	LWAG see that there are advantages to consolidating subdivision in the residential zone. However, we are concerned by the lack of provisions to prevent the restriction of hard surfaces in the residential zone. Hard surfaces such as paved and concrete areas mean reduced opportunities for capturing rainwater. There is increased potential for pollutant and nutrient pathways to Lake Taupo via stormwater systems.	LWAG therefore seek amending wording of the total coverage rule to have a limit on impermeable surfaces. We ask that a minimum of 10% of vegetation be retained per site
OS101.10	Jane	Penton		LWAG	Plan Change 43 - Taupo Industrial Zone > 4h.3 Subdivision Rules	Support	Ref 4.h.37 & our previous comment: 'Low-impact design principles require monitoring and enforcing.	LWAG support the requirement for 'a stormwater management plan' and ask that these are enforceable.
OS102.1	Adair	Jeffries			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.2 Subdivision - Rural Lifestyle Environment that adjoins the General Rural Environment	Oppose	Submitter has a property currently proposed as rural lifestyle, however adjoining general rural. Submitter wishes to continue the current process of subdividing the property (363 White Road property) into 2x2 hectare lots.	Amend 4B 5.2.
OS102.2	Adair	Jeffries			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.3 Subdivision - Rural Lifestyle Environment that does not adjoin the General Rural Environment	Support	Create more lifestyle blocks and free up housing in Taupo.	Retain
OS103.1	Robert	Marshall	Horizons Reginal Council		Plan Change 42 - General Rural and Rural Lifestyle Environments	Seek amendment	We consider that the approach taken in the proposed district plan generally gives effect to Policy 6-1, but seek the inclusion of an advice note highlighting for plan users that within the Horizons Region, resource consent will also be required for most activities carried out within areas of indigenous biodiversity, and requesting they contact Horizons.	Seek the inclusion of an advice note highlighting for plan users that within the Horizons Region, resource consent will also be required for most activities carried out within areas of indigenous biodiversity, and requesting they contact Horizons.
OS103.2	Robert	Marshall	Horizons Reginal Council		Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Seek amendment	The One Plan Policy 6-6 requires that district plans spatially define (map) and manage effects on regionally significant outstanding natural features and landscapes (ONFL) identified in Schedule G. It goes on to set out a hierarchy for the management of effects. As noted in our feedback on the draft District Plan Change provision in June, we also note that the draft Rural Environment Chapter includes provisions for activities in Outstanding Landscape Areas, with these activities being restricted discretionary, discretionary or non-complying, but that there is no explicit recognition of the hierarchy of effects management set out in One Plan Policy 6-6.	Submitter requests Taupo District Council consider amending the proposed provisions as they apply to the area within the Horizons Region to recognise and give effect to the strong direction set out in One Plan Policy 6-6.
OS103.3	Robert	Marshall	Horizons Reginal Council		Plan Change 42 - General Rural and Rural Lifestyle Environments	Seek amendment	Horizons seeks the relief set out in its submission above, or any further, alternative or consequential relief that achieves the outcomes sought.	Horizons seeks the relief set out in its submission above, or any further, alternative or consequential relief that achieves the outcomes sought.
OS104.1	Gurv	Singh	Kainga Ora		Plan Change 38 - Strategic Directions > 2.1.2 Objective	Seek amendment	The submitter considers Papakainga housing to be inherently residential in nature and provisions should be drafted to reflect this to allow Maori to develop housing that meets their cultural norms which is not restricted to Maori title land only. Moreover, the provision of a permissive framework for Papakainga housing is in accordance with policy 1(a)(ii) of the NPS-UD.	Submitter seek to amend 2.1.2(4) as follows: Support <u>Papakainga on sites within urban areas, including general title land, as well</u> as development on Maori land that meet the needs of those landowners and respects the land, water, significant sites and Wahi tapu.
OS104.2	Gurv	Singh	Kainga Ora		Plan Change 38 - Strategic Directions > 2.1.3 Policy	Seek amendment	The submitter considers papakainga housing to be inherently residential in nature and provisions should be drafted to reflect this to allow Maori to develop housing that meets their cultural norms which is not restricted to Maori title land only. Moreover, the provision of a permissive framework for papakainga housing is in accordance with policy 1(a)(ii) of the NPS-UD.	The submitter seeks to amend 2.1.3(6) as follows: Enable <u>the development of papakainga in urban areas, including on general title land, as well as</u> development of Maori Land within the provisions of the plan for the purposes of fulfilling the economic and social aspirations of these owners <u>Maori</u> .
OS104.3	Gurv	Singh	Kainga Ora		Plan Change 38 - Strategic Directions > 2.2.2 Objective	Seek amendment	The submitter considers that an objective should also be included under PC38 to further support the application of Te Ture Whaimana within the District Plan.	The submitter seeks to insert a new objective under Freshwater Quality /Te Mana o Te Wai, as follows: <u>2.2.2(2) The health and wellbeing of the Waikato River is restored and protected so that it may sustain abundant life and prosperous communities.</u>
OS104.4	Gurv	Singh	Kainga Ora		Plan Change 38 - Strategic Directions > 2.3.2 Objectives	Seek amendment	The submitter seeks that these objectives recognise the level of intensity and change in housing typology required to cater for the growing population in Taupo. This also provides a mix of housing choice.	The submitter seeks to amend 2.3.2(5) as follows: The Town Centre Environment is strengthened and reinforced as <u>a mixed use area, which includes residential activities while also being</u> the primary commercial, retail, recreational, cultural and entertainment centres for Taupo District.

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OS104.5	Gurv	Singh	Kainga Ora		Plan Change 38 - Strategic Directions > 2.3.2 Objectives	Seek amendment	The submitter considers protective language such as 'detract' to be limiting of new or alternative housing developments and higher densities and does not enable change. Further, requiring subdivision, use and development to maintain the 'effective functioning environment' limits the potential of future development to the existing functioning environment.	The submitter seek to amend 2.3.2(6) as follows: Subdivision, use and development will not detract from the planned urban built form and effective-functioning environment where it is located. <u>provide for a level of amenity that is reflective of the planned urban environment.</u>
OS104.6	Gurv	Singh	Kainga Ora		Plan Change 38 - Strategic Directions > 2.3.3 Policy	Support	The submitter generally supports this policy and recognises the need to provide for the social outcomes for the local community, which includes more affordable housing choice to cater for the growing population in Taupo.	Retain as notified.
OS104.7	Gurv	Singh	Kainga Ora		Plan Change 38 - Strategic Directions > 2.3.3 Policy	Seek amendment	The submitter seeks that both the restriction on locating papakainga on "Maori land", or land which is otherwise under the jurisdiction of the Maori Land Court is removed and that a revised definition is included within the plan change to allow mana whenua to develop papakainga on general title land. Moreover, amendments sought to ensure that provision is made for a permitted level of papakainga development, similar to that of general residential developments, with the residential zones.	The submitter seeks to amend 2.3.3(7) as follows: Provide for the development of Papakainga. on maori land to facilitate maori occupation on their ancestral land <u>This includes enabling papakainga in urban settings, including general and Maori title land.</u>
OS104.8	Gurv	Singh	Kainga Ora		Plan Change 38 - Strategic Directions > 2.3.3 Policy	Seek amendment	The submitter generally supports the need to retain commercial activities in the Town Centre and to ensure these activities are consolidated, while also providing for residential activities in the form of a mix of apartments and higher density living.	The submitter seeks to amend 2.3.3(8) as follows: Maintain strong boundaries to the town centre to consolidate and intensify <u>residential</u> , retail, commercial and office activities within the city centre and protect planned built form of residential environments.
OS104.9	Gurv	Singh	Kainga Ora		Plan Change 38 - Strategic Directions > 2.3.3 Policy	Seek amendment	The submitter seeks that residential activities in the form of a mix of apartments and higher density living is also provided for. These policies should recognise the level of intensity and change in housing typology required to cater for the growing population in Taupo.	The submitter seeks to amend 2.3.3(9) as follows: Restrict the location and development of retail and commercial activities within non-commercial areas of the district to ensure that the town centre continues to be the districts pre-eminent retail, commercial and mixed use centres <u>while also providing for high density residential activities within the town centre.</u>
OS104.10	Gurv	Singh	Kainga Ora		Plan Change 39 - Building Coverage - Residential Environment > Plan Change Provisions	Seek amendment	The submitter seeks that the maximum residential building coverage is increased to 40%. Amendment will provide for more development potential on a site, housing typology options and is a more efficient use of land.	The submitters seek amendments to Maximum building coverage as follows: 35% <u>40%</u>
OS104.11	Gurv	Singh	Kainga Ora		Plan Change 40 - Taupo Town Centre Environment > Planning Maps	Seek amendment	The submitter opposes a height limit of three floors within some parts of the Taupo Town Centre Environment. This limits the intensification potential that will be required within the town centre to provide greater housing choices and typology and additional commercial space to address the growing population of Taupo. The sites bordering the Waikato River should also be excluded from the proposed height limit increase due to the nature of the site being a public outdoor living space. Also sought that height is stipulated in metres rather than storeys to remove ambiguity from the rule.	Amend the planning maps as follows: •18m height overlay –covering the 6 blocks between Tongariro Street, Paora Hapi Street, Roberts Street and Ruapehu Street, but excluding the lakeside half of the southern most block (fronting onto Roberts Street). •15m overlay – Covers all remaining Taupo Town Centre Environments but excludes Riverside Park, Tongariro Domain and the Marina area. Please view full submission bundle for map.
OS104.12	Gurv	Singh	Kainga Ora		Plan Change 40 - Taupo Town Centre Environment > 4g.1.10 Taupo Town Centre Environment Height Overlay	Seek amendment	The submitter opposes a height limit of three floors within some parts of the Taupo Town Centre Environment. This limits the intensification potential that will be required within the town centre to provide greater housing choices and typology and additional commercial space to address the growing population of Taupo. The sites bordering the Waikato River should be excluded from the proposed height limit increase due to the site being a public outdoor living space. The height should be stipulated in metres rather than storeys to remove ambiguity from the rule.	The submitters seeks the following amendments: 1. Amend the planning maps as shown within Appendix 2 . 2. Accept the spatial height change sought in the submission into the Plan. 3. Undertake any consequential changes necessary across the District Plan to address and give effect to this submission.
OS105.1	Fluer	Rohleder	Beca	Fire and Emergency New Zealand	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.4 Other activities	Seek amendment	The submitter may have a functional or operational need to locate new stations within the General Rural Environment to maintain response times to fire events and efficiently protect communities.	Amend as follows: Objective 3b.2.4 Other activities Maori cultural activities, tourism activities, visitor accommodation, <u>emergency service facilities</u> , and renewable electricity generation and transmission activities are enabled in the General Rural Environment.
OS105.2	Fluer	Rohleder	Beca	Fire and Emergency New Zealand	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.9 Maintaining the established character	Seek amendment	The submitter indicates that new fire stations may need to be established anywhere in the rural environment in order to continue to achieve emergency response time commitments in stations where development occurs, and populations change.	Amend Policy 3b.2.9 Maintaining the established character as follows: Maintain the established General Rural Environment character, as defined by: x. Activities with an operational or functional need to locate in the General Rural Environment

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OS105.3	Fluer	Rohleder	Beca	Fire and Emergency New Zealand	Plan Change 42 - General Rural and Rural Lifestyle Environments > 3b.2 Objectives and Policies - General Rural Environment	Seek amendment	The submitter seeks the inclusion of a new policy that requires properties in the General Rural Environment that are serviced by onsite supplies are appropriately managed.	The submitter seeks a new policy as follows: Policy X on-site servicing <u>Require properties to manage its services on-site in terms of the provision of potable water, a firefighting water supply, and the disposal of stormwater and wastewater.</u>
OS105.4	Fluer	Rohleder	Beca	Fire and Emergency New Zealand	Plan Change 42 - General Rural and Rural Lifestyle Environments > 3b.2 Objectives and Policies - General Rural Environment	Seek amendment	The submitter seeks a new objective that promotes the provision of infrastructure within the Rural Lifestyle Environment.	The submitter seeks a new objective as follows: <u>Objective X Infrastructure</u> <u>Public health and safety are maintained through the appropriate provision of infrastructure through either reticulated or onsite means</u>
OS105.5	Fluer	Rohleder	Beca	Fire and Emergency New Zealand	Plan Change 42 - General Rural and Rural Lifestyle Environments > 3b.3 Objectives and Policies - Rural Lifestyle Environment	Seek amendment	The submitter supports Policy 3b.3.11, however seeks to include reference to the provision of a firefighting water supply as part of the onsite services to be managed	The submitter seeks to amend as follows: Policy 3b.3.11 On-site servicing: <u>Require properties to manage its services on-site in terms of the provision of potable water, a firefighting water supply and the disposal of stormwater and wastewater</u>
OS105.6	Fluer	Rohleder	Beca	Fire and Emergency New Zealand	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1 General Rules - General Rural Environment	Support	The submitter supports 4b.1.1 subject to the relief sought regarding the performance standards for the General Rural Environment.	No Amendment sought
OS105.7	Fluer	Rohleder	Beca	Fire and Emergency New Zealand	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.1 Activities in the General Rural Environment	Seek amendment	Support with amendment - 4b.1.2 Minor residential units 4b.1.5 Commercial and industrial activities, and home businesses	Add a new matter of discretion as follows: <u>x. An adequate firefighting water supply is provided in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</u>
OS105.8	Fluer	Rohleder	Beca	Fire and Emergency New Zealand	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.6 Papakainga	Support	The submitter supports 4b.1.6 subject to the relief sought regarding the performance standards for the Rural Environment and support the matters of discretion extend to any performance standard not complied with.	Retain, subject to relief sought regarding performance standards.
OS105.9	Fluer	Rohleder	Beca	Fire and Emergency New Zealand	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.8 Buildings within Outstanding Landscape Areas	Seek amendment	The submitter seeks the inclusion of an additional matters of discretion that provides TDC the scope to consider the sufficient provision of firefighting water supply, and access to that supply, in accordance with NZ Fire Service Firefighting Water Supplies Code of Practice.	The submitter seeks to add a new matter of discretion as follows: x. An adequate firefighting water supply is provided in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008
OS105.10	Fluer	Rohleder	Beca	Fire and Emergency New Zealand	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.10 Intensive indoor primary production and rural industry	Seek amendment	The submitter seeks to amend 4b.1.10 to require compliance with the new standards proposed. This will help ensure that there is a sufficient water supply and access to respond to an emergency at intensive indoor primary production and rural industry sites. The inclusion of an additional matter of discretion provides TDC the scope to consider the sufficient provision of firefighting water supply, and access to that supply, in accordance with NZ Fire Service Firefighting Water Supplies Code of Practice.	The submitter seeks to amend as follows: 4b.1.10 Intensive indoor primary production and rural industry i. An intensive indoor primary production or rural industry activity which complies with performance standards 4b.2.1, 4b.2.2, 4b.2.3 and 4b.2.5, 4b.2.X and 4b.2.X is a permitted activity. Add a new matter of discretion as follows: x. An adequate firefighting water supply is provided in accordance with NZS 4404:2012 and the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008
OS105.11	Fluer	Rohleder	Beca	Fire and Emergency New Zealand	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b Rural Environment	Seek amendment	The submitter seeks a new rule for 'emergency service facilities' to ensure the establishment of emergency service facilities are enabled as a permitted activity in the rural zones.	The submitter seeks a new rule as follows: 4b.1.X Emergency Service Facilities An emergency service facility which complies with the performance standards is a permitted activity.
OS105.12	Fluer	Rohleder	Beca	Fire and Emergency New Zealand	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1 General Rules - General Rural Environment	Oppose	A volunteer fire station can require a minimum gross floor area of 250m2 and a career fire station can require up to 1,500m2. The submitter considers that 4b.2.2 could restrict their ability to construct and operate fire stations which may need to establish or expand fire stations anywhere in the rural environment to maintain reasonable response times to fire and other emergencies as development occurs and populations change.	Amend as follows: 4b.2.2 Maximum building coverage i. 10% of the total allotment area <u>Exception: Emergency Service facilities</u>
OS105.13	Fluer	Rohleder	Beca	Fire and Emergency New Zealand	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.5 Maximum building height	Seek amendment	The submitter seeks an exclusion for hose drying towers from 4b.2.5 in order to appropriately provide for the operational requirements of Fire and Emergency and serve several purposes being for hose drying, communications and training purposes on station. The height restricted and Outstanding Landscape areas would prevent fire stations from being established in these areas.	Amend as follows: <u>Exceptions: emergency service facilities up to 9m in height and hose drying towers up to 15m in height.</u>

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OS105.14	Fluer	Rohleder	Beca	Fire and Emergency New Zealand	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.6 Minimum building setbacks	Seek amendment	The submitter request that emergency service facilities are excluded from the minimum building setback standard rule in the Rural Environment. This supports the logistical and operational requirements of Fire and Emergency.	Amend as follows: 4b.2.6 Minimum building setbacks v. There shall be no front boundary setbacks for buildings and activities associated with... <u>emergency service facilities</u> vi. There shall be no boundary setback for buildings and activities associated with ... <u>emergency service facilities</u>
OS105.15	Fluer	Rohleder	Beca	Fire and Emergency New Zealand	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b Rural Environment	Seek amendment	The submitter seeks a new standard that ensures all land use activities in this zone are adequately serviced in relation to firefighting water supply. It is vital that a sufficient water supply, and access to that supply, is provided to ensure Fire and Emergency are enabled to effectively respond to a fire emergency.	The submitter seeks to introduce a new standard as follows: 4b.2.X Servicing 1. Where a connection to a reticulated water supply is available, all developments must be provided with a water supply, including a firefighting water supply, and access to that supply 2. Where a connection to a reticulated water supply is unavailable, or where an additional level of service is required that exceeds the level provided by the reticulated system, the developer must demonstrate how an alternative and satisfactory water supply, including a firefighting water supply and access to that supply, can be provided to each lot. Further advice and information about how sufficient firefighting water supply, and access to that supply, can be provided can be obtained from Fire and Emergency New Zealand and the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008
OS105.16	Fluer	Rohleder	Beca	Fire and Emergency New Zealand	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2 Performance Standards - General Rural Environment	Seek amendment	The submitter seeks a new standard as vehicular roading and access widths, surface and gradients should support the operational requirements of Fire and Emergency appliances. To effectively respond to a fire, it is vital that Fire and Emergency can access all parts of a building within the 75m hose run distance.	Introduce a new standard as follows: <u>4b.2.X Firefighting access</u> 1. <u>Any access to a site located in an area where no fully reticulated water supply system is available, or having a length greater than 50 metres when connected to a road that has a fully reticulated water supply system including hydrants, must be designed to accommodate a fire appliance design of at least 2.5 metres wide and 13 metres long and with a minimum gross mass of 25 tonne including:</u> <u>a. A gradient of no more than 16%; and</u> <u>b. A minimum clear passageway and/or vehicle crossing of at least 3.5m metres width at the site entrance, internal entrances; and between buildings; and</u> <u>c. A minimum formed carriageway width of 4 metres; and</u> <u>d. A height clearance of at least 4 metres; and</u> <u>e. A design that is free of obstacles that could hinder access for emergency service vehicles</u>
OS105.17	Fluer	Rohleder	Beca	Fire and Emergency New Zealand	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.3.1 Activities in the Rural Lifestyle Environment	Support	The submitter supports 4b.3.1 subject to the relief sought regarding the performance standards for the Rural Lifestyle Environment.	Retain subject to relief sought regarding performance standards.
OS105.18	Fluer	Rohleder	Beca	Fire and Emergency New Zealand	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.3.2 Minor residential units	Seek amendment	4b.3.2 Minor residential units 4b.3.3 Home business, commercial, and retail activities - Support with amendment	Add a new matter of discretion as follows: <u>x. An adequate firefighting water supply is provided in accordance with NZS 4404:2010 and the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</u>
OS105.19	Fluer	Rohleder	Beca	Fire and Emergency New Zealand	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.3.6 Papakainga	Support	The submitter supports 4b.3.6 subject to the relief sought regarding the performance standards for the Rural Lifestyle Environment. Further, Fire and Emergency support the matters of discretion extend to any performance standard not complied with.	Retain subject to the relief sought regarding the performance standards for the Rural Lifestyle Environment.
OS105.20	Fluer	Rohleder	Beca	Fire and Emergency New Zealand	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.3 General Rules - Rural Lifestyle Environment	Seek amendment	The submitter seeks the addition of a new rule for 'emergency service facilities' to ensure the establishment of emergency service facilities are enabled as a permitted activity in the rural zones. New fire stations may be necessary in order to continue to achieve emergency response time commitments in stations where development occurs, and populations change. This will better provide for health and safety of the community by enabling the efficient functioning of Fire and Emergency in establishing and operating fire stations	Add new rule as follows: <u>4b.3.X Emergency Service Facilities</u> <u>An emergency service facility which complies with the performance standards is a permitted activity</u>
OS105.21	Fluer	Rohleder	Beca	Fire and Emergency New Zealand	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.4.2 Maximum building coverage	Oppose	A career fire station can require a gross floor area of up to 1,500m ² . Fire and Emergency may need to establish or expand fire stations anywhere in the rural environment to maintain reasonable response times to fire and other emergencies as development occurs and populations change.	Amend as follows: 4b.4.2 Maximum building coverage i. 10% of the total allotment area 4b.4.3 Maximum building size i. 500m ² gross floor area for a single building <u>Exceptions: Emergency service facilities</u>

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OS105.22	Fluer	Rohleder	Beca	Fire and Emergency New Zealand	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.4.6 Maximum building height	Seek amendment	The submitter seeks an exclusion for hose drying towers from 4b.4.6 to appropriately provide for the operational requirements of Fire and Emergency. They serve several purposes being for hose drying, communications and training purposes on station and can be around 12 to 15 metres in height. Furthermore, the height restricted and Outstanding Landscape areas would prevent fire stations from being established in these areas. New fire stations may be required to establish anywhere in the rural environment to maintain reasonable response times to fire and other emergencies as development occurs and populations change.	Amend as follows: <u>Exemption: emergency service facilities up to 9m in height hose drying towers up to 15m in height.</u>
OS105.23	Fluer	Rohleder	Beca	Fire and Emergency New Zealand	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.4.7 Minimum building setbacks	Seek amendment	The submitter may have a functional or operational need to locate new stations within the Rural Lifestyle Environment to maintain response times to fire events and efficiently protect communities and request that emergency service facilities are excluded from the minimum building setback standard rule in the Rural Lifestyle Environment. This supports the logistical and operational requirements of Fire and Emergency.	Amend as follows: 4b.4.7 Minimum building setbacks Exception: <u>Emergency service facilities.</u>
OS105.24	Fluer	Rohleder	Beca	Fire and Emergency New Zealand	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.4 Performance Standards - Rural Lifestyle Environment	Seek amendment	The submitter seeks a new standard that ensures all land use activities in this zone are adequately serviced in relation to firefighting water supply. It is vital that a sufficient water supply, and access to that supply, is provided to ensure Fire and Emergency are enabled to effectively respond to a fire emergency	Add a new standard as follows: 4b.4.X Servicing <u>1. Where a connection to a reticulated water supply is available, all development must be provide with a water supply, including a firefighting water supply, and access to that supply.</u> <u>2. Where a connection to a reticulated water supply is unavailable, or where an additional level of service is required that exceeds the level provided by the reticulated system, the developer must demonstrate how an alternative and satisfactory water supply, including a firefighting water supply and access to that supply, can be provide to each lot. Further advice and information about how sufficient firefighting water supply, and access to that supply, can be provided can be obtained from Fire and Emergency New Zealand and the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008</u>
OS105.25	Fluer	Rohleder	Beca	Fire and Emergency New Zealand	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.4 Performance Standards - Rural Lifestyle Environment	Seek amendment	The submitter seeks to introduce a new standard for firefighting access. Vehicular roading and access widths, surface and gradients should support the operational requirements of Fire and Emergency appliances and to effectively respond to a fire, it is vital that Fire and Emergency can access all parts of a building within the 75m horse run distance.	Introduce a new standard as follows: <u>4b.4.X Firefighting access</u> <u>1. Any access to a site located in an area where no fully reticulated water supply system is available, or having a length greater than 50 metres when connected to a road that has a fully reticulated water supply system including hydrants, must be designed to accommodate a fire appliance design of at least 2.5 metres wide and 13 metres long and with a minimum gross mass of 25 tonne including:</u> <u>a. A gradient of no more than 16%; and</u> <u>b. A minimum clear passageway and / or vehicle crossing of at least 3.5 metres width at the site entrance, internal entrances, and between buildings; and</u> <u>c. A minimum formed carriageway width of 4 metres; and</u> <u>d. A height clearance of at least 4 metres; and</u> <u>e. A design that is free of obstacles that could hinder access for emergency service vehicles.</u>
OS105.26	Fluer	Rohleder	Beca	Fire and Emergency New Zealand	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.1 Subdivision - General Rural Environment	Oppose	The submitter oppose the subdivision rules within the General Rural Environment insofar as the chapter does not include provisions ensuring that new allotments are capable of being supplied with an adequate firefighting water supply, and access to that supply / the site. It is vital that land uses are supplied with an appropriate firefighting water supply, and access to that supply / the site to protect life and property within the district. This is particularly important in rural areas that are more remote and / or do not have access to a reticulated water supply. When subdivision occurs in unreticulated areas, the design / size of the lot must be capable of containing an onsite firefighting water supply, and provide fire appliances access to the site and that water supply. Fire and Emergency seek for all subdivision rules within the General Rural Environment to require compliance with this proposed standard.	Include subdivision standard as follows: <u>SUB-SX Firefighting water supply</u> <u>1. Where a connection to a reticulated water supply system is available, all new allotments must be provided with a firefighting supply connection at the boundary of the net site area of the allotment in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008</u> <u>2. Where a connection to a reticulated water supply system is unavailable, all allotments must be capable of providing an onsite firefighting water supply in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008</u>

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OS105.27	Fluer	Rohleder	Beca	Fire and Emergency New Zealand	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.1 Subdivision - General Rural Environment	Oppose	The submitter oppose the subdivision rules within the General Rural Environment insofar as the chapter does not include matters of discretion that ensure restricted discretionary activities are supplied with an adequate firefighting water supply, and access to that supply / the site. The submitter seeks for all restricted discretionary activities within the General Rural Environment 'Subdivision' section to include a matter of discretion that will ensure all new allotments are provided with a sufficient firefighting water supply, and access to that supply.	Add a new matter of discretion as follows: <u>The extent to which the site is appropriately serviced for a firefighting water supply, and access to that supply, in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008</u>
OS105.28	Fluer	Rohleder	Beca	Fire and Emergency New Zealand	Plan Change 42 - General Rural and Rural Lifestyle Environments > 3b.2 Objectives and Policies - General Rural Environment	Seek amendment	The submitter seeks a new objective that promotes the provision of infrastructure within the General Rural Environment and seeks the inclusion of a new policy that promotes all land use activities in the General Rural Environment are adequately serviced, particularly in relation to reticulated water supply and a water supply for firefighting purposes	Add a new objective and policy as follows: <u>Objective X Infrastructure</u> <u>Public health and safety are maintained through the appropriate provision of infrastructure through either reticulated or onsite means.</u> <u>Policy X Servicing</u> <u>All development is appropriately serviced by either a reticulated or onsite water supply with sufficient capacity for firefighting purposes.</u>
OS105.29	Fluer	Rohleder	Beca	Fire and Emergency New Zealand	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5 Subdivision Rules	Seek amendment	Support with amendment - 4b.1.2 Minor residential units 4b.1.5 Commercial and industrial activities, and home businesses	Add a new matter of discretion as follows: <u>x. An adequate firefighting water supply is provided in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</u>
OS105.30	Fluer	Rohleder	Beca	Fire and Emergency New Zealand	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.3.3 Home business, commercial, and retail activities	Seek amendment	Add a new matter of discretion to 4b.3.2 Minor residential units and 4b.3.3 Home business, commercial, and retail activities - Support with amendment.	Add a new matter of discretion as follows: <u>x. An adequate firefighting water supply is provided in accordance with NZS 4404:2010 and the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</u>
OS106.1	Tim	Lester	Edison Consulting Group	The Lines Company Limited	Plan Change 38 - Strategic Directions > 2.3.2 Objectives	Support	The submitter acknowledge the high-level purpose of this objective and consider the relevant sub clauses are appropriate to be included. Particularly supportive of the wording of sub clause c) in that 'infrastructure' – including the electricity distribution network – is to be integrated with development across the district.	The submitter seeks that Objective 2.3.2(1)c is retained as currently drafted.
OS106.2	Tim	Lester	Edison Consulting Group	The Lines Company Limited	Plan Change 38 - Strategic Directions > 2.3.2 Objectives	Support	The submitter supports sub-objective 2 to the extent that it recognises that strategic growth is to be planned in such a way as to coordinate the provision of cost effective infrastructure. Such strategic direction appropriately reflects the broader term "infrastructure" which is taken to include both Council owned and non-Council owned infrastructure. In support of the broader infrastructure coverage implied under the objective sub-clause.	The submitter seeks that Objective 2.3.2(2) is retained as current drafted.
OS106.3	Tim	Lester	Edison Consulting Group	The Lines Company Limited	Plan Change 38 - Strategic Directions > 2.3.2 Objectives	Support	The submitter supports sub-clause 4 of this objective as it suitably recognises the strategic importance to development across the district being held by effective infrastructure provision. Aligning future development with well-planned electricity network extensions and upgrades is a vital strategic consideration that needs to be reflected in the TPDP.	The submitter seeks that 2.3.2(4) is retained as current drafted.
OS106.4	Tim	Lester	Edison Consulting Group	The Lines Company Limited	Plan Change 38 - Strategic Directions > 2.3.3 Policy	Support	The submitter supports this policy for the same reasons provided relating to Objective 2.3.2(2). Master planning of new urban growth cells will enable TLC to plan and prepare the applicable upgrades or capacity assessments for their network to service the expected load growth.	The submitter seeks that Policy 2.3.3(1) is retained as current drafted.
OS106.5	Tim	Lester	Edison Consulting Group	The Lines Company Limited	Plan Change 38 - Strategic Directions > 2.3.3 Policy	Support	TLC support this policy and agree that infrastructure is to be effectively coordinated with future growth management.	The submitter seeks that Policy 2.3.3(3) is retained as current drafted.
OS106.6	Tim	Lester	Edison Consulting Group	The Lines Company Limited	Plan Change 38 - Strategic Directions > 2.3.3 Policy	Support	The submitter supports this policy sub-clause because it clearly links land use with the provision of infrastructure such as the electricity distribution network. Also supports the use of the term "infrastructure" as it applies broadly to both Council and non-Council owned infrastructure.	The submitter seeks that Policy 2.3.3(4) is retained as current drafted.

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OS106.7	Tim	Lester	Edison Consulting Group	The Lines Company Limited	Plan Change 38 - Strategic Directions > 2.3.3 Policy	Seek amendment	The submitter supports the intent of this policy sub clause, but considered unnecessary to reference development and additional infrastructure. Subdivision and land use (urban) cannot occur without being serviced by infrastructure and given the strategic level of the policy, it is not particularly beneficial to differentiate between 'types' of necessary infrastructure. Supports reference in the policy sub clause clearly associating infrastructure provision with capacity.	The submitter seeks that Policy 2.3.3(5) is retained; however, the following amendment to the sub-clause as follows: <i>5. Require urban subdivision and land development to be efficiently and effectively serviced by infrastructure (including development and additional infrastructure), according to the capacity limitations of that infrastructure.</i>
OS106.8	Tim	Lester	Edison Consulting Group	The Lines Company Limited	Plan Change 38 - Strategic Directions > 2.5 Strategic Direction 5 Significant and Local Infrastructure	Support	The submitter is supportive of the preamble to section 2.5. Regionally Significant Infrastructure is currently not defined in the Operative Taupo District Plan; qualifying statements such as that provided in the preamble confirm the regionally significant role that electricity networks play in the Taupo District.	The submitter seeks that the preamble wording in section 2.5 of PC38 is retained as current drafted.
OS106.9	Tim	Lester	Edison Consulting Group	The Lines Company Limited	Plan Change 38 - Strategic Directions > 2.5.2 Objectives	Support	The submitter supports this objective sub-clause as it appropriately acknowledges the wider benefits of TLC providing electricity distribution and supply functions across the District.	The submitter seeks that Objective 2.5.2(1) is retained as current drafted.
OS106.10	Tim	Lester	Edison Consulting Group	The Lines Company Limited	Plan Change 38 - Strategic Directions > 2.5.2 Objectives	Support	The submitter supports this objective in the context of recognising and avoiding the actual and potential adverse effects of reverse sensitivity on the regionally significant electricity sub transmission network. Such a consideration is appropriately acknowledged at the strategic level, and will ensure that subsequent chapters and provisions in the TPDP will have to take account of any given development, and the potential adverse effects of this development on TLC's electricity distribution network.	The submitter seeks that Objective 2.5.2(3) is retained as current drafted.
OS106.11	Tim	Lester	Edison Consulting Group	The Lines Company Limited	Plan Change 38 - Strategic Directions > 2.5.3 Policy	Support	The submitter is supportive of this policy sub clause, particularly in regard to functional and operational need associated with linear infrastructure.	The submitter seeks that Policy 2.5.3 is retained as current drafted.
OS106.12	Tim	Lester	Edison Consulting Group	The Lines Company Limited	Plan Change 38 - Strategic Directions > 2.5.3 Policy	Support	TLC consider that this policy sub clause adequately responds to proposed Objective 2.5.2(3) as addressed above. TLC support the policy sub clause to the extent that it adequately recognises and protects against the actual and potential adverse effects of development reverse sensitivity on existing infrastructure.	Retain.
OS106.13	Tim	Lester	Edison Consulting Group	The Lines Company Limited	Plan Change 38 - Strategic Directions > 2.5.3 Policy	Support	The submitter supports this as it recognises that the provision of infrastructure, such as the electricity distribution network, needs to not only cater to a short-term development capacity (or load), but also needs to incorporate future load growth associated with a communities growth.	The submitter seeks that Policy 2.5.3(4) is retained as current drafted.
OS106.14	Tim	Lester	Edison Consulting Group	The Lines Company Limited	Plan Change 38 - Strategic Directions > 2.5.3 Policy	Support	The submitter is supportive of this policy sub clause as it will advise plan users and Council that not all adverse effects associated with the provision of infrastructure can be avoided, remedied or mitigated – yet such actual or potential adverse effects can be somewhat off set through the benefits that are brought about through infrastructure provision.	The submitter seeks that Policy 2.5.3(5) is retained as current drafted.
OS106.15	Tim	Lester	Edison Consulting Group	The Lines Company Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.4 Other activities	Seek amendment	The submitter consider it appropriate to include a reference to sub transmission activities so as to avoid confusion with the electricity transmission function of Transpowers National Grid network. The sub transmission network includes high-voltage lines of 11kV and 33kV, which are common features within the Rural Environment.	The submitter seeks the following amendment to Proposed Objective 3b.2.4: <i>Maori cultural activities, tourism activities, visitor accommodation and renewable electricity generation and transmission (including sub transmission) activities are enabled in the General Rural Environment.</i>
OS106.16	Tim	Lester	Edison Consulting Group	The Lines Company Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.6 Impacts on infrastructure	Support	The submitter supports this policy as it broadly meets the requirements for TLC in providing electricity distribution and supply functions across the District.	The submitter seeks that Objective 3b.2.6 is retained as current drafted.
OS106.17	Tim	Lester	Edison Consulting Group	The Lines Company Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.13 Avoiding reverse sensitivity	Support	The submitter supports this policy in relation to the safe and efficient operation of the distribution network located with the district's rural environment. Examples of activities that could have an adverse effect could relate to earthworks, and the potential effects such soil disturbance could have on support structures or in relation to maintaining clearance to lines through site contouring.	The submitter seeks that Policy 3b.2.13 is retained as current drafted.

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OS106.18	Tim	Lester	Edison Consulting Group	The Lines Company Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.2 Avoid reverse sensitivity	Support	The submitter support the protection for rurally located electricity distribution network from the adverse effects of reverse sensitivity. Supportive of the word "avoided" as it sends a strong message of the need to manage reverse sensitivity effects.	The submitter seeks that Objective 3b.3.2 is retained as current drafted.
OS106.19	Tim	Lester	Edison Consulting Group	The Lines Company Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.7 High voltage transmission lines	Seek amendment	The submitter request to include sub transmission lines which are also high voltage. As currently drafted, transmission lines could be taken to only include Transpower's transmission lines, whereas TLC own and operate a number of regionally significant sub transmission lines (being high voltage 11-33kV). By clarifying that the provision relates to both transmission and sub transmission lines will ensure the rule is appropriately interpreted by plan users and administrators.	The submitter seeks that the following amendment is made to proposed rule 4b.1.7: <i>Any building (except network utilities) located within 0 – 12 meters of a high voltage transmission <u>or sub transmission</u> line is a restricted discretionary activity.</i> <i>When considering activities under Rule 4b.1.7 Council restricts the exercise of its discretion to the following matters:</i> <i>a. The location of the structure in relation to high-voltage transmission line.</i> <i>b. Any effects on the safe and efficient functioning of the transmission line.</i> Alternatively, TLC would accept an advice note (or similar) to the effect that the term "transmission" is inclusive of sub transmission lines that are not a part of the National Grid.
OS106.20	Tim	Lester	Edison Consulting Group	The Lines Company Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.3.7 High voltage transmission lines	Seek amendment	The submitter seeks for the same reasons provided for Rule 4b.1.7, that Council clarify the rule so as to include sub transmission lines which are also high voltage.	The submitter seeks that the following amendment is made to proposed rule 4b.3.7: <i>i. Any building (except network utilities) located within 0 – 12m of a high-voltage transmission or sub transmission line is a restricted discretionary activity.</i> <i>When considering activities under Rule 4b.1.7 Council restricts the exercise of its discretion to the following matters:</i> <i>a. The location of the structure in relation to high-voltage transmission line.</i> <i>b. Any effects on the safe and efficient functioning of the transmission line.</i>
OS106.21	Tim	Lester	Edison Consulting Group	The Lines Company Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.4.15 Maximum Noise - Telecommunication and electricity equipment	Seek amendment	The submitter identifies that the more appropriate reference in the standard would seem to be 4b.4.13 Maximum Noise – Limits instead of 4a.4.12.	The submitter suggests amending the reference to 4a.4.12 in the standard to 4b.4.13 Maximum Noise - Limits.
OS106.22	Tim	Lester	Edison Consulting Group	The Lines Company Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.3 Subdivision - Rural Lifestyle Environment that does not adjoin the General Rural Environment	Seek amendment	The submitter is supportive of Council's control of their assets; sub-clause c) could be expanded to include consideration of the applicable network utilities development standards.	The submitter seeks that the following amendment is made to Proposed Rule 4b.5.3: <i>c) Whether the desired environmental outcome with a consistent and appropriate standard of infrastructure is achieved such as through compliance with the Council's and <u>or Industry</u> Development Guidelines and Structure Plans.</i>
OS106.23	Tim	Lester	Edison Consulting Group	The Lines Company Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.5 Subdivision resulting in a new public road, or extension of existing public road	Seek amendment	The submitter seeks that adequate provision for underground infrastructure is provided for in the design of new roads associated with subdivision. For standard 4b.5.5, TLC would like to see a reference in relation to services and separation in the discretionary matters.	The submitter seeks that provision 4b.5.5 includes roading design consideration for all underground infrastructure, as well as the associated separation requirements such as that specified in the <i>National Code of Practice for Utility Operators' Access to Transport Corridors</i>
OS109.1	Graeme	Mathieson	Mitchell Daysh Limited	Rural Contractors New Zealand Incorporated ("RCNZ")	Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Oppose	Taupo District Council is required to use the National Planning Standards definition for "rural industry".	Replace the definition for "rural industry" with the following National Planning Standards definition: <u>Means an industry or business undertaken in a rural environment that directly supports, services, or is dependent on primary production.</u>
OS109.2	Graeme	Mathieson	Mitchell Daysh Limited	Rural Contractors New Zealand Incorporated ("RCNZ")	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.3 Rural industry	Support	The submitter supports that "rural industry" is enabled within the General Rural Environment given that rural contractor depots (and associated activities) are critical rural activities which support, service or are dependent on primary production and have an operational and functional need to locate in rural areas.	Retain Objective 3b.2.3
OS109.3	Graeme	Mathieson	Mitchell Daysh Limited	Rural Contractors New Zealand Incorporated ("RCNZ")	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.9 Maintaining the established character	Support	The submitter supports that Policy 3b.2.9(b) recognises that the established General Rural Environment character includes rural industry buildings.	Retain Policy 3b.2.9(b)

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OS109.4	Graeme	Mathieson	Mitchell Daysh Limited	Rural Contractors New Zealand Incorporated ("RCNZ")	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.14 Commercial and industrial activity	Oppose	The submitter considers Policy 3b.2.14 should be amended to provide full certainty that it does not apply to "rural industry"	Amend Policy 3b.2.14 as follows: Policy 3b.2.14 Commercial and industrial activity (excluding rural industry) Limit the scale of commercial and industrial activity (excluding rural industry) to avoid the uptake of general rural land by activities that are provided for in other Environments and may impact on the availability of land for primary production activities within the General Rural Environment.
OS109.5	Graeme	Mathieson	Mitchell Daysh Limited	Rural Contractors New Zealand Incorporated ("RCNZ")	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.5 Commercial and industrial activities, and home businesses,	Seek amendment	The submitter seeks that Rule 4b.1.5 should be amended to provide full certainty that it does not apply to "rural industry"	Amend Rule 4b.1.5 as follows: 4b.1.5 Commercial and industrial activities (excluding rural industry), and home businesses, i. A commercial, industrial activity (excluding rural industry) or home business which complies with the performance standards is a permitted activity. ii. A commercial, industrial activity (excluding rural industry) or home business which does not comply with the the performance standards is a restricted discretionary activity.
OS109.6	Graeme	Mathieson	Mitchell Daysh Limited	Rural Contractors New Zealand Incorporated ("RCNZ")	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.10 Intensive indoor primary production and rural industry	Seek amendment	The submitter supports the permitted activity status of smaller-scale "rural industry" in 4b.1.10(i) as this provides for small-scale rural contractor depots. In terms of 4b.1.10(ii), the submitter supports the restricted discretionary activity status of larger scale rural industries that do not comply with the permitted activity performance standards in 4b.1.10(i) but notes there are two "matters of discretion" lists, so seeks the deletion of the second (shorter) list to avoid unnecessary duplication and provide greater certainty.	Retain Rule 4b.1.10 and Delete the second "matters of discretion" list.
OS109.7	Graeme	Mathieson	Mitchell Daysh Limited	Rural Contractors New Zealand Incorporated ("RCNZ")	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.1 Vehicle movements	Oppose	The submitter considers Performance standard 4b.2.2(i) needs to be amended to ensure there is no discrepancy with the definition for "equivalent vehicle movements". In particular, the "per day" requirement for "equivalent vehicle movements" needs to be deleted because this contradicts with the requirement in the definition that vehicle movements are averaged over a week of normal operation.	Amend Performance Standard 4b.2.1 as follows: 4b.2.1 Vehicle movements i. 200 "equivalent vehicle movements" per day for the allotment
OS109.8	Graeme	Mathieson	Mitchell Daysh Limited	Rural Contractors New Zealand Incorporated ("RCNZ")	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.8 Commercial and industrial activities, and home businesses	Seek amendment	The submitter considers Performance Standard 4b.2.8 should be amended to provide full certainty that it does not apply to "rural industry"	Amend Performance Standard 4b.2.8 as follows: 4b.2.8 Commercial and industrial activities (excluding rural industry), and home businesses i. Any indoor or outdoor space used for commercial, industrial (excluding rural industry) or home business purposes, shall have a gross floor area less than 100m ² for indoor activities, or 100m ² of land area for outdoor activities
OS110.1	Trudi	Burney	Transpower New Zealand Limited		Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Seek amendment	Transpower requests the inclusion of a definition for the National Grid, to support amendments requested by Transpower that incorporate this term into the strategic directions.	Add the following definition: NATIONAL GRID has the same meaning as provided in the <u>National Policy Statement on Electricity Transmission 2008</u> .
OS110.2	Trudi	Burney	Transpower New Zealand Limited		Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Seek amendment	These terms are used in the Strategic Directions chapter but are not defined in Plan Change 38 nor in the operative District Plan. The introductory text in 2.5 Strategic Direction 5 refers to various types of infrastructure but does not clearly delineate between regionally significant and nationally significant infrastructure, nor whether any infrastructure is classified as neither of these. Definitions are required so that the intention and application of the strategic direction objectives are clear.	Add new definition for 'regionally significant infrastructure' and include the 'National Grid' within this definition.
OS110.3	Trudi	Burney	Transpower New Zealand Limited		Plan Change 38 - Strategic Directions > 2.5 Strategic Direction 5 Significant and Local Infrastructure	Seek amendment	The introductory text describes different types of infrastructure, but there are no clear definitions for 'nationally significant' and 'regionally significant' infrastructure. As per other submission points, Transpower requests that clear definitions for each of these terms are provided and that the introductory text is amended to accurately reflect these definitions.	Add new definition for 'nationally significant infrastructure', and include 'National Grid' within this definition. Amend the introductory text to accurately reflect each of the definitions.

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OS110.4	Trudi	Burney	Transpower New Zealand Limited		Plan Change 38 - Strategic Directions > 2.5.2 Objectives	Seek amendment	Transpower requests the inclusion of a new objective that recognises the national significance of the National Grid. Transpower seeks provisions that are specific to the National Grid because unlike other regionally significant infrastructure, the National Grid has specific NPS policy recognition which district plans must give effect to. The proposed objective is required to give effect to the direction in the NPSET.	Add a new objective in 2.5.2 Objectives as follows: <u>5. The national significance of the National Grid and sustainable, secure and efficient electricity transmission is recognised and provided through and within the District.</u>
OS110.5	Trudi	Burney	Transpower New Zealand Limited		Plan Change 38 - Strategic Directions > 2.5.3 Policy	Support	Transpower supports the specific recognition of electricity transmission activities in addressing climate change, security of supply and wellbeing of communities, and notes that transmission and generation are interdependent and should be addressed together in this context.	Retain this policy
OS110.6	Trudi	Burney	Transpower New Zealand Limited		Plan Change 38 - Strategic Directions > 2.5.3 Policy	Seek amendment	'Nationally and regionally significant infrastructure' is not defined in the Plan. These terms need to be defined so that the application of the policy is clear	Retain this policy. Provide a definition for 'nationally significant infrastructure' and 'regionally significant infrastructure', and include the National Grid in both definitions.
OS110.7	Trudi	Burney	Transpower New Zealand Limited		Plan Change 38 - Strategic Directions > 2.5.3 Policy	Seek amendment	Transpower requests minor amendments to this policy to clarify that activities should not compromise the operation of infrastructure. Infrastructure may be compromised in other ways beyond just reverse sensitivity effects, and the policy should reflect this. It is noted Proposed Plan Change 42 contains no subdivision or earthworks rules specific to the National Grid.	Amend 2.5.3 Policy as follows: 3. Subdivision, land use and development will not adversely affect (including reverse sensitivity effects) <u>or compromise</u> the effective and safe functioning of infrastructure.
OS110.8	Trudi	Burney	Transpower New Zealand Limited		Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Seek amendment	A number of the proposed new or amended definitions are inconsistent with the definitions provided in the National Planning Standards. Section 14.1 of the National Planning Standards states that: 'Where terms defined in the Definitions List are used in a policy statement or plan, and the term is used in the same context as the definition, local authorities must use the definition as defined in the Definitions List.'	Amend definitions so that they are consistent with the National Planning Standards, including 'Intensive indoor primary production' and 'rural industry'.
OS110.9	Trudi	Burney	Transpower New Zealand Limited		Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Seek amendment	Transpower requests a new definition for the National Grid Subdivision Corridor, to give effect to the NPSET and to support the new rules requested by Transpower in submission points.	Insert a new definition as follows: <u>NATIONAL GRID SUBDIVISION CORRIDOR means the area measured either side of the centreline of above ground National Grid transmission lines as follows (and illustrated in Appendix):</u> <ul style="list-style-type: none"> • 37 metres for 220kV transmission lines on towers (including tubular steel towers where these replace steel lattice towers); • 39 metres for 350kV transmission lines on towers (including tubular steel towers where these replace steel lattice towers). View full submission for illustration.
OS110.10	Trudi	Burney	Transpower New Zealand Limited		Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Seek amendment	Transpower requests a new definition for National Grid Support Structure, to support the new rules and performance standards requested by Transpower.	Insert a new definition as follows: <u>NATIONAL GRID SUPPORT STRUCTURE means a pole or tower that is part of the National Grid.</u>
OS110.11	Trudi	Burney	Transpower New Zealand Limited		Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Seek amendment	Transpower requests a new definition for the National Grid Yard, to give effect to the NPSET and specifically policies 10 and 11 which establish the mandate for the yard (corridor) approach applying to the electricity transmission network (being the assets used or owned by Transpower).	Insert a new definition as follows: <u>NATIONAL GRID YARD means (as illustrated in light green in Appendix):</u> <u>The area located 12 metres in any direction from the outer edge of a National Grid support structure;</u> <u>The area located 12 metres either side of the centreline of any overhead National Grid transmission line on poles or towers (including tubular steel towers where these replace steel lattice towers).</u> <u>The national grid yard does not apply to underground cables or any transmission lines (or sections of line) that are designated.</u> View full submission for illustration.

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OS110.12	Trudi	Burney	Transpower New Zealand Limited		Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupo District Plan Section 10	Seek amendment	Transpower requests a new definition for Sensitive Activities, to support the new rules requested by Transpower for activities in the National Grid Yard.	Insert a new definition as follows: <u>Sensitive Activities (in the National Grid Yard) means:</u> <u>a. residential activity;</u> <u>b. marae;</u> <u>c. hospital;</u> <u>d. healthcare activity;</u> <u>e. educational facility and preschools;</u> <u>f. retirement village;</u> <u>g. quest or visitor accommodation activity; or</u> <u>h. place of assembly.</u>
OS110.13	Trudi	Burney	Transpower New Zealand Limited		Plan Change 42 - General Rural and Rural Lifestyle Environments > 3b Rural Environment Chapter	Oppose	Transpower seeks the introduction of a specific framework that manages effects of and on the National Grid, and gives effect to the NPSET. Transpower requests that new district-wide provisions are introduced, and provides suggested objectives, policies and rules in Appendix A to this submission. If Council chooses not to introduce the framework in Appendix A district-wide, Transpower seeks amendments to the Rural Environment chapter as outlined in following submission points.	Delete references to the National Grid from the Rural Environment chapter and introduce a new district-wide Infrastructure/Network Utilities chapter.
OS110.14	Trudi	Burney	Transpower New Zealand Limited		Plan Change 42 - General Rural and Rural Lifestyle Environments > 3b.1 Introduction	Seek amendment	Transpower requests amendments to the introductory text to reflect that electricity transmission activities should not be constrained by the function of the rural environment, and that the National Grid has functional or operational need to be in particular locations. While it is unlikely that the presence of National Grid infrastructure would create constraints on rural function, these amendments would ensure consistency with the direction of the NPSET.	Amend introduction as follows: <u>Other activities that are anticipated in the Rural Environment are tourism activities, visitor accommodation and renewable electricity generation and transmission. It is important that all such activities do not affect the ability of the rural environment to function effectively, recognising that some activities have specific locational or operational needs that must be accommodated</u>
OS110.15	Trudi	Burney	Transpower New Zealand Limited		Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.4 Other activities	Seek amendment	While Transpower supports the enabling direction in this objective, it seeks new objectives, policies and rules that are specific to the National Grid, and that give effect to the NPSET.	Amend Objective 3b.2.4 as follows: Maori cultural activities, tourism activities, visitor accommodation and renewable electricity generation and transmission activities are enabled in the General Rural Environment. Add the following new objectives to 3b.2: <u>The national significance and benefits of the National Grid are recognised, and the National Grid is protected and provided for.</u> <u>The safety, efficiency, operation, maintenance, repair, upgrading, or development of the National Grid is not constrained or compromised by subdivision, use and development.</u>
OS110.16	Trudi	Burney	Transpower New Zealand Limited		Plan Change 42 - General Rural and Rural Lifestyle Environments > 3b.2 Objectives and Policies - General Rural Environment	Seek amendment	If a district-wide chapter for energy and/or infrastructure is not proposed, Transpower requests that a policy specific to the National Grid is included in chapter 3b.2. This policy seeks to manage effects of activities on the National Grid to ensure its continued safe and efficient operation	Insert a new policy as follows: <u>Ensure that subdivision, use and development does not compromise the safe and efficient operation, maintenance, repair, upgrading, removal and development of the National Grid, including by mapping the National Grid and identifying buffer corridors within which: a. the establishment or expansion of sensitive activities and intensive, large scale land uses will be avoided; b. subdivision and other development is managed to ensure the National Grid is not compromised and reverse sensitivity effects are avoided</u> <u>b. subdivision and other development is managed to ensure the National Grid is not compromised and reverse sensitivity effects are avoided.</u>
OS110.17	Trudi	Burney	Transpower New Zealand Limited		Plan Change 42 - General Rural and Rural Lifestyle Environments > 3b.2 Objectives and Policies - General Rural Environment	Seek amendment	If a district-wide chapter for energy and/or infrastructure is not proposed, Transpower requests that a policy specific to the National Grid is included in chapter 3b.2. This policy seeks the continued safe and efficient operation, maintenance, upgrading, and development of the National Grid.	Insert a new policy as follows: <u>Recognise and provide to the effective operation, maintenance, upgrading, and development of the National Grid.</u>

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OS110.18	Trudi	Burney	Transpower New Zealand Limited		Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.7 High voltage transmission lines	Oppose	Transpower seeks deletion of this rule and replacement with specific rules that address the requirements of the NPSET, as described in the submission points below. The wording of this rule does not accurately reflect the nuance of the NPSET, and provides an almost complete restriction on buildings within 12m of a transmission line. This rule does not capture structures or activities within the setback, or differentiate between different buildings. Transpower also notes that the exception for network utilities is not appropriate, particularly where other network utility providers (that is, not Transpower) rely on this provision.	Delete this rule and replacement with specific rules that address the requirements of the NPSET, as described in this submission.
OS110.19	Trudi	Burney	Transpower New Zealand Limited		Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.7 High voltage transmission lines	Oppose	The wording of this rule does not accurately reflect the nuance of the NPSET, and provides an almost complete restriction on buildings within 12m of a transmission line. This rule does not capture structures or activities within the setback, or differentiate between different buildings and activities. Transpower also notes that the exception for network utilities is not appropriate, particularly where other network utility providers (that is, not Transpower) rely on this provision. There are two sets of matters of discretion listed beneath this activity, and it appears this is a drafting error.	Delete this rule and replacement with specific rules that address the requirements of the NPSET, as described in this submission (specifically refer submission point below).
OS110.20	Trudi	Burney	Transpower New Zealand Limited		Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1 General Rules - General Rural Environment	Seek amendment	Transpower requests new rules and performance standards to reflect the requirements of the NPSET, particularly policies 10 and 11. These provisions seek to ensure that buildings, structures and activities within the National Grid Yard do not create reverse sensitivity effects on, or compromise the operation, maintenance, upgrade or development of, the electricity transmission network. The provisions requested in this submission would effectively address these matters in the General Rural Environment and Rural Lifestyle Environment zones and would achieve consistency with many other district plans across New Zealand.	<p>Insert a new rule for buildings, structures and activities in the National Grid Yard for each rural zone as follows:</p> <p><u>4b.x.x Buildings, structures and activities in the National Grid Yard</u></p> <p><u>Any building, structure and activity in the National Grid Yard which complies with the performance standards in 4b.x.x is a permitted activity.</u></p> <p><u>A building, structure or activity which does not comply with these performance standards or is not otherwise provided for, is a non-complying activity.</u></p> <p><u>Notification:</u></p> <p><u>Transpower will be considered to be an affected party where consent is required under the National Grid specific rules. Notice of any application for resource consent under this rule must be served on Transpower New Zealand Limited in accordance with Clause 10(2) of the Resource Management (Forms, Fees, and Procedure) Regulations 2003.</u></p> <p><u>Where an activity requires resource consent solely because it is within the National Grid Yard and/or Corridor, public notification of the application is precluded. However, limited notification will be given to Transpower unless the written approval from Transpower is provided at the time the application is lodged.</u></p> <p><u>Notification to other parties is not precluded if resource consent is required for any other matters in the District Plan.</u></p>

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OS110.21	Trudi	Burney	Transpower New Zealand Limited		Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2 Performance Standards - General Rural Environment	Seek amendment	<p>Transpower requests new rules and performance standards to reflect the requirements of the NPSET, particularly policies 10 and 11. These provisions seek to ensure that buildings, structures and activities within the National Grid Yard do not create reverse sensitivity effects on, or compromise the operation, maintenance, upgrade or development of, the electricity transmission network. The provisions requested in this submission would effectively address these matters in the General Rural Environment and Rural Lifestyle Environment zones and would achieve consistency with many other district plans across New Zealand.</p>	<p>Insert new performance standards for buildings, structures and activities in the National Grid Yard for each rural zone as follows:</p> <ol style="list-style-type: none"> <u>1. The activity, building or structure is not a sensitive activity.</u> <u>2. The building or structure is not for the reticulation or storage of water in canals, dams or reservoirs for irrigation purposes undertaken by a network utility operator as defined in the RMA.</u> <u>3. The building or structure meets the safe electrical clearance distances required by New Zealand Electrical Code of Practice for Safe Electrical Distances (NZECP 34:2001) under all transmission line operating conditions and is:</u> <ol style="list-style-type: none"> <u>a. a fence or artificial screen not exceeding 2.5 metres in height measured from ground level.</u> <u>b. an uninhabited farm or horticultural structure or building (but not intensive indoor primary production, commercial greenhouses, wintering barns, produce packing facilities, or milking/dairy sheds (excluding ancillary stockyards and platforms)).</u> <u>c. irrigation equipment used for agricultural or horticultural purposes including the reticulation and storage of water where it does not permanently physically obstruct existing vehicular access to a National Grid support structure.</u> <u>d. undertaken by a network utility operator, infrastructure or any part of electricity infrastructure that connects to the National Grid.</u> <u>4. The building or structure does not permanently physically impede existing vehicular access to any National Grid support structure.</u> <u>5. The building or structure is not for the handling or storage of Class 1-4 hazardous substances (Hazardous Substances (Hazard Classification) Notice 2020) with explosive or flammable intrinsic properties (except this does not apply to the accessory use and storage of hazardous substances in domestic scale quantities).</u> <u>6. The building or structure is located at least 12 metres from the outer visible edge of a foundation of a National Grid transmission line support structure, except where it:</u> <ol style="list-style-type: none"> <u>a. is a fence or artificial screen not exceeding 2.5 metres in height that is located at least 5 metres from the outer visible edge of a foundation of a National Grid transmission line tower.</u> <u>b. meets the requirements of clause 2.4.1 of New Zealand Electrical Code of Practice for Safe Electrical Distances (NZECP 34:2001).</u> <u>c. undertaken by a network utility operator, infrastructure or any part of electricity infrastructure that connects to the National Grid</u>
OS110.22	Trudi	Burney	Transpower New Zealand Limited		Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1 General Rules - General Rural Environment	Seek amendment	<p>Transpower requests new rules and performance standards to reflect the requirements of the NPSET, particularly policies 10 and 11. These policies seek to ensure that earthworks within the National Grid Yard do not create reverse sensitivity effects on the electricity transmission network. The rules and policies requested here would effectively address these matters in the General Rural Environment and Rural Lifestyle Environment zones and would achieve consistency with many other district plans across New Zealand</p>	<p>Insert a new rule for earthworks or vertical holes in the National Grid Yard in each rural zone as follows:</p> <p><u>4b.x.x Earthworks or vertical holes in the National Grid Yard</u></p> <ol style="list-style-type: none"> <u>i. Earthworks or vertical holes in the National Grid Yard which comply with the performance standards in 4b.x.x are a permitted activity.</u> <u>ii. Earthworks or vertical holes which do not comply with performance standard 4b.x.x are a non-complying activity.</u> <p><u>The Council restricts its discretion to the following matters:</u></p> <ol style="list-style-type: none"> <u>a. The extent to which the earthworks or vertical holes may compromise the safe access to, and operation, maintenance and repair, upgrading and development of the National Grid</u> <u>b. The stability of land within and adjacent to the National Grid, and the structural intent of support structures, including the creation of an unstable batter.</u> <u>c. The risk of electrical hazards affecting public or individual safety, and the risk of property damage.</u> <u>d. Technical advice provided by Transpower.</u> <p><u>Notification:</u></p> <p><u>Application for resource consent under this rule will be decided without public notification. Transpower is likely to be the only affected person determined in accordance with section 95B of the Resource Management Act 1991.</u></p>

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OS110.23	Trudi	Burney	Transpower New Zealand Limited		Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2 Performance Standards - General Rural Environment	Seek amendment	Transpower requests new rules and performance standards to reflect the requirements of the NPSET, particularly policies 10 and 11. These policies seek to ensure that earthworks within the National Grid Yard do not create reverse sensitivity effects on the electricity transmission network. The rules and policies requested here would effectively address these matters in the General Rural Environment and Rural Lifestyle Environment zones and would achieve consistency with many other district plans across New Zealand.	<p>Insert new performance standards for earthworks or vertical holes in the National Grid Yard in each rural zone as follows:</p> <p>1. Earthworks or vertical hole/s must not:</p> <p>a. Exceed 300mm in depth within 6m of the outer visible edge of a National Grid support structure;</p> <p>b. Exceed 3 m depth where located between 6m and 12 m of the outer edge of the visible foundation of any National Grid support structure;</p> <p>c. Result in a reduction of the ground to conductor clearance distances as required in Table 4 of the New Zealand Electrical Code of Practice for Electrical Safe Distances 34:2001 ISSN 0114-0663;</p> <p>d. Result in the permanent loss or obstruction of vehicular access to a National Grid support structure; and e. Compromise the stability of a National Grid support structure.</p> <p>The following earthworks or vertical holes activities are exempt from Rule 1.a and Rule 1.b above:</p> <p>a. earthworks or vertical holes/s, excluding mining and quarrying, that are undertaken by a network utility operator (other than for the reticulation and storage of water for irrigation purposes) as defined by the Resource Management Act 1991;</p> <p>b. earthworks or vertical hole/s, excluding mining and quarrying, as part of agricultural or domestic cultivation, or for the repair, sealing or resealing of a road, footpath, driveway or farm track;</p> <p>c. vertical holes not exceeding 500mm in diameter that are a post hole for a farm fence or horticulture structure more than 6m from the visible outer edge of a National Grid tower foundation;</p> <p>d. earthworks subject to a dispensation from Transpower under New Zealand Electrical Code of Practice for Safe Electrical Distances (NZECP 34:2001) ISSN 01140663.</p>
OS110.24	Trudi	Burney	Transpower New Zealand Limited		Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5 Subdivision Rules	Seek amendment	Subdivision is considered the most effective point at which to ensure future reverse sensitivity effects and adverse effects of substations including health and safety risks) are avoided. This can be achieved by designing subdivision layouts so that building platforms are located an appropriate distance from substations, and ensuring that appropriate access to the substation site is maintained.	<p>Insert a new rule for subdivision in the National Grid Substation Buffer as follows:</p> <p>4b.5.x Any subdivision of land in the National Grid Substation Buffer is a controlled activity provided the subdivision complies with the following requirements:</p> <p>i. All resulting allotments, except allotments for access or a public work, demonstrate that they are able to accommodate a building platform for the likely principal building(s) and any dwelling or sensitive activity located entirely outside of the National Grid Substation Buffer.</p> <p>ii. Vehicle access to National Grid assets is maintained.</p> <p>A subdivision that does not meet these requirements is a non-complying activity.</p> <p>The Council reserves its control over the following matters:</p> <p>1. The extent to which the proposed development design and layout enables appropriate separation distances between sensitive activities and the substation.</p> <p>2. The risk of electrical hazards affecting public or individual safety, and the risk of property damage.</p> <p>3. Measures proposed to avoid potential adverse effects, including reverse sensitivity effects, on the operation, maintenance, upgrading and development of the substation.</p> <p>4. Technical advice from an electrical engineer specialising in electricity transmission.</p> <p>5. The outcome of any consultation with Transpower.</p> <p>6. Whether the building, structure or sensitive activity could be located further from the substation.</p> <p>Notification: An application for resource consent under this rule will be decided without public notification. Notice of any application for resource consent under this rule must be served on Transpower New Zealand Limited in accordance with Clause 10(2) of the Resource Management (Forms, Fees, and Procedure) Regulations 2003.</p>

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Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS110.25	Trudi	Burney	Transpower New Zealand Limited		Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5 Subdivision Rules	Seek amendment		<p>Insert a new rule for subdivision in the National Grid Subdivision Corridor as follows:</p> <p><u>4b.5.x Any subdivision of land in the National Grid Subdivision Corridor is a restricted discretionary activity provided the subdivision complies with the following requirements:</u></p> <p><u>i. All resulting allotments, except allotments for access or a public work, demonstrate that they are able to accommodate a building platform for the likely principal building(s) and any dwelling or sensitive activity located entirely outside of the National Grid Yard.</u></p> <p><u>ii. Existing vehicle access to National Grid assets is maintained.</u></p> <p><u>For the purposes of Rule 4b.5.x the Council restricts the exercise of its discretion to the following matters:</u></p> <p><u>a. The risk of electrical hazards affecting public or individual safety, and the risk of property damage, including the extent to which the subdivision allows for earthworks, buildings and structures to comply with the safe distance requirements of the New Zealand Electrical Code of Practice for Safe Electrical Distances (NZECP 34:2001) ISSN 01140663.</u></p> <p><u>b. The provision for the on-going efficient operation, maintenance, development and upgrade of the National Grid, including the ability for continued reasonable access to existing transmission lines for maintenance, inspections and upgrading.</u></p> <p><u>c. The extent to which the subdivision design and consequential development will minimise the potential reverse sensitivity on and amenity and nuisance effects of the National Grid asset.</u></p> <p><u>d. The extent to which the design and construction of the subdivision allows for activities to be setback from the National Grid to ensure adverse effects on, and from, the National Grid and on public safety and property are appropriately avoided, remedied or mitigated, for example, through the location of roads and reserves under the transmission lines.</u></p>
OS110.25 cont	Trudi	Burney	Transpower New Zealand Limited		Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5 Subdivision Rules	Seek amendment		<p><u>d. The extent to which the design and construction of the subdivision allows for activities to be setback from the National Grid to ensure adverse effects on, and from, the National Grid and on public safety and property are appropriately avoided, remedied or mitigated, for example, through the location of roads and reserves under the transmission lines.</u></p> <p><u>e. The ability to provide a complying building platform outside of the National Grid Yard.</u></p> <p><u>f. The nature and location of any vegetation to be planted in the vicinity of National Grid transmission lines, and the how such landscaping will impact on the operation, maintenance, upgrade and development (including access) of the National Grid.</u></p> <p><u>g. The outcome of any consultation with Transpower.</u></p> <p><u>h. The risk to the structural integrity of the National Grid.</u></p> <p><u>Notification: Transpower will be considered to be an affected party where consent is required under the National Grid specific rules. Notice of any application for resource consent under this rule must be served on Transpower New Zealand Limited in accordance with Clause 10(2) of the Resource Management (Forms, Fees, and Procedure) Regulations 2003.</u></p> <p><u>Where an activity requires resource consent solely because it is within the National Grid Yard and/or Subdivision Corridor, public notification of the application is precluded. However, limited notification will be given to Transpower unless the written approval from Transpower is provided at the time the application is lodged. Notification to other parties is not precluded if resource consent is required for any other matters in the District Plan.</u></p>
OS111.1	Diane	Hamer			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5 Subdivision Rules	Support	Submitter is in favour of subdivisions being reduced from 10 hectares to two hectares.	Retain, but seeks clarification on sheds being built on lifestyle blocks for industrial business.
OS112.1	Annabelle	Lee	Chapman Tripp	Radio New Zealand Limited	Plan Change 38 - Strategic Directions > 2.5 Strategic Direction 5 Significant and Local Infrastructure	Seek amendment	RNZ observe that the operative Taupo District Plan does not define “nationally significant infrastructure” nor “regionally significant infrastructure”. RNZ suggests consideration be given to a definition that provides elevated recognition, protection and enabling provisions for those types of infrastructure that are significant to the community	RNZ suggest that such a definition could reflect “regionally significant infrastructure” as contained in the Waikato Regional Policy Statement. RNZ also seeks explicit recognition of its transmission facilities in the introductory text: The Taupo District is also home to Regionally Significant Infrastructure including municipal waste water systems, the telecommunications and <u>radiocommunications networks</u> and electricity networks.
OS112.2	Annabelle	Lee	Chapman Tripp	Radio New Zealand Limited	Plan Change 38 - Strategic Directions > 2.5.2 Objectives	Support	RNZ support this objective.	Subject to RNZ’s requested relief on the introductory text and suggested definition for “regionally significant infrastructure”, RNZ support this objective and seek that it is retained as notified

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Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS112.3	Annabelle	Lee	Chapman Tripp	Radio New Zealand Limited	Plan Change 38 - Strategic Directions > 2.5.3 Policy	Support	RNZ support this policy.	Subject to RNZ's requested relief on the introductory text and suggested definition for "regionally significant infrastructure", RNZ support this objective and seek that it is retained as notified.
OS112.4	Annabelle	Lee	Chapman Tripp	Radio New Zealand Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > 3b.1 Introduction	Seek amendment	It is also important to acknowledge that existing, lawfully established activities in the Rural Environment are able to continue operating and that activities that choose to locate in close proximity to these activities are aware of the effects they can generate and that the Rural Environment is the best location for these activities	RNZ supports the reference to ensuring lawfully established activities are able to continue operating, but would prefer stronger wording in relation to new activities, such as: <i>activities that choose to locate in close proximity to these activities are aware of the effects they can generate and that the Rural Environment is the best location for these activities, <u>and do not limit or restrain those activities.</u></i>
OS112.5	Annabelle	Lee	Chapman Tripp	Radio New Zealand Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.5 Avoidance of reverse sensitivity	Support	RNZ support this objective. The radio transmission facilities at Mountain Road are a legally established activity within the General Rural Environment and it is appropriate that reverse sensitivity effects on this infrastructure are avoided. The reference to avoiding conflict with activities in neighbouring environments is particularly supported.	Retain.
OS112.6	Annabelle	Lee	Chapman Tripp	Radio New Zealand Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.6 Impacts on infrastructure	Seek amendment	RNZ supports the recognition of the need to manage impacts from subdivision and development, but would prefer stronger direction.	Amend with stronger direction such as 'avoided' instead of managed.
OS112.7	Annabelle	Lee	Chapman Tripp	Radio New Zealand Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.13 Avoiding reverse sensitivity	Seek amendment	RNZ strongly supports this policy. The radio transmission facilities at Mountain Road are a legally established activity within the General Rural Environment and it is appropriate that reverse sensitivity effects on this infrastructure are avoided.	RNZ considers it would be useful to add specific reference to 'reverse sensitivity effects': <i>Any adverse effects generated by an activity, <u>including reverse sensitivity effects</u>, must be managed within the allotment so as to avoid adversely affecting permitted and lawfully established neighbouring activities.</i>
OS112.8	Annabelle	Lee	Chapman Tripp	Radio New Zealand Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.1 Activities in the General Rural Environment	Support	RNZ's activities will usually rely on and be assessed against the rules applying to network utilities. Still, RNZ supports permitted activity status for activities that comply with the Performance Standards for the General Rural Environment, in particular Building Height. Discretionary status is appropriate for activities that do not comply with the permitted activity requirements.	Retain.
OS112.9	Annabelle	Lee	Chapman Tripp	Radio New Zealand Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.9 Maximum Noise - Limits	Seek amendment	RNZ seeks an exemption from noise rules for the use of generators for emergency purposes by lifeline utilities. On the rare occasions the portable generator at RNZ's Facilities is used during scheduled or extensive power outages, it makes a certain amount of noise. As a lifeline utility it is critical RNZ can continue to use to ensure uninterrupted operations during emergencies.	The following wording is suggested for an exemption: <i><u>x. The use of generators and mobile equipment (including vehicles) for emergency purposes, including testing and maintenance not exceeding 48 hours in duration, where they are operated by emergency services or lifeline utilities;</u></i>
OS112.10	Annabelle	Lee	Chapman Tripp	Radio New Zealand Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.2 Avoid reverse sensitivity	Support	RNZ support this policy. The radio transmission facilities at Mountain Road are a legally established activity within the General Rural Environment and it is appropriate that reverse sensitivity effects on this infrastructure are avoided. The reference to avoiding conflict with activities in neighbouring environments is particularly supported.	Retain.
OS112.11	Annabelle	Lee	Chapman Tripp	Radio New Zealand Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.6 Impacts on community infrastructure	Seek amendment	RNZ supports the recognition of the need to manage impacts from subdivision and development, but would prefer stronger direction.	Use of the term as 'avoided' and that this policy direction applies to 'infrastructure' rather than being limited to community infrastructure.
OS112.12	Annabelle	Lee	Chapman Tripp	Radio New Zealand Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.1 Maintain the character of the Rural Lifestyle Environment	Support	RNZ support permitted activity status for activities that comply with the Performance Standards for the General Rural Environment, in particular Building Height. Discretionary status is appropriate for activities that do not comply with the permitted activity requirements.	Retain.
OS113.1	Luke	Braithwaite	Waka Kotahi NZ Transport Agency	Waka Kotahi NZ Transport Agency	Plan Change 38 - Strategic Directions > 2.3.2 Objectives	Support	The submitter seeks the addition of a provision seeking the reduction in vehicle kilometres travelled to recognise and provide for the NZ Emissions Reduction Plan transport targets through well connected compact urban form and mixed land uses that support this.	The submitter seeks amendments as follows: 1. The district develops in a cohesive, compact and structured way that: [...] <i>e); reduces vehicle kilometres travelled (VKT) through well connected, compact urban form and mixed land use.</i>

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Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS113.2	Luke	Braithwaite	Waka Kotahi NZ Transport Agency	Waka Kotahi NZ Transport Agency	Plan Change 38 - Strategic Directions > 2.3.3 Policy	Seek amendment	The submitter considers that there is an opportunity to amend the wording of this policy to better provide for growth where this provides for better transport choices.	The submitter seeks the amendment as follows: 2. Planning and development in urban environments will positively contribute to well-functioning urban environments <u>including through providing a mix of land uses and multi modal transport choice with a focus on active and public transport.</u>
OS113.3	Luke	Braithwaite	Waka Kotahi NZ Transport Agency	Waka Kotahi NZ Transport Agency	Plan Change 38 - Strategic Directions > 2.4.3 Policy	Seek amendment	The submitter seeks the addition of a provision seeking the reduction in vehicle kilometres travelled to recognise and provide for the NZ Emissions Reduction Plan transport targets through well connected compact urban form and mixed land uses that support this.	The submitter seeks the following amendments: 3. Urban and built development must be designed in a manner which considers the need to reduce both <u>vehicle kilometres travelled (VKT) and</u> greenhouse gas emissions associated with that development and resulting land use.
OS113.4	Luke	Braithwaite	Waka Kotahi NZ Transport Agency	Waka Kotahi NZ Transport Agency	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.3 General Rules - Rural Lifestyle Environment	Seek amendment	Submitter seeks that any temporary activity located on a state highway shall not exceed a trip generation of 100 equivalent car movements per day.	Submitter seeks amendments to Provision: <i>Any temporary activity, being an activity of up to a total of four operational days in any 6-month period, which exceeds any performance standard(s), is a permitted activity, provided that:</i> a)... b) <i>Once the activity has ceased, the site (including vegetation and the surface of the ground of the site) is retained or re-instated to its condition prior to activity commencing, and</i> c) <i>An allowance of 14 non-operational days in any six month period associated with the activity is not exceeded; <u>and</u></i> d) <i>Where access is reliant on a State highway, vehicle movements do not exceed 100 'equivalent vehicle movements' per day.</i>
OS113.5	Luke	Braithwaite	Waka Kotahi NZ Transport Agency	Waka Kotahi NZ Transport Agency	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4 Rules and Standards	Seek amendment	The submitter seeks to introduce new rules as it is noted there are no rules relating to the control of reverse sensitivity effects that Objective 3b.2.5 and Policy 3b.2.13 seek to control. This will ensure potential adverse effects (including conflicts between activities and reverse sensitivity effects) are mitigated. The road network operates 24/7 with variability in traffic. Noise and vibration effects can interrupt amenity and enjoyment, as well as ability to sleep which can have significant impacts on people's health and wellbeing. Appropriate mitigation is critical to ensuring that undue restrictions are not placed on the operation of these transport networks and the health and wellbeing of those residing or otherwise occupying nearby sites is protected.	The submitter seeks a new reverse sensitivity noise rule as per Attachment 1 of the submission and/or introduce rules that achieve the same outcome for sensitive noise receivers. Please refer to full bundle of submissions for Attachment 1.
OS113.6	Luke	Braithwaite	Waka Kotahi NZ Transport Agency	Waka Kotahi NZ Transport Agency	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.1 Vehicle movements	Seek amendment	The submitter supports restricting the number of equivalent vehicle movements per day in the General Rural Environment. However, the threshold is considered too high for allotments with access to a state highway and seeks that any activity located on a state highway route shall not exceed a trip generation of 100 equivalent vehicle movements per day without prior approval of Waka Kotahi.	Submitter seeks following amendments: i. <u>200 'equivalent vehicle movements' per day for the allotment where access is to a local road.</u> ii. <u>Papakainga - 100 'equivalent vehicle movements' per day for the allotment or 24 per dwelling, whichever is the greater.</u> iii. <u>100 'equivalent vehicle movements' per day where access is reliant on a State highway.</u> EXCEPTION: This performance standard shall not apply to traffic movements involved in forest harvesting operations <u>where access is to a local road.</u>
OS113.7	Luke	Braithwaite	Waka Kotahi NZ Transport Agency	Waka Kotahi NZ Transport Agency	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.4 Maximum density of primary residential units	Seek amendment	The submitter does not consider that more than one primary residential unit should be permitted where access is gained from state highways as this does not allow for consideration of traffic effects associated with the dwellings. There are a number of locations where intensification of the use of accesses may have adverse safety implications.	The submitter seeks to amend provision as follows: i. <u>One primary residential unit per 10 hectares.</u> ii. <u>One primary residential unit per site where access is reliant on a state highway.</u> EXCEPTION: <u>Papakainga.</u>
OS113.8	Luke	Braithwaite	Waka Kotahi NZ Transport Agency	Waka Kotahi NZ Transport Agency	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.15 Signage	Seek amendment	The submitter supports restricting signage in the rural zone including restricting the number, size, type and design of the signage. Where signage faces a state highway, further restrictions are sought to ensure that signs visible from the state highway corridor (but not located within it) are safe and appropriate. .	The submitter seeks amendment to provision: i.... vi. <u>Where a sign faces a State highway:</u> <u>e) the sign must not display more than 6 words, symbols, or graphics and no more than 40 characters.</u> <u>f) Lettering and symbols used must be at least 160 millimetres in height.</u>
OS113.9	Luke	Braithwaite	Waka Kotahi NZ Transport Agency	Waka Kotahi NZ Transport Agency	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.4.12 Maximum Artificial Light Level	Support	The submitter has identified that there are no lighting restrictions for the General Rural Environment and seeks the inclusion of a provision to control the obtrusive effects of lighting in the General Rural Environment.	Submitter seeks new provision: <u>4b.2.16 - Maximum Artificial Light Level</u> <u>5 LUX (lumens per square meter) at the boundary.</u>

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OS113.10	Luke	Braithwaite	Waka Kotahi NZ Transport Agency	Waka Kotahi NZ Transport Agency	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.3.5 Temporary Activities	Seek amendment	The submitter generally requires either access upgrades or temporary traffic management where vehicle movements are anticipated to be significant and impact on the safe and efficient functioning of the state highway and therefore seeks that any temporary activity located on a state highway shall not exceed a trip generation of 100 equivalent car movements per day,.	The submitter seeks to amend provision: <i>i. Any temporary activity, being an activity of up to a total of four operational days in any 6-month period, which exceeds any performance standard(s), is a permitted activity, provided that:</i> <i>a. There are no new permanent structures constructed; and</i> <i>b. Once the activity has ceased, the site (including vegetation and the surface of the ground of the site) is re-instated to its condition prior to the activity commencing; and</i> <i>c. An allowance of 14 non-operational days in any six month period associated with the activity is not exceeded.</i> <i>d. Where access is reliant on a State highway, vehicle movements do not exceed 100 equivalent vehicle movements per day.</i>
OS113.11	Luke	Braithwaite	Waka Kotahi NZ Transport Agency	Waka Kotahi NZ Transport Agency	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b Rural Environment	Seek amendment	The Waka Kotahi submission seeks to introduce new rules as it is noted that there are no rules relating to the control of reverse sensitivity effects that Objective 3b.2.5 and Policy 3b.2.13 seek to control.	Impose new reverse sensitivity noise rule per Attachment 1 attached to the submission and/or introduce rules that achieve the same outcome for sensitive noise receivers.
OS113.12	Luke	Braithwaite	Waka Kotahi NZ Transport Agency	Waka Kotahi NZ Transport Agency	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.4.1 Vehicle movements	Seek amendment	The submitter supports restricting the number of equivalent vehicle movements per day in the Rural Lifestyle Environment. The threshold is considered too high for allotments with access to a state highway and therefore seeks that any rural lifestyle activity located on a national or regional route shall not exceed a trip generation of 30 equivalent car movements per day.	The submitter seeks amendments to provision: <i>4b.4.1 Vehicle movements</i> <i>i. 50 equivalent vehicle movements per day for the allotment.</i> <i>ii. 30 equivalent vehicle movements per day for the allotment where access is gained from a state highway.</i> <i>iii. Papakainga: 100 vehicle movements per day for the allotment or 24 per dwelling, whichever is the greater.</i> EXCEPTION: This performance standard shall not apply to traffic movements involved in forest harvesting operations <u>where access is to a local road.</u>
OS113.13	Luke	Braithwaite	Waka Kotahi NZ Transport Agency	Waka Kotahi NZ Transport Agency	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.4.4 Maximum density of residential units	Seek amendment	The submitter does not consider that more than one primary residential unit should be permitted where access is gained from state highways as this does not allow for consideration of traffic effects associated with the dwellings. There are a number of locations where intensification of the use of accesses may have adverse safety implications.	Submitter seeks amendments to provision: <i>i. One residential unit per two hectares.</i> <i>ii. One residential unit per four hectares for lots adjoining the General Rural Environment.</i> <i>iii. One primary residential unit per site where access is reliant on a state highway.</i> EXCEPTION: <i>Papakainga.</i>
OS113.14	Luke	Braithwaite	Waka Kotahi NZ Transport Agency	Waka Kotahi NZ Transport Agency	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.4.12 Maximum Artificial Light Level	Seek amendment	The submitter supports controlling the obtrusive effects of lighting; however, the proposed lighting level is not consistent with Table 3.2 of the Australian New Zealand Standard 4282.2019 the standard on Controlling the Obtrusive Effects of Outdoor Lighting.	submitter seeks amendment to provision: <i>i. 5 LUX (lumens per square meter) at the boundary.</i>
OS113.15	Luke	Braithwaite	Waka Kotahi NZ Transport Agency	Waka Kotahi NZ Transport Agency	Plan Change 38 - Strategic Directions > 2.4.2 Objective	Support	Submitter seeks Objective is retained as notified.	Submitter seeks Objective is retain as notified.
OS113.16	Luke	Braithwaite	Waka Kotahi NZ Transport Agency	Waka Kotahi NZ Transport Agency	Plan Change 38 - Strategic Directions > 2.5.2 Objectives	Support	Submitter seeks objective is retained as notified	Submitter seeks objective is retained as notified
OS113.17	Luke	Braithwaite	Waka Kotahi NZ Transport Agency	Waka Kotahi NZ Transport Agency	Plan Change 38 - Strategic Directions > 2.5.3 Policy	Support	Submitter seeks policy retained as notified	Submitter seeks policy retained as notified
OS113.18	Luke	Braithwaite	Waka Kotahi NZ Transport Agency	Waka Kotahi NZ Transport Agency	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.3 Rural industry	Support	Submitter seeks Objective retained as notified	Submitter seeks Objective retained as notified
OS113.19	Luke	Braithwaite	Waka Kotahi NZ Transport Agency	Waka Kotahi NZ Transport Agency	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.5 Avoidance of reverse sensitivity	Support	Submitter supports this provision.	Submitter seeks Objective retained as notified
OS113.20	Luke	Braithwaite	Waka Kotahi NZ Transport Agency	Waka Kotahi NZ Transport Agency	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.6 Impacts on infrastructure	Support	Submitter supports this provision.	Retain as notified

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OS113.21	Luke	Braithwaite	Waka Kotahi NZ Transport Agency	Waka Kotahi NZ Transport Agency	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.9 Maintaining the established character	Support	Submitter supports this provision.	Retain as notified
OS113.22	Luke	Braithwaite	Waka Kotahi NZ Transport Agency	Waka Kotahi NZ Transport Agency	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.10 Residential units	Support	Submitter supports this provision.	Retain as notified
OS113.23	Luke	Braithwaite	Waka Kotahi NZ Transport Agency	Waka Kotahi NZ Transport Agency	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.11 Heavy vehicle movements	Support	Submitter supports this provision.	Retain as notified
OS113.24	Luke	Braithwaite	Waka Kotahi NZ Transport Agency	Waka Kotahi NZ Transport Agency	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.13 Avoiding reverse sensitivity	Support	Submitter supports this provision.	Retain as notified
OS113.25	Luke	Braithwaite	Waka Kotahi NZ Transport Agency	Waka Kotahi NZ Transport Agency	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.14 Commercial and industrial activity	Support	Submitter seeks policy is retained as notified	Retain as notified
OS113.26	Luke	Braithwaite	Waka Kotahi NZ Transport Agency	Waka Kotahi NZ Transport Agency	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.15 Allotment size	Support	Submitter supports this provision.	Retain as notified
OS113.27	Luke	Braithwaite	Waka Kotahi NZ Transport Agency	Waka Kotahi NZ Transport Agency	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.1 Maintain the character of the Rural Lifestyle Environment	Support	Submitter supports this provision.	Retain as notified
OS113.28	Luke	Braithwaite	Waka Kotahi NZ Transport Agency	Waka Kotahi NZ Transport Agency	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.2 Avoid reverse sensitivity	Support	Submitter supports this provision.	Retain as notified
OS113.29	Luke	Braithwaite	Waka Kotahi NZ Transport Agency	Waka Kotahi NZ Transport Agency	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.3 Commercial and industrial activities	Support	Submitter supports this provision.	Retain as notified
OS113.30	Luke	Braithwaite	Waka Kotahi NZ Transport Agency	Waka Kotahi NZ Transport Agency	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.5 Allotment sizes	Support	Submitter supports this provision.	Retain as notified
OS113.31	Luke	Braithwaite	Waka Kotahi NZ Transport Agency	Waka Kotahi NZ Transport Agency	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.3.9 Character of the Rural Lifestyle Environment	Support	Submitter supports this provision.	Retain as notified
OS113.32	Luke	Braithwaite	Waka Kotahi NZ Transport Agency	Waka Kotahi NZ Transport Agency	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.3.12 Minor residential unit	Support	Submitter supports this provision.	Retain as notified
OS113.33	Luke	Braithwaite	Waka Kotahi NZ Transport Agency	Waka Kotahi NZ Transport Agency	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.7 Minor residential units	Support	Submitter supports this provision.	Retain as notified
OS113.34	Luke	Braithwaite	Waka Kotahi NZ Transport Agency	Waka Kotahi NZ Transport Agency	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.4.5 Minor residential units	Support	Submitter supports this provision.	Retain as notified

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OS113.35	Luke	Braithwaite	Waka Kotahi NZ Transport Agency	Waka Kotahi NZ Transport Agency	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.1 Subdivision - General Rural Environment	Support	Submitter supports this provision.	Retain as notified
OS113.36	Luke	Braithwaite	Waka Kotahi NZ Transport Agency	Waka Kotahi NZ Transport Agency	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.4.10 Signage	Seek amendment	Where signage faces a state highway, the submitter seeks to ensure that signs visible from the state highway corridor (but not located within it) are safe and appropriate. Waka Kotahi seeks the prevention of signs outside but visible from the state highway that may adversely affect traffic safety.	Submitter seeks to following amendments to provision: i.... v. <i>One temporary sign per allotment, 2m² total face area, for the sale of land or buildings.</i> vi. <u>Where a sign faces a state highway:</u> <u>a) the sign must not display more than 6 words, symbols, or graphics and no more than 40 characters.</u> <u>b) Lettering and symbols used must be at least 160 millimetres in height.</u>
OS113.37	Luke	Braithwaite	Waka Kotahi NZ Transport Agency	Waka Kotahi NZ Transport Agency	Plan Change 43 - Taupo Industrial Zone > Planning Maps	Seek amendment	The submitter appreciates that that the Taupo Future Industrial Land Option Economic Multi-Criteria Analysis 2022 indicates that there is a shortfall in industrial land supply. However, considers that not enough investigation has been undertaken against key documents to show the suitability of this rezoning. In order for these two locations (particularly Site 4 - Broadlands) to be considered suitable for rezoning as industrial land, further evaluation of the ability to reduce Vehicle kilometres travelled and service the sites with active and public transport should be undertaken.	The submitter seeks the following relief: For an assessment to be undertaken as to how Site 4 and Site 7 will align with the Waikato Regional Policy Statement - Change 1, the NZ Emissions Reduction Plan, reduction in vehicle kilometres travelled (VKT) and the provision of active and public transport. Subject to the assessments indicating that these measures can be achieved, provision should be made through the rules/standards to ensure delivery of these measures for Site 4 and Site 7.
OS114.1	Alana	Delich		Taupō Climate Action Group	Plan Change 38 - Strategic Directions > 2.4.2 Objective	Seek amendment	Submitter strongly supports the inclusion of Climate change as strategic Direction 4 for the Taupo District Plan but believes that the objectives are not strong enough to drive low emissions development in our district.	Submitter seeks objective to state <u>"Subdivision, use and development of land in the Taupo District will minimise greenhouse gas emissions and result in positive climate change outcomes."</u>
OS114.2	Alana	Delich		Taupō Climate Action Group	Plan Change 38 - Strategic Directions > 2.4.3 Policy	Seek amendment	Submitter seeks clarification on how climate change will be discouraged through Policy 2.4.3(2) and whether any additional rules or other methods are proposed in order to discourage this?	Regarding Policy 2.4.3 (2) – land use activities which unduly accelerate effects of climate change will be discouraged. Submitter seeks to understand how this will be discouraged through the District Plan and whether any additional rules or other methods are proposed in order to discourage this?
OS114.3	Alana	Delich		Taupō Climate Action Group	Plan Change 38 - Strategic Directions > 2.4.3 Policy	Seek amendment	Submitter seeks clarification about which rules or methods will require subdivision, use and development activities to demonstrate resilience to the effects of climate change as required by Policy 2.4.3(3).	Submitter seeks clarification regarding Policy 2.4.3 (3) – subdivision, use and development must demonstrate resilience to the effects of climate change over time and what rules or methods will be used to require this to be demonstrated by subdivision proposals and development. There are no objectives, policies, rules or other methods relating to these climate change matters in the District Plan at present. Objectives, policies, rules and methods may need to be added to other chapters of the District Plan in order for this strategic direction to be effective and to provide clarity on what is actually required.
OS114.4	Alana	Delich		Taupō Climate Action Group	Plan Change 38 - Strategic Directions > 2.4.3 Policy	Seek amendment	Submitter seeks how aspects outlined in Policy 2.4.3(4) will be measured	Submitter seeks that the Strategic Directions clarify how an energy audit and/or emission budget will be required for a change of land use or for new developments in the urban area and Taupo Town Centre, are more specific as to how developments include and demonstrate measures to reduce carbon and Strategic Direction 4 provides more clarity regarding methods for reducing emissions in line with TDC's Emissions Reduction Targets & Directives.
OS114.5	Alana	Delich		Taupō Climate Action Group	Plan Change 38 - Strategic Directions > 2.3 Strategic Direction 3 Urban Form and Development	Seek amendment	Submitter seeks objectives and policy to be included relating to preserving and enhancing biodiversity in the urban zones	Submitter seeks objectives and policy to be included relating to preserving and enhancing biodiversity in the urban zones (this also relates to climate change objectives above & '2.3.3 5. Support subdivision, use and development of land that will lead to beneficial social and cultural outcomes for the District's community.')
OS114.6	Alana	Delich		Taupō Climate Action Group	Plan Change 38 - Strategic Directions > 2.6 Strategic Direction 6 Natural Environment Values	Seek amendment	The Taupo district is one of few districts in New Zealand to contain rare and unique geothermal ecosystems, yet our Significant geothermal features have not been recognised in this strategic direction.	Submitter seeks that specific recognition of significant geothermal features in the preamble to the strategic direction.
OS114.7	Alana	Delich		Taupō Climate Action Group	Plan Change 38 - Strategic Directions > 2.6 Strategic Direction 6 Natural Environment Values	Seek amendment	The Taupo district is one of few districts in New Zealand to contain rare and unique geothermal ecosystems, yet our Significant geothermal features have not been recognised in this strategic direction.	Submitter seeks an additional objective is provided, being <u>"The protection of significant geothermal features from inappropriate land use and development which may adversely affect these unique ecosystems."</u>
OS114.8	Alana	Delich		Taupō Climate Action Group	Plan Change 39 - Building Coverage - Residential Environment > Plan Change Provisions	Seek amendment	Submitter concerned that the increase in residential building coverage from 30 to 35% will lead to increase in impermeable surfaces within the lake Taupo catchment	Submitter seeks that solutions such as permeable driveways are promoted, and that the maximum site coverage of 50% is made enforceable by changing the wording of the maximum building coverage rule to restrict the amount of non-permeable surfacing.
OS114.9	Alana	Delich		Taupō Climate Action Group	Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Seek amendment	Submitter supports the Rural Lifestyle rezoning in principle, but is concerned that allowing further subdivision in identified areas will increase carbon emissions as there will be increased travel. Allowing increased vehicle movements from intensified Rural Lifestyle zone does not fit with Strategic Direction.	Submitter seeks Rural Lifestyle subdivision be limited to the periphery of existing urban areas, not those identified in the Rural areas.

Taupo District Plan Changes 38-43: Full Summary of Decisions Sought

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS114.10	Alana	Delich		Taupō Climate Action Group	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.8 Subdivision - Bonus Lots	Seek amendment	Submitter considers that the formal protection of 4ha of an SNA in the creation of a bonus lot looks good on paper, "formal protection" is merely a legal agreement.	Submitter suggests including " <u>formal protection and enduring ecological management</u> " to rule would create more meaningful environmental outcomes.
OS114.11	Alana	Delich		Taupō Climate Action Group	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.8 Subdivision - Bonus Lots	Seek amendment	Submitter considers while the formal protection of 4ha of an SNA in the creation of a bonus lot looks good on paper, "formal protection" is merely a legal agreement.	Submitters seeks a provision requiring an ecological management plan which includes consideration of weed and animal pest management. This should be submitted as part of the application for a bonus lot.
OS114.12	Alana	Delich		Taupō Climate Action Group	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.8 Subdivision - Bonus Lots	Seek amendment	Submitters considers while the formal protection of 4ha of an SNA in the creation of a bonus lot looks good on paper, "formal protection" is merely a legal agreement.	Submitter seeks the inclusion of a 'Subdivision - Significant Natural Areas section' to the affect that "Any subdivision of land in the General Rural Environment or Rural Lifestyle Environment that is located adjacent to a Significant Natural Area will include a buffer, so as not to encroach on the SNA, and allow for access to that Significant Natural area for on-going ecological management to maintain the ecological integrity of the SNA, including weed and animal pest management."
OS114.13	Alana	Delich		Taupō Climate Action Group	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b Rural Environment	Seek amendment	The submitter considers that identification and protection of natural gullies in the General Rural and Proposed Rural Lifestyle should be mandatory for all development in the district.	The submitter request consideration be given to natural gully systems in the General Rural Environment and proposed Rural Lifestyle Zone including general protection, restricted land use in close proximity to, restricted or controlled access, vegetation enhancement and management, erosion control.
OS114.14	Alana	Delich		Taupō Climate Action Group	Plan Change 43 - Taupo Industrial Zone > Planning Maps	Seek amendment	The submitter encourages caution towards the rezoning of the Broadlands Road West Area. Geothermal ecosystems represent a unique habitat type that cannot be artificially created, and ongoing development of these areas contributes to the decline of these critically endangered ecosystems. Industrial development on the edge of other geothermal areas within the Taupo District has led to damage.	The submitter seeks that provisions include, but not be limited to the inclusion of an ecological assessment of potential geothermal features,
OS114.15	Alana	Delich		Taupō Climate Action Group	Plan Change 43 - Taupo Industrial Zone > Planning Maps	Seek amendment	The submitter encourages caution towards the rezoning of the Broadlands Road West Area. Geothermal ecosystems represent a unique habitat type that cannot be artificially created, and ongoing development of these areas contributes to the decline of these critically endangered ecosystems. Industrial development on the edge of other geothermal areas within the Taupo District has led to damage.	Submitter seeks that provisions include, but not be limited to an ecological mitigation plan
OS114.16	Alana	Delich		Taupō Climate Action Group	Plan Change 43 - Taupo Industrial Zone > Planning Maps	Seek amendment	The submitter encourages caution towards the rezoning of the Broadlands Road West Area. Geothermal ecosystems represent a unique habitat type that cannot be artificially created, and ongoing development of these areas contributes to the decline of these critically endangered ecosystems. Industrial development on the edge of other geothermal areas within the Taupo District has led to damage	The submitter seeks that provisions include, but not be limited to a hydrological assessment of effects of development on groundwater recharge.
OS114.17	Alana	Delich		Taupō Climate Action Group	Plan Change 43 - Taupo Industrial Zone > Planning Maps	Oppose	Submitter considers the inclusion of the site at 189 Napier Road from Rural to Industrial as inconsistent with 2.4 Strategic Direction Climate Change when there is already a large industrial area opposite this site.	The submitter seeks that the Industrial Zone at 189 Napier Road be removed.
OS114.18	Alana	Delich		Taupō Climate Action Group	Plan Change 38 - Strategic Directions > 2.4 Strategic Direction 4 Climate Change	Seek amendment	Submitter strongly supports the inclusion of Climate Change as strategic Direction 4 for the Taupo District Plan. However, the objectives are not strong enough to drive low emissions development in our district.	Submitter seeks that the wording in the climate change strategic direction 4 be consistent with new legislation, including the NPSUD and Natural and Built Environment Bill which have stronger statements including, supporting reduction in greenhouse gas emissions and are resilient to current and future effects of climate change and the reduction in risks arising from, and better resilience.
OS115.1	George	Asher	Te Kotahitanga o Ngati Tuwharetoa		Plan Change 38 - Strategic Directions > 2.1.2 Objective	Support	TKNT generally support the overall content of Objective 2.1.2.	Retain.

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Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS115.2	George	Asher	Te Kotahitanga o Ngati Tuwharetoa		Plan Change 38 - Strategic Directions > 2.1.3 Policy	Seek amendment	TKNT recommend that the following wording changes be made to the following policies.	Recognise and provide for the relationship of Maori/iwi/hapu and their culture and traditions with their ancestral lands, water, sites, wahi tapu (sacred sites), and other taonga (treasures). 1. Provide for development on Maori land that enables tangata whenua: a. to <u>exercise their mana whakahaere and kaitiakitanga act in a way that is consistent with their kawa, tikanga and matoranga culture and traditions</u> b. to fulfil <u>their cultural, economic and social aspirations, rights and interests of those owners as mana whenua</u> c. <u>enhance their ability to exercise kaitiakitanga</u> 1. strengthens to enhance their relationships with land, water, significant sites, and wahi tapu and taonga tuku iho 2. Recognise and <u>provide for the importance of</u> matoranga Maori, kaitiakitanga and tikanga Maori... 4. <u>Recognise and provide for the unique role of mana whenua hapu as Kaitiaki at place of nga taonga tuku iho.</u> 5. Recognise that the wider constraints on the utilisation and development of Maori land <u>has been subjected to inequitable historical constraints that unfairly limit the owners options for the utilisation and development of their lands.</u> 6. <u>Promote</u> and enable the development of Maori Land <u>consistent with the vision, objectives, values and desired outcomes within Te Kaupapa Kaitiaki and</u> within the provisions of the plan for the purposes of fulfilling the economic and social aspirations of these Maori land owners... 8. Recognise, in decision making, the importance of iwi <u>and/or hapu</u> environmental management plans... 9. Recognise and support <u>kawa and</u> the incorporation of <u>tikanga and</u> matoranga Maori <u>principles into the planning...</u>
OS115.3	George	Asher	Te Kotahitanga o Ngati Tuwharetoa		Plan Change 38 - Strategic Directions > 2.1.2 Objective	Seek amendment	That TDC agree to include additional objectives in accordance with the requirements of Te Kaupapa Kaitiaki.	That TDC agree to include additional objectives in accordance with the requirements of Te Kaupapa Kaitiaki.
OS115.4	George	Asher	Te Kotahitanga o Ngati Tuwharetoa		Plan Change 38 - Strategic Directions > 2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai	Seek amendment	TKNT note that the objectives contained in this section do not provide explicit recognition of Te Mana o te Wai nor do they reflect the contents of Te Kaupapa Kaitiaki.	That Objective 2.2.2 contain an explicit primary objective reference as provided below. <u>That freshwater and water bodies be managed in accordance with the hierarchy and principles of Te Mana o te Wai:</u> 1. <u>To protect its mauri and values so that the water is safe for use for traditional medicinal purposes, for drinking, for taking kai and for swimming.</u> 2. <u>To protect freshwater ecosystems, indigenous species, and trout fisheries.</u> 3. <u>To reflect the vision and objectives of nga hapu o Tuwharetoa as contained within Te Kaupapa Kaitiaki</u> 4. ...
OS115.5	George	Asher	Te Kotahitanga o Ngati Tuwharetoa		Plan Change 38 - Strategic Directions > 2.2.3 Policy	Seek amendment	TKNT generally support policies 2.2.3 numbers 1-6 and recommend that the following wording/changes be adopted to enhance these further. That 2 further policies be included as submitted (Policy 2.2.3 - 7. & 8).	1. <u>Manage</u> waterbodies in a manner <u>that enhances the health and well-being</u> of tangata whenua, and the wider community and future generations. 2. Decisions, policy and planning reflect an integrated land management or ki uta ki tai approach to water resource management <u>and</u> land use planning. 3. Recognise and provide for the vision, objectives, and outcomes in Te Ara Whanui o Rangitaiki (Pathways of the Rangitaiki) and Te Kaupapa Kaitiaki documents and to give effect to Te Ture Whaimana o Te Awa o Waikato - the Vision and Strategy for the Waikato River.... 5. Manage subdivision, use and development of land in a manner that restores, protects and enhances the mana, mauri, health and wellbeing of the District's lakes, rivers, <u>springs, wetlands</u> and all other waterways. 6. <u>Recognise and provide for</u> the relationship of tangata whenua as mana whakahaere, kaitiaki and traditional users of waterbodies <u>is respected, enhanced and supported.</u> 7. <u>Manage freshwater ecosystems to ensure protection of indigenous biodiversity and trout.</u> 8. Recognise that freshwater bodies provide for traditional rituals and spiritual, <u>physical and psychological well-being and sustenance.</u>
OS115.6	George	Asher	Te Kotahitanga o Ngati Tuwharetoa		Plan Change 38 - Strategic Directions > 2.3.2 Objectives	Support	TKNT generally support Objectives 2.3.2	Retain.
OS115.7	George	Asher	Te Kotahitanga o Ngati Tuwharetoa		Plan Change 38 - Strategic Directions > 2.3.3 Policy	Oppose	TDC is aware that Ngati Tuwharetoa land owners own a substantial area of land within the Taupo District and many of their descendants desire to maintain their turangawaewae with their whanau and ancestral lands. TKNT is concerned that TD2050 fell short of providing adequate scoping future or even identifying existing residential or kainga developments of Maori landowners.	In view of the reasons outlined above, TKNT does not support Policy 2.3.3 (3), particularly in the statement that, "Subdivision, use and development of land will be consistent with TD2050 to maximise the efficient use of zoned and serviced urban land" ...

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Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS115.8	George	Asher	Te Kotahitanga o Ngati Tuwharetoa		Plan Change 38 - Strategic Directions > 2.2.3 Policy	Seek amendment	The following submissions are made in respect of Policy 2.3.3	4. That the concept 'fragmented development' not be used to characterise developments on Maori land or to prohibit or constrain the customary rights of mana whenua in utilising their lands. 5. That 'limiting criteria' include explicit criteria sets that provide for adequate protection of freshwater bodies consistent with the requirements under Te Mana o te Wai and Te Kaupapa Kaitiaki. 6. That in addition to the requirement to demonstrate beneficial social and cultural outcomes, explicit consideration be provided for the desired outcomes and values within Te Kaupapa Kaitiaki. 7. That TKNT support this policy and recommend further that TDC express that the provision of Papakainga for the occupation by mana whenua on their ancestral lands is a fundamental human right. 10. That TKNT generally support Policy 2.3.3 (10) and recommend the addition of specified limits be introduced to prevent the adverse effects of urban development on the health and well-being of te taiao, its ecosystems and to communities including iwi/hapu/whanau within the district and beyond.
OS115.9	George	Asher	Te Kotahitanga o Ngati Tuwharetoa		Plan Change 38 - Strategic Directions > 2.4.2 Objective	Seek amendment	TKNT note that the Objective 2.4.2 covers a limited scope of domains that may be effected by climate change within the District. Māori are disproportionately affected by climate induced change and communities generally are affected, therefore the scope of this objective needs to be expanded.	TKNT recommend, that climate change domains and objectives be expanded to include protection and mitigation of the following from climate-induced changes/risks: (Note the reference below to the concepts highlighted in 1, 2, 3 and 4.) 1. He Kura Taiao – Living Treasures: Freshwater bodies, ecosystems, natural habitats, indigenous biodiversity 2. Whakatipu Rawa - Maori Enterprise: Includes all rural enterprises (forestry, agriculture, horticulture) and Maori land developments and actual and potential fishing related ventures 3. He Oranga Tangata - Healthy People: As noted by TDC, 4. Ahurea Māori, Tikanga Māori - Maori culture and practices. There will be direct impact on the following: a. Marae b. Kainga c. Access to Mahinga Kai and availability of species d. Access to and significant landscapes
OS115.10	George	Asher	Te Kotahitanga o Ngati Tuwharetoa		Plan Change 38 - Strategic Directions > 2.5 Strategic Direction 5 Significant and Local Infrastructure	Seek amendment	While infrastructure provides benefits to the social and economic wellbeing of people, communities and the nation, several aspects of infrastructure have permanently damaged and altered terrestrial, geothermal and freshwater taonga and their ecosystems. The direct and indirect social, cultural economic and spiritual impact on Ngati Tuwharetoa hapu and whanau and other iwi within the District, has been profound and the effects of infrastructure development continue to adversely impact on hapu as kaitiaki at place and Maori landowners.	That additional statements, objectives and policies be included in Section 2.5 to reflect the following: 1. A statement that acknowledges the profound adverse, direct and indirect, social, cultural, economic and spiritual impact that infrastructure (three waters networks and services, transport, communications, energy generation, transmission and distribution networks, and any other network utilities undertaken by network utility operators), has on Ngati Tuwharetoa hapu and whanau and other iwi within the Taupo District 2. A statement that acknowledges the profound adverse impact that infrastructure has on the taiao, taonga tuku iho and the resultant significant effects that this impact has on the environmental and the social, cultural, spiritual and economic well-being of iwi/hapu/whanau and the community.
OS115.11	George	Asher	Te Kotahitanga o Ngati Tuwharetoa		Plan Change 38 - Strategic Directions > 2.5.2 Objectives	Seek amendment	TKNT submit that the additional objective(s) be included in the sub-section to enable protection of the health and well-being of iwi/hapu/whanau Maori landowners and the community and the health and well-being of te taiao and taonga tuku iho of the Taupo District and are recognised and provided for in decision-making and land use planning.	That the proposed Objectives 2.5.2, 1. and 4. be modified as follows: 1. The wider benefits and strategic importance of nationally and regionally significant infrastructure to the District and wider, including the economic, cultural and social wellbeing of people and communities and for their health and safety, are recognised in decision making and land use planning. <u>(Note that the reference to benefits is already contained in Objective 2).</u> 4. Local and national transport infrastructure located in the Taupo District <u>protects the health and well-being of te taiao, taonga tuku iho, tangata whenua and the community and</u> operates in a safe and effective manner.
OS115.12	George	Asher	Te Kotahitanga o Ngati Tuwharetoa		Plan Change 38 - Strategic Directions > 2.5.3 Policy	Seek amendment	The risks that infrastructure development and operation has on te oranga o te taiao, te oranga o nga taonga tuku iho, te oranga o te tangata need to be acknowledged.	That a separate policy be provided acknowledge the risks that infrastructure development and operation has on te oranga o te taiao, te oranga o nga taonga tuku iho, te oranga o te tangata and to enable their protection.

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Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS115.13	George	Asher	Te Kotahitanga o Ngati Tuwharetoa		Plan Change 38 - Strategic Directions > 2.6 Strategic Direction 6 Natural Environment Values	Seek amendment	TKNT support objectives and policies that protect, enhance and restore significant indigenous ecosystems, habitats and indigenous species from the adverse effects of inappropriate development. TKNT note and acknowledge the extraordinary steps that Ngati Tuwharetoa, Maori landowners and hapu (kaitiaki) have already taken to protect significant natural landscapes, te taiao, biodiversity and precious taonga including waterbodies, prior to the existence of the Resource Management Act 1991 (RMA).	5. TKNT recommend that a Prohibition (or RAHUI) be declared over Maori owned lands to prevent them from being assigned as SNAs without the express consent of the landowners or their mandated representatives, obtained at a properly notified and constituted meeting of the owners. 6. TKNT recommend that TDC, the Crown and appropriate regional authorities confirm acceptance of a Moratorium on SNAs as explained above and invite Maori landowners and Hapu to discuss and agree a fair and equitable process and agenda to re-engage in discussions on Natural Environmental Values. 7. TKNT recommend that these ecosystem services produced by Maori land owners are fully evaluated and a system of rewards is developed to recognise the contribution of the landowners who deliver these services.
OS115.14	George	Asher	Te Kotahitanga o Ngati Tuwharetoa		Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.3.6 Papakainga	Seek amendment	TKNT support the deletion of the previous definition in the Taupo District Plan for Papakainga and support the new definition of Papakainga. TKNT support the proposal to split the rural environment into two zones, namely the General Rural Environment and the Rural Lifestyle Environment. TKNT generally support the Proposed Objectives and the Proposed Policy.	TKNT note that innovative Papakainga performance standards are being proposed and implemented in many local authorities in NZ that are not yet available under the proposed TDC performance standards. That in view of its being in the early stages of developing its kainga programme, including Papakainga, TKNT recommend that prospective home owners' and TDC hold further discussions prior to the finalisation of detailed performance standards for Papakainga. That TKNT oppose the stringent performance standards proposed for maximum building coverage and recommend that it be increased for Papakainga. That TKNT oppose the proposed minimum building setbacks of 15m and recommend that consideration be given for prospective Papakainga owners to reduce their requirements for minimum building setback.
OS115.15	George	Asher	Te Kotahitanga o Ngati Tuwharetoa		Plan Change 38 - Strategic Directions	Seek amendment	That the objectives and policies of the strategic directions and Plan Changes 38 to 43 recognise and provide for the vision, objectives, values, and desired outcomes in Te Kaupapa Kaitiaki as set out within Section 181 of the Settlement Act.	Make amendments to ensure PC38 recognise and provide for the vision, objectives, values, and desired outcomes in Te Kaupapa Kaitiaki.
OS115.16	George	Asher	Te Kotahitanga o Ngati Tuwharetoa		Plan Change 39 - Building Coverage - Residential Environment	Seek amendment	That the objectives and policies of the strategic directions and Plan Changes 38 to 43 recognise and provide for the vision, objectives, values, and desired outcomes in Te Kaupapa Kaitiaki as set out within Section 181 of the Settlement Act.	Amend PC 39 to recognise and provide for the vision, objectives, values, and desired outcomes in Te Kaupapa Kaitiaki.
OS115.17	George	Asher	Te Kotahitanga o Ngati Tuwharetoa		Plan Change 40 - Taupo Town Centre Environment	Seek amendment	That the objectives and policies of the strategic directions and Plan Changes 38 to 43 recognise and provide for the vision, objectives, values, and desired outcomes in Te Kaupapa Kaitiaki as set out within Section 181 of the Settlement Act.	Amend PC40 to recognise and provide for the vision, objectives, values, and desired outcomes in Te Kaupapa Kaitiaki.
OS115.18	George	Asher	Te Kotahitanga o Ngati Tuwharetoa		Plan Change 41 - Removal of Fault lines	Seek amendment	That the objectives and policies of the strategic directions and Plan Changes 38 to 43 recognise and provide for the vision, objectives, values, and desired outcomes in Te Kaupapa Kaitiaki as set out within Section 181 of the Settlement Act.	Amend PC41 recognise and provide for the vision, objectives, values, and desired outcomes in Te Kaupapa Kaitiaki.
OS115.19	George	Asher	Te Kotahitanga o Ngati Tuwharetoa		Plan Change 42 - General Rural and Rural Lifestyle Environments	Seek amendment	That the objectives and policies of the strategic directions and Plan Changes 38 to 43 recognise and provide for the vision, objectives, values, and desired outcomes in Te Kaupapa Kaitiaki as set out within Section 181 of the Settlement Act.	Amend PC42 to recognise and provide for the vision, objectives, values, and desired outcomes in Te Kaupapa Kaitiaki.
OS115.20	George	Asher	Te Kotahitanga o Ngati Tuwharetoa		Plan Change 43 - Taupo Industrial Zone	Seek amendment	That the objectives and policies of the strategic directions and Plan Changes 38 to 43 recognise and provide for the vision, objectives, values, and desired outcomes in Te Kaupapa Kaitiaki as set out within Section 181 of the Settlement Act.	Amend PC43 to recognise and provide for the vision, objectives, values, and desired outcomes in Te Kaupapa Kaitiaki.
OS115.21	George	Asher	Te Kotahitanga o Ngati Tuwharetoa		Plan Change 38 - Strategic Directions	Seek amendment	That the content and interpretation of the objectives, policies, rules and performance standards of Plan Changes 38-43 respect and reflect a genuine understanding and commitment to the principles of Te Tiriti/The Treaty of Waitangi.	Amend PC 38 to respect and reflect a genuine understanding and commitment to the principles of Te Tiriti/The Treaty of Waitangi.
OS115.22	George	Asher	Te Kotahitanga o Ngati Tuwharetoa		Plan Change 39 - Building Coverage - Residential Environment	Seek amendment	That the content and interpretation of the objectives, policies, rules and performance standards of Plan Changes 38-43 respect and reflect a genuine understanding and commitment to the principles of Te Tiriti/The Treaty of Waitangi.	Amend Plan Changes 39 to respect and reflect a genuine understanding and commitment to the principles of Te Tiriti/The Treaty of Waitangi.
OS115.23	George	Asher	Te Kotahitanga o Ngati Tuwharetoa		Plan Change 40 - Taupo Town Centre Environment	Seek amendment	That the content and interpretation of the objectives, policies, rules and performance standards of Plan Changes 38-43 respect and reflect a genuine understanding and commitment to the principles of Te Tiriti/The Treaty of Waitangi.	Amend Plan Changes 40 to respect and reflect a genuine understanding and commitment to the principles of Te Tiriti/The Treaty of Waitangi.
OS115.24	George	Asher	Te Kotahitanga o Ngati Tuwharetoa		Plan Change 41 - Removal of Fault lines	Seek amendment	That the content and interpretation of the objectives, policies, rules and performance standards of Plan Changes 38-43 respect and reflect a genuine understanding and commitment to the principles of Te Tiriti/The Treaty of Waitangi.	Amend Plan Change 41 to respect and reflect a genuine understanding and commitment to the principles of Te Tiriti/The Treaty of Waitangi.

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Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS115.25	George	Asher	Te Kotahitanga o Ngati Tuwharetoa		Plan Change 42 - General Rural and Rural Lifestyle Environments	Seek amendment	That the content and interpretation of the objectives, policies, rules and performance standards of Plan Changes 38-43 respect and reflect a genuine understanding and commitment to the principles of Te Tiriti/The Treaty of Waitangi.	Make amendments to ensure PC42 reflect a genuine understanding and commitment to the principles of Te Tiriti/The Treaty of Waitangi.
OS115.26	George	Asher	Te Kotahitanga o Ngati Tuwharetoa		Plan Change 43 - Taupo Industrial Zone	Seek amendment	That the content and interpretation of the objectives, policies, rules and performance standards of Plan Changes 38-43 respect and reflect a genuine understanding and commitment to the principles of Te Tiriti/The Treaty of Waitangi.	Amend Plan Changes 43 to respect and reflect a genuine understanding and commitment to the principles of Te Tiriti/The Treaty of Waitangi.
OS115.27	George	Asher	Te Kotahitanga o Ngati Tuwharetoa		Plan Change 38 - Strategic Directions	Seek amendment	TDC ensure that the content and interpretation of the objectives and policies of Plan Change 38 reflect the new wording of the NBE and SP Acts once these are ratified by the appropriate regional authorities.	Amend the objectives and policies of Plan Change 38 to reflect the new wording of the NBE and SP Acts once these are ratified by the appropriate regional authorities.
OS115.28	George	Asher	Te Kotahitanga o Ngati Tuwharetoa		Plan Change 39 - Building Coverage - Residential Environment	Seek amendment	That TDC ensure that the content and interpretation of the objectives and policies of Plan Change 38-43 reflect the new wording of the NBE and SP Acts once these are ratified by the appropriate regional authorities.	That TDC ensure that the content and interpretation of the objectives and policies of Plan Change 39 reflects the new wording of the NBE and SP Acts once these are ratified by the appropriate regional authorities.
OS115.29	George	Asher	Te Kotahitanga o Ngati Tuwharetoa		Plan Change 40 - Taupo Town Centre Environment	Seek amendment	That TDC ensure that the content and interpretation of the objectives and policies of Plan Change 38-43 reflect the new wording of the NBE and SP Acts once these are ratified by the appropriate regional authorities.	Amend Plan Change 40 to reflect the new wording of the NBE and SP Acts once these are ratified by the appropriate regional authorities.
OS115.30	George	Asher	Te Kotahitanga o Ngati Tuwharetoa		Plan Change 41 - Removal of Fault lines	Seek amendment	That TDC ensure that the content and interpretation of the objectives and policies of Plan Change 38-43 reflect the new wording of the NBE and SP Acts once these are ratified by the appropriate regional authorities.	Amend Plan Change 41 to reflect the new wording of the NBE and SP Acts once these are ratified by the appropriate regional authorities.
OS115.31	George	Asher	Te Kotahitanga o Ngati Tuwharetoa		Plan Change 42 - General Rural and Rural Lifestyle Environments	Seek amendment	That TDC ensure that the content and interpretation of the objectives and policies of Plan Change 38-43	Ensure Plan change 42 reflects the new wording of the NBE and SP Acts once these are ratified by the appropriate regional authorities.
OS115.32	George	Asher	Te Kotahitanga o Ngati Tuwharetoa		Plan Change 43 - Taupo Industrial Zone	Seek amendment	That TDC ensure that the content and interpretation of the objectives and policies of Plan Change 38-43 reflect the new wording of the NBE and SP Acts once these are ratified by the appropriate regional authorities.	Amend Plan Change 43 to reflect the new wording of the NBE and SP Acts once these are ratified by the appropriate regional authorities.
OS115.33	George	Asher	Te Kotahitanga o Ngati Tuwharetoa		Plan Change 38 - Strategic Directions > 2.5.3 Policy	Seek amendment	TKNT seeks policy 2.5.3 - 1. be modified as follows to reflect concerns.	That policy 2.5.3 - 1. be modified as follows to reflect the concerns in the statement and the recommended objectives: 1. Recognise and provide for the national, regional and local benefits of renewable energy generation activities and resources, and transmission activities, in relation to climate change and security of supply, and social, and economic wellbeing of people and communities and for their health and safety.
OS115.34	George	Asher	Te Kotahitanga o Ngati Tuwharetoa		Plan Change 38 - Strategic Directions > 2.5.3 Policy	Seek amendment	TKNT seeks the policy be deleted and replaced with a new policy.	That policy 2.5.3 – 4. be deleted and replaced by the following. 4. <u>That Local and national transport infrastructure located in the Taupo District is planned and constructed in a manner that protects the health and well-being of te taiao, taonga tuku iho, tangata whenua, the community, and operates in a safe and effective manner.</u>
OS115.35	George	Asher	Te Kotahitanga o Ngati Tuwharetoa		Plan Change 38 - Strategic Directions > 2.5.3 Policy	Seek amendment	TKNT seek an additional policy regarding infrastructure on Maori land.	That an additional policy statement be included to ensure that appropriate long-term planning and funding capacity is invoked when infrastructure services are being proposed and that local authorities demonstrate that they have considered all alternative options before proposing that Maori land be used as the most suitable option or location for the construction and support of infrastructure services.
OS115.36	George	Asher	Te Kotahitanga o Ngati Tuwharetoa		Plan Change 38 - Strategic Directions > 2.5.3 Policy	Seek amendment	That local authorities ensure that Maori land is not utilised for infrastructure or related services without the consent of the landowners or their mandated representative(s).	That local authorities ensure that Maori land is not utilised for infrastructure or related services without the consent of the landowners or their mandated representative(s).
OS116.1	Bryce David	McGrath			Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Oppose	Submitter seeks property be added to the rural lifestyle zone.	1160 Mapara Road, Acacia Bay site, legal description is removed from the Rural Environment zone and zoned Rural Lifestyle Environment.
OS116.2	Bryce David	McGrath			Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Seek amendment	The site is within an existing environment that is dominated by existing small lot development, including 34 lots less than 1 hectare and 77 lots between 1 and 5 hectares – all within a 2.5km radius. The Site is currently subject to a “split zone” and given the surrounding environment, the most appropriate zone is Rural Lifestyle Environment.	Amend the Rural Lifestyle Environment Zone Map to include 1160 Mapara Road.
OS116.3	Bryce David	McGrath			Plan Change 42 - General Rural and Rural Lifestyle Environments > 3b.1 Introduction	Oppose	The Rural Lifestyle Environment enables subdivision and development of a particular character and scale. The objective to “maintain and protect” this from “incremental subdivision and development” contradicts the purpose of the zone.	Delete the objective. Amend the objective to read: “Maintain the character of the Rural Lifestyle Environment: <u>Subdivision and development is designed and implemented to maintain the character of the Rural Lifestyle Environment.</u> ”

Taupo District Plan Changes 38-43: Full Summary of Decisions Sought

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS116.4	Bryce David	McGrath			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.4.5 Minor residential units	Seek amendment	20 m is a very small distance away for the primary residence. A distance of 40 m from the primary residence would be more appropriate.	Amend to allow greater distance (e.g. 40m) from primary residence.
OS116.5	Bryce David	McGrath			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.1 Subdivision - General Rural Environment	Seek amendment	Limiting subdivisions to 'only' 10 hectares or more is not the most appropriate method to achieve the Objective 3b.2.1 'primary production is enabled by protecting productive capability. Forcing persons wanting a rural lifestyle to select only either 10 hectares which is too large for most people and means in most cases 8 hectares of wasted land that was once productive.	Amend. Add an item iii Discretionary cluster Development to encourage cluster type housing which is a better solution to achieve TDC strategic direction of preserve the productive potential of the land
OS116.6	Bryce David	McGrath			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.1 Subdivision - General Rural Environment	Oppose	Forcing persons wanting a rural lifestyle to select only either 10 hectares which is too large for most people and means in wasted land. It is a better answer for allowing controlled development and protecting productive land capacity to meet the demand with the more desirable 4-hectare size lots than force everyone to carve productive land into 10 hectare lots.	Oppose Item ii That any subdivision below 10 hectares in the Rural Zone is Noncomplying. Discretionary Development 4- 10 hectares should be retained.
OS116.7	Bryce David	McGrath			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.2 Subdivision - Rural Lifestyle Environment that adjoins the General Rural Environment	Seek amendment	In some circumstances, smaller lot sizes may be appropriate within the Rural Lifestyle Environment where this will not create reverse sensitivity effects on the General Rural zone and where this will maintain and protect the character of the rural lifestyle environment. There are merits in retaining the concept of a cluster development, particularly where the subject site is suitable for smaller lot development and which will retain or enhance the character of the Rural Lifestyle Environment.	Amend the rule to include a restricted discretionary activity rule as follows: Matters of discretion: <u>a. The design and layout of the subdivision to ensure safe and efficient access onto existing and/or proposed roads, suitable building platforms to accommodate future complying buildings, and adequate management of stormwater.</u> <u>b. The identification of any natural hazards or contaminated sites and how these may affect the stability of the land and suitability of any future building sites, including any information provided by a suitably qualified person whose investigations are supplied with the subdivision application.</u> <u>c. Whether the desired environmental outcome with a consistent and appropriate standard of infrastructure is achieved such as through compliance with the Council's Development Guidelines.</u> <u>d. The extent to which earthworks and vegetation removal is required to create vehicle tracks and building platforms.</u> <u>e. Any actual or potential effects on areas or features of cultural, historic, landscape or natural value as identified in the plan.</u> <u>f. the extent to which the design and layout of the subdivision maintains the character of the Rural Lifestyle Environment.</u> <u>g. Any potential adverse effects from Natural Hazards, including flood inundation or erosion from the Districts' waterways and Lakes</u> Amend the discretionary rule to read: ii. Subdivision resulting in lots that are smaller than 4 hectares adjoining the General Rural Environment where the boundary of the lots is within 300m of the General Rural Environment boundary is a discretionary activity.
OS116.8	Bryce David	McGrath			Plan Change 42 - General Rural and Rural Lifestyle Environments > 3b.2 Objectives and Policies - General Rural Environment	Seek amendment	Sites under approximately 100ha containing soil which has very low land use capability may not be suitable for primary production which is economically viable. Some limited development of such sites is appropriate in locations where all relevant services can be provided and appropriate transport links etc., are available.	Add a policy which recognises as appropriate, and enables, limited rural residential subdivision and development on sites with marginal or limited productive capacity (i.e., LUC 4 or higher) where the size of the lots constrain productive use. For example: "Enable limited rural residential subdivision and development on sites where the parent title has marginal or limited productive capacity" or similar wording to address the reasons for the submission
OS116.9	Bryce David	McGrath			Plan Change 42 - General Rural and Rural Lifestyle Environments	Seek amendment	The proposed amendments and decision sought as detailed above may require further drafting amendments and/or the inclusion of additional policies and rules (including maps) to address the reasons for this submission. For the avoidance of doubt, this submission seeks such additional changes where necessary.	Provisions relevant to the relief sought in this submission. Consequential and/or other amendments which address the reasons for the submission set out in column 5 of this submission.
OS117.1	John	Peters			Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Support	Submitter supports rural lifestyle zoning as it matches the current use.	Retain rural lifestyle zoning at 101 Caroline Drive.
OS117.2	John	Peters			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.2 Subdivision - Rural Lifestyle Environment that adjoins the General Rural Environment	Seek amendment	Submitter believes the adjoining properties have very limited productive farming activity and these properties require fertilizing to get pasture to sustain normal farming activity. Also commercial hyper markets are getting closer to Bonshaw Park.	Rural lifestyle properties that have a boundary with the General Rural Environment should be able to subdivide to 2Ha as a controlled activity

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OS117.3	John	Peters			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.2 Subdivision - Rural Lifestyle Environment that adjoins the General Rural Environment	Seek amendment	Reverse sensitivity has been identified as the main reason why subdivision has been limited on rural lifestyle land adjoining general rural. Therefore it should only be the general rural neighbour that is involved in any resource consent process.	If rural lifestyle properties adjoining General Rural cannot subdivide to 2Ha as a controlled activity, notification should be limited so that only the general rural neighbour is considered an affected party.
OS117.4	John	Peters			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.2 Subdivision - Rural Lifestyle Environment that adjoins the General Rural Environment	Seek amendment	Maintaining viable farming operation in Taupo is extremely difficult and landowners need alternative ways of sustaining a farming income.	Rural lifestyle properties that have a boundary with the General Rural Environment should be able to subdivide to 2Ha as a controlled activity.
OS118.1	Jasmine	Dheda			Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Seek amendment	Submitter opposes Rural Lifestyle at White Road on the basis that it will reduce land productivity, result in fragmentation, impact on peoples businesses and livelihood, have reverse sensitivity impacts, limit future land use and have negative impacts on the environment, water quality, landform and biodiversity. Submitter also questions infrastructure capacity and proximity to town.	Remove White Road from the Rural Lifestyle zoning.
OS119.1	Ed	Juzwa			Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Seek amendment	Submitter seeks land be added as rural lifestyle. Submitter is intending to effect a boundary adjustment. There is a L.I.A on the land in question.	Submitter seeks 862 and 764 Whangamata Road be added to the proposed area designated as rural lifestyle.