
BEFORE THE HEARINGS PANEL

In the Matter of: The Resource Management Act 1991

And Proposed Plan Changes 38-43:

PC38 Strategic Directions
PC39 Residential Building Coverage
PC40 Taupō Town Centre
PC41 Removal of Fault Lines
PC42 Rural and Rural Lifestyle
PC43 Taupō Industrial

Application By: Taupō District Council

**Section 42A of the RMA Report BY
HILARY SAMUEL**

Dated: 3 July 2023



Taupō District Plan
CHANGES - BUNDLE ONE

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1. Preamble

- 1) This report is prepared under s42A of the Resource Management Act 1991. It has been prepared to provide context as an overview of Plan Changes 38-43. The bundle of Plan Changes (**the Plan Changes**) includes:
 - PC38 Strategic Directions
 - PC39 Residential Building Coverage
 - PC40 Taupō Town Centre
 - PC41 Removal of Fault Lines
 - PC42 Rural and Rural Lifestyle
 - PC43 Taupō Industrial
- 2) My full name is Hilary Mary Samuel, and I am a Senior Policy Advisor in the Policy Team at Taupō District Council (Council).
- 3) I hold the qualification of Bachelor of Resource and Environmental Planning, with First Class honours from Massey University.
- 4) I have twenty-two years of planning and resource management experience including policy and strategy development, project management, process management of private and Council led district plan changes, growth and spatial planning and preparation of evidence for hearings.
- 5) For the past five years my primary role has been project managing the review of the Taupō District Plan.
- 6) I confirm that I have read the Code of Conduct for Expert Witnesses in the Environment Court Practice Note 2023 and that I have complied with it when preparing this report. As this Report provides contextual information, I am not reliant on the evidence of any specialist expert. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.
- 7) This report provides the context and background associated with the development of Plan Change 38-43. The Report outlines the pre-consultation and early development of the Plan Changes as carried out by Taupō District Council staff including the general approach and scope of each of the Changes. This report does not discuss individual submissions and makes no recommendations.
- 8) The purpose of this report is for this contextual and background material to be presented to the Hearing's Panel and 'placed on record' as a ready reference for participants in submissions hearings. The report avoids the need for individual hearings reports and evidence to repeat the background to the Plan Changes, including general reference to the statutory framework and basis for considering the Plan Changes.
- 9) For the sake of transparency, I own and live on a property proposed to be rezoned Rural lifestyle. The property is already below the minimum lot size [proposed through Plan Change 42], so no additional subdivision potential will be realised through Plan Change 42; I am not the reporting officer for Plan Change 42. Accordingly, I have no other real or perceived conflicts of interest.

2. Background

APPROACH TO THE REVIEW OF THE DISTRICT PLAN

- 10) The Taupō District Plan (TDP) became operative in 2007, and although some parts (principally the Rural Section and Taupo Commercial and Industrial provisions) have been reviewed through plan changes over the years, the majority of the TDP is now over ten years old.
- 11) In 2018 a comprehensive review of the Plan was initiated. This began with the resource heavy and time-consuming sections of the plan review including a desktop review of the Natural Values sections of the plan, updating fault lines, initiating consultation on the rural chapter and commencing iwi engagement.
- 12) In May 2020 the Council resolved to commence a comprehensive review of the TDP, with the support of the Joint Management Agreement (JMA) Partners [JMA partners are outlined further in para 44 onwards]. While this work was being undertaken, there was an increased awareness that the Resource Management Act 1991 (RMA) reform was gathering momentum. That reform included substantial revisions as to both the content and extent of District Plan review processes.
- 13) The Exposure Draft for the Natural and Built Environment Act (NBA) was released in April 2021 and became a review point for the approach associated with the replacement District Plan Review. In July 2021 the Council agreed to change the approach from a comprehensive review of the TDP to a more refined series of plan changes. This was based on the resources required to complete a full district plan review in the context of wider statutory reform and moving to a regional planning model under the NBA. Putting aside a complete review and focusing on more discrete Plan Changes was formally resolved by Council on 29 March 2022. The previous commencement resolution for an entire replacement District Plan process was revoked at the same Council meeting.
- 14) The Council recommended that six plan changes were selected as part of the first “bundle” of revisions to operative District Plan (**Operative Plan**) based on the following:

Table 1 – Plan Changes and Reason for Inclusion

Plan Change	Reason for inclusion
PC38 – Strategic Directions	Addition of Strategic Directions to better align with the National Planning Standards and provide plan users with clearer strategic direction as the current Significant Resource Matters chapter has lost considerable relevance. Setting out the main strategic objectives will also assist setting the framework for the proposed RMA reform. This chapter was a priority from iwi partners to be undertaken.
PC39 – Residential Coverage	Large number of resource consents have been granted for residential coverage exceedances of Rule 4a.1.1(i), which challenges the integrity of that rule. Comparably, there is also a relatively low residential coverage in the Plan provisions compared to other Districts. The application of a more appropriate density standard would reduce cost and process for applicants.

PC40 – Taupō Town Centre Environment	<p>There has been recent increased pressure on town centre building heights through the resource consent process. The operative plan provisions also permit three storey level building height, but the provisions also seek that some taller buildings in the Town Centre are anticipated.</p> <p>The operative plan temporary activity rules are being exceeded by events.</p> <p>Veranda requirements over service lanes are creating issues in terms of operative plan administration given conflict with access and necessity in terms of urban design and are facilitating potentially an unnecessary resource consent process.</p>
PC41 – Fault lines removal	<p>These are old fault lines which were hand drawn and transferred to maps. Fault lines have now been mapped using LiDAR data, included on LIMs and managed through the building and subdivision processes.</p>
PC42- General Rural and Rural Lifestyle Environments	<p>The rural areas of the district are where significant primary production activities take place. The proposed changes are about recognising this activity and making it easier for productive activities to establish and operate. That enablement also needs to be balanced with a reasonable level of control of actual or potential adverse environmental effects.</p> <p>The plan change also specifically identifies rural lifestyle areas and establishes a framework for managing these activities (and importantly restricting opportunities elsewhere in the rural environment).</p>
PC43 – Taupō Industrial Rezoning	<p>To assist Council in meeting its obligations under the National Policy Statement for Urban Development (2020) and requirements under the Resource Management Act 1991 in terms of Industrial land supply over the long term.</p>

15) Key dates in relation to Plan Changes 38-43:

- Council commencement of bundle of six plan changes: July 2021
- Pre-consultation with key stakeholders: throughout 2021 and first half of 2022
- Draft plan changes (excluding Fault lines) notified for submissions: 13 May- 13 June 2022
 - Full drafts for PC38 (Strategic Directions) and PC42 (General Rural and Rural Lifestyle)
 - Conceptual papers for PC39 (Residential Coverage), PC40 (Taupō Town Centre) and PC43 (Taupō Industrial Land)
- Notification of all plan changes: 14 October 2022 - 9 December 2022
- Summary of submissions sought notified: 17 March 2023 – 7 April 2023

- 16) The ongoing sequencing of review is relevant to this series of Plan Changes as a number of submitters have requested changes in this bundle that are more appropriately addressed through comprehensive plan changes in successive bundles. For the record the following Plan Changes are anticipated to be developed as part of Bundle 2 or potentially additional bundles if necessary:

- Full review of the Residential Chapter
- Māori purpose zone
- Hospital Zone (may be supported by the sector)
- Energy Chapter (may be supported by the sector)
- Quarry Zone (may be supported by the sector)
- Rangatira E and Paenoa Te Akau Growth area (in partnership with landowners)
- Designations
- Turangi Spatial Planning
- Chapter 3e Land Development

CLAUSE 16(2) AMENDMENTS

- 17) Several minor errors in Plan Change 38 (Strategic Directions) and Plan Change 40 (Taupō Town Centre) were picked up during the notification process, so these were corrected under staff delegation as allowed for by clause 16(2) of the First Schedule of the Resource Management Act 1991.
- 18) The corrections were:
- Minor corrections to the Te Reo section within the Strategic Directions (PC38), this included corrections in capital letters, macrons and spelling.
 - Change in a layer on two maps within the Taupō Town Centre Plan Change (PC40). The wrong town centre environment base layer was used on this map – it did not affect the plan change but had the potential to cause confusion. The colours have also been improved as the previous colours were difficult to distinguish.
- 19) The Clause 16(2) amendments and associated delegation are included as Attachment 1 to this report.
- 20) From a procedural position, Clause 16(2) states:
- Clause 16 Amendment of proposed policy statement or plan*
- (1) *A local authority must, without using the process in this schedule, make an amendment to its proposed policy statement or plan that is required by section 55(2) or by a direction of the Environment Court under section 293.*
- (2) *A local authority may make an amendment, without using the process in this schedule, to its proposed policy statement or plan to alter any information, where such an alteration is of minor effect, or may correct any minor errors. (Emphasis added).*
- 21) Clause 16(2) provides a discretion ('may') to amend the Plan without a First Schedule Process, where amendments are of a minor effect or to correct any minor errors.
- 22) The clause 16(2) amendments respond to drafting errors in the notified provisions, they do not represent any 'second thoughts' by Council Officer's to amend the contents or purpose of the Plan Change provisions and are simply to remove any uncertainty or improve clarity. The amendments above to be corrected by Clause 16(2), are rightly considered as being of minor effect and responding to drafting errors in the notified version of the Plan Changes.

DELEGATION TO COMMISSIONERS

- 23) On 27 April 2023 the Council delegated the hearing of Plan Changes 38-43 to a panel of Councillors and Commissioners. The resolution stated:

That, pursuant to section 34A of the Resource Management Act 1991, Council:

Appoints a panel of three Commissioners to conduct a hearing for Taupō District Plan Changes 38 – 43, with all Commissioners on the panel to be selected from the list of Making Good Decisions certificate holders maintained by the Ministry for the Environment. The proposed Commissioners are:

David McMahon – Chairperson

Cr Kevin Taylor and Cr Yvonne Westerman for the Taupō District Council (TDC) Commissioner

Liz Burge Iwi Independent Commissioner

Delegates to the three Commissioners for the hearing, consideration, and recommendation for Taupō District Plan Changes 38 – 43.

- 24) The panel model follows the modified format set by the Joint Management Agreement between Taupō District Council and Tūwharetoa Māori Trust Board. Although this JMA does not apply to Council led plan changes, the use of a chairperson, iwi commissioner and local Councillor has proven an effective model in recent private plan changes. Iwi partners were sent a list of potential iwi commissioners to consider if any were not appropriate to approach. No iwi partners expressed any discomfort with any of the Commissioners listed.

3. Matters required to be considered

STATUTORY FRAMEWORK FOR CONSIDERATION OF THE PLAN CHANGES

- 25) The functions of Council as set out in s31 of the RMA include the establishment, implementation and review of objectives, policies and methods to:
- a) achieve integrated management of the effects of the use, development and protection of land and associated natural and physical resources; and
 - b) control any actual or potential effects of the use, development or protection of land.
- 26) The process for considering a plan change and how this is to be processed is set out in the First Schedule of the Resource Management Act 1991 (RMA).
- 27) Section 73(1A) sets out that a District Plan may be changed in the manner set out in the relevant Part of Schedule 1, in this instance Part 1 of the Schedule which sets out the process for a change of plans by local authorities.
- 28) The tests to be applied to the consideration of the Plan Changes under Schedule 1, Part 1 of the RMA are summarised below and include whether:
- (a) It (the Plan Change) accords with and assists the Council to carry out its functions (s74(1)(a) and s31.
 - (b) It accords with Part 2 of the Act (s74(1)(b)).

- (c) It accords with a national policy statement, a national planning standard and any regulation (s74)(1)((ea) and (f).
 - (d) It will give effect to any national policy statement, a national planning standard or operative regional policy statement (S753)(a)(ba) and (c).
 - (e) The objectives (where changed or inserted) are the most appropriate way to achieve the purpose of the RMA (s32(1)(a)).
 - (f) The provisions (policies and rules) in the plan change are the most appropriate way to achieve the objectives of the District Plan and the purpose of the change (s32(1)(b)).
18. In evaluating the appropriateness of the Plan Changes, the Council must also:
- a) Have particular regard to an evaluation report prepared in accordance with s32 (s74(1)(d) and €).
 - b) Have regard to any proposed regional policy statement, and management plans and strategies prepared under any other Acts, any regulations relating to ensuring sustainability, or the conservation, management, or sustainability of fisheries resources (including regulations or bylaws relating to taiāpure, mahinga mātaītai, or other non-commercial Māori customary fishing) and consistency with the plans or proposed plans of adjacent territorial authorities (s74(2)).
 - c) Take into account any relevant planning document recognised by an iwi authority (s74(2A)).
 - d) Not have regard to trade competition or the effects of trade competition (s74(3)).
 - e) Not be inconsistent with a water conservation order or regional plan (s75(4)).
 - f) Have regard to actual and potential effects on the environment, including, in particular, any adverse effect in respect to making a rule (s76(3)).
19. The functions of Council set out in s31 of the Act that are required to be maintained when evaluating the appropriateness of PC79 include the establishment, implementation and review of objectives, policies, and methods to:
- a) Achieve integrated management of the effects of the use, development and protection of land and associated natural and physical resources (s31(1)(a)).
 - b) To ensure that there is sufficient development capacity in respect of housing and business land to meet the expected demands of the district (s31(1)(aa)).
 - c) Control any actual or potential effects of the use, development, or protection of land (s31(1)(b)).

TE TURE WHAIMANA - VISION AND STRATEGY FOR THE WAIKATO RIVER

- 29) District Plans are required to give effect to Te Ture Whaimana. Due to the varying scale of Plan Changes 38-43 and relevance to Te Ture Whaimana, each 42a report has addressed the relevant implications individually.

TE KAUPAPA KAITIAKI

- 30) Local Authorities are required to recognise and provide for the vision, objectives, desired outcomes and values of Te Kaupapa Kaitiaki within RMA planning documents. Due to the varying scale of Plan Changes 38-43 and relevance to Te Kaupapa Kaitiaki, each 42a report has addressed the relevant implications individually.

NGĀTI TUWHARETOA, RAUKAWA, AND TE ARAWA RIVER IWI WAIKATO RIVER ACT 2010

- 31) Due to the varying scale of Plan Changes 38-43 and relevance to the Act, each 42a report has addressed the relevant implications individually.

NGĀTI MANAWA CLAIMS SETTLEMENT ACT 2012 AND THE NGĀTI WHARE CLAIMS SETTLEMENT ACT 2012

- 32) Due to the varying scale of Plan Changes 38-43 and relevance to the Act, each 42a report has addressed the relevant implications individually.

NATIONAL POLICY STATEMENTS

- 33) Section 75(3) RMA requires that the district plan gives effect to any National Policy Statement (NPS) and any New Zealand coastal policy statement. Five NPS are currently in place:
- NPS on Electricity Transmission (2008)
 - NPS for Renewable Electricity Generation (2011)
 - NPS for Freshwater Management (2014)
 - NPS on Urban Development (2020)
 - NPS for Highly Productive Land (2022) – Commencement date 17 October 2022 which was subsequent to the notification of the Plan Changes, and consequent application of clause 3.5(7)(b)(ii) as applicable to Highly Productive Land.

NATIONAL ENVIRONMENTAL STANDARDS

- 34) Every local authority and consent authority must observe national environmental standards (NES) and must enforce them to the extent that their powers enable them to. Section 44A of the RMA requires district plans to not duplicate a national environmental standard or conflict with it. The following standards are in force as regulations:
- National Environmental Standards for Air Quality
 - National Environmental Standard for Sources of Drinking Water
 - National Environmental Standards for Telecommunication Facilities
 - National Environmental Standards for Electricity Transmission Activities
 - National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health
 - National Environmental Standards for Plantation Forestry
 - National Environmental Standards for Freshwater (effective 3 September 2020)
 - National Environmental Standards for Marine Aquaculture (effective 1 December 2020.)
- 35) The individual application and implications of the NES's to the Plan Changes are considered in the individual s42A Reports.

REGIONAL POLICY STATEMENTS

- 36) Due to the varying scale of Plan Changes 38-43 and the complexity of four relevant Regional Policy Statements (Waikato, Bay of Plenty, Horizons and Hawkes Bay), each 42a report will address the relevant Regional Policy Statement implications individually.

- 37) It is noted that Waikato Regional Council have submitted on the application of Plan Change 1 to all the Plan Changes. This has been addressed within each individual section 42a Report.

REGIONAL PLANS

- 38) Due to the varying scale of Plan Changes 38-43 and the complexity of relevant Regional Policy Plans (Waikato, Bay of Plenty, Horizons and Hawkes Bay), each 42a report will address the relevant Regional Plan implications individually.

NEIGHBOURING TERRITORIAL AUTHORITIES

- 39) A district council is required by the RMA section 75(2)(c) to have regard to the extent to which the district plan needs to be consistent with the plans or proposed plans of adjacent territorial authorities. The Taupō District adjoins South Waikato, Rotorua, Whakatane, Hastings, Rangitikei, Ruapehu, Waitomo and Otorohunga.
- 40) Only Plan Change 42 effects land on the boundaries with these adjacent territorial authorities. Plan Change 42 is considered sufficiently consistent with the operative or proposed district plans of neighbouring territorial authorities. Differences in approach or content do not reflect a conflict with neighbouring authorities, but provide a locally-informed, context-sensitive, Taupō-based planning framework.
- 41) Neighbouring Territorial Authorities were notified as required under the First Schedule of the Resource Management Act 1991. No submissions were received from other Territorial Authorities.

IWI MANAGEMENT PLANS

- 42) Section 74(2A) RMA states that the territorial authority must “take into account” any planning document recognised by an iwi authority and lodged with the territorial authority to the extent that its content has a bearing on the resource management issues of the district.
- 43) Within the Taupō District there are the following iwi management plans:
- Central North Island Forests Iwi Collective (CNI) He Mahere Pūtahitanga (2018)
 - Te Arawa River Iwi Trust (TARIT) Environmental Management Plan (2021)
 - Ngāti Tūwharetoa Environmental Iwi Management Plan (EIMP) (2003) •
 - Ngati Tahu - Ngati Whaoa Iwi Environmental Management Plan (IEMP): Rising above the mist - Te aranga ake i te taimahatanga (2019)
 - Raukawa Environmental Management Plan: Te Rautaki Taiao a Raukawa (2015).
- 44) These iwi management plans have been taken into account as relevant to each Plan Change and the full analysis for each is considered within the respective Section 32 document.

JOINT MANAGEMENT AGREEMENTS AND MANA WHAKAHONO

- 45) Taupō District Council has Joint Management Agreements (JMA) with Raukawa Charitable Trust and TARIT under the Waikato River Act 2010. These JMAs set out co-governance functions for Plan Changes and Resource Consents that impact on the Waikato River. Taupō District Council also has a JMA with Tūwharetoa Māori Trust Board which relates to the selection of Commissioners for Private Plan Changes and Resource

- Consents. This JMA relates to multiply owned Māori land effected by a private plan change or resource consent.
- 46) In June 2022 a Mana Whakahono was signed between Taupō District Council and Ngāti Tūrangitukua. The Mana Whakahono covers Resource Management Act [RMA], Local Government Act and Reserve Act matters and was agreed between the parties after extensive discussion and negotiation. It will be implemented by a co-governance committee equally made up of Ngāti Tūrangitukua and council appointees.
- 47) The Mana Whakahono governance structures were not in place during the development of Plan Changes 38-43, however iwi authorities and the preceding Turangi/Tongariro Community Board were engaged with where appropriate.
- 48) For the Waikato River Iwi JMAs the basis of the JMA is that there is ongoing involvement and engagement of the JMA partners throughout the development of the change. There are two specific clauses relating to Plan Changes which are: *7.6 (a) whether to commence a review of, and whether to make an amendment to, an RMA Planning Document; and (b) The content of any RMA Planning Document to be notified.*
- 49) Clause (a) has been addressed through a formal resolution through Council to commence the District Plan Review. This was then revoked and amended when the scope of the review shifted to a series of plan changes. TARIT and Raukawa Charitable Trust provided formal support under this Clause.
- 50) Clause (b) is slightly more complicated and unclear in its interpretation. JMA partners have agreed the intent of the JMA is that there is ongoing involvement and engagement of JMA partners throughout the development of the plan change. Agreement on the content becomes complex with multiple JMA partners, multiple plan changes and varying impacts on the Waikato River to which the JMA relates.
- 51) Taupō District Council have taken a broader approach, with engagement across all iwi partners, and all aspects of the plan changes that are of interest to the iwi partners. This means that we have not sought a formal Governance committee resolution for the content of the plan changes, however, have sought comfort from the JMA partners that the intent of the JMA has been met through broader discussions on all the plan changes, whether they relate to the Waikato River or not. Support was received in writing from Raukawa Charitable Trust and TARIT staff that the intent of the JMA had been met in terms of ongoing engagement throughout the development of the Plan Changes. Formal steps undertaken under the JMA are recorded in Table 2 below.
- 52) Under the JMA with Tūwharetoa Māori Trust Board and Taupō District Council a process is set up for Commissioner selection on resource consents and private plan changes relating to Māori owned land. Two Commissioners are selected by TMTB, two by Taupō District Council. The first 4 commissioners then select a fifth member and Chairperson. This process has been refined in recent times to follow a similar model but with three panel members rather than five. This is for cost and logistical reasons.
- 53) Although this JMA does not apply to Plan Changes 38-43, the hearings panel model that the JMA sets up is considered beneficial. A list of potential iwi commissioners was sent to all iwi partners prior to selection of the Commissioner panel for Plan Changes 38-43. Partners were asked to “veto” any iwi Commissioners that they did not agree with. A response was received from most iwi partners, with none of the Commissioners on the list disregarded.

OTHER PLANS AND STRATEGIES

- 54) The RMA also requires a Council preparing a district plan to have regard to any management plans and strategies prepared under other Acts (section 74(2)(b)(i).) The proposed district plan takes into account several Council strategies prepared under the Local Government Act:
- Taupō District 2050 (TD2050)
 - Infrastructure Strategy
 - Climate Change Strategy
 - Reserve Management Plans
- 55) Due to the varying scale of Plan Changes 38-43 each section 32 report has addressed the relevant Council Plans and Strategy implications individually.

NATIONAL PLANNING STANDARDS

- 56) The National Planning Standards were made operative in November 2019. Taupō District Council would need to ensure consistency in terms of requirements for structure and form by November 2024, with consistency with Definitions by November 2026.
- 57) The relevant sections of the National Planning Standards are included below for completeness:
- 17.4 Territorial authorities not listed in direction 5, and unitary authorities with separate district plans, must comply with the following planning standards: 1. Foundation, 4. District plan structure, 6. Introduction and general provisions, 7. District-wide matters, 8. Zone framework, 9. Designations, 10. Format, 12. District spatial layers, 13. Mapping, 15. Noise and vibration metrics, through either a) or b) whichever is sooner:*
- a. Amendments to the district plan made by five years from when the planning standards come into effect...*
- 17.6 Territorial authorities, and unitary authorities with separate district plans, must comply with 14. Definitions Standard through either a), b) or c) whichever is sooner:*
- Amendments to the district plan of a territorial authority in direction 4 above or of a unitary authority made by seven years from when the planning standards come into effect.*
- 58) Accordingly, for the purposes of these Plan Changes there is not a mandatory requirement to amend provisions in accordance with the requirements of the National Planning Standards. To do so risks unintended consequences within the architecture of the District Plan outside a more fulsome or complete review.
- 59) It is intended that the entire District Plan will be moved into the National Planning Standard format as a comprehensive unit. This ensures that definitions, numbering and format remain consistent between chapters and sections.
- 60) However, it should be noted that where possible, the National Planning Standards terminology (for example General Rural, and Rural Lifestyle) has been used where application within the Operative Plan framework has been possible and would not result in incongruous provisions or risks unintended consequences within the structure of the Operative Plan. In the example above, the use of the terms General Rural and Rural Lifestyle has been used with the term Environments, as per the rest of the Operative Plan terminology. The Taupo District Council in undertaking a complete review of the Plan will be compelled to implement the National Planning Standards, and the nomenclature of 'environments' will be replaced by the planning standards terminology (for example General Rural Environment would become General Rural Zone).

4. CONSULTATION AND ENGAGEMENT

GOVERNANCE

- 61) Taupō District Councillors have been involved in the development of the Plan Changes through regular workshops since 2018. The following list outlines the workshops that have been undertaken. These workshops are publicly advertised and open for the public to attend (however were non-interactive for the public).

Table 2 – Council Workshops (open to the public)

Date	Content
7 August 2018	Overview of review and issues
19 November 2018	Overview of obligations, overview of Natural Values and Natural hazards
26 February 2019	Strategic Directions and Rural Chapter
26 March 2019	Current zoning, hazards, open spaces
30 April 2019	National Planning Standards update, update on rural consultation
25 June 2019	Issues and options papers for Strategic Directions, Rural and Open Spaces
6 August 2019	Update on iwi partners form and process from here
12 May 2020	Progress update, iwi obligations, natural values
18 August 2020	Engagement with iwi partners, Rural chapters
25 August 2020	Fault lines
29 September 2020	Update on rural progress
20 October 2020	Faultline notification, update on latest Statistic NZ data. Natural environment data.
24 November 2020	Natural Values update
9 March 2021	SNAs update and RMA reform
6 April 2021	Update on the NBEA and protected trees
6 July 2021	Refining the scope of the District Plan Review
7 September 2021	Scope of first bundle of plan changes
2 November 2021	Draft Strategic Directions Chapter
16 December 2021	Workshop on Economic report, population growth and land requirements.
24 February 2022	Notable Trees
26 April 2022	Run through of 5 plan changes prior to pre-consultation. Setting up working

	group.
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- 62) At the full Council workshop on 26 April 2022, it was agreed to form a Councillor working group for the District Plan Changes. This was to reduce the workload on full Council and provide a consistent and strategic overview. The following Councillors were selected for the working group:
- Councillor Kevin Taylor
 - Councillor Yvonne Westerman
 - Councillor Kathy Guy
 - Councillor John Williamson
- 63) From April 2022 meetings were held with the working group. These meetings involved updates on where the plan changes were at and next steps. No decisions were made within this group.
- 64) Other governance bodies that were also met with during the development of the plan changes were:
- TARIT Co-Governance Committee
 - Raukawa Co-Governance Committee
 - Turangi-Tongariro Community Board

ENGAGEMENT WITH IWI PARTNERS

- 65) There are a number of iwi authorities in the Taupō District. They are:
- Te Kotahitanga Ngāti Tūwharetoa (TKNT)
 - Tūwharetoa Māori Trust Board (TMTB)
 - Turangitukua Environmental Committee
 - Turangitukua Māori Committee
 - Raukawa Charitable Trust
 - Te Arawa River Iwi Trust (TARIT)
 - Ngāti Tahu-Whaoa Runanga Trust
 - CNI Iwi Holdings Ltd
 - Ngāti Hineuru
 - Ngāti Manawa
 - Ngāti Whare
 - Rangitikei River Forum (not an iwi authority but a useful avenue for engagement)
- 66) Taupō District Council have taken an active role in engaging with the majority of these iwi authorities. Ngāti Hineuru, Ngāti Manawa, CNI Holdings Ltd and Ngāti whare have had less involvement. All material has been circulated to these partners; however limited engagement has occurred. These partners have either a less significant area of interest, other priorities and/or have chosen not to be involved.

Table 3 – Key milestones of engagement with iwi

Full Review	
27 June 2019	Initial Hui with all iwi partners. Meeting set out the basis of the full District Plan review for which TDC were criticised by Iwi for not formally commencing earlier under the

	JMAs.
	<p>Following this hui, TDC started approximately six months of discussions re commencement of the DP review under the JMAs and RMA. The following mechanisms were used to engage, inform and consult with Iwi:</p> <ul style="list-style-type: none"> • Meetings in person • Phone conversations • Emails
26 May 2020	Council meeting to formally commence the District Plan Review under the RMA and JMAs.
13 August 2020	Considered and selected Iwi nominated consultant to assist in the iwi engagement process. The assessment team included applicants from TDC, TKNT, Ngāti Tahu/Whaoa and Raukawa (A rep from TARIT made apologies on the day due to family illness).
17 August 2020	James Whetu was selected as the iwi engagement consultant.
August 2020 – August 2021	James Whetu held a series of meetings with iwi partners discussing and identifying resource management issues to mana whenua and seeking feedback on draft work.
April 2021	Summary of feedback received provided by James, in particular on Strategic Directions, Rural, Papakāinga, Natural Values.
June 2021	NBEA exposure draft released
6 July 2021	<p>Workshop with Council following NBEA Exposure Draft. Recommendation to change from a comprehensive review to a “pinchpoint” series of plan changes. The first bundle would include:</p> <ul style="list-style-type: none"> • Strategic Directions (based on feedback from iwi partners that this was critical) • Rural Chapters • Residential coverage • Additional industrial land • Town Centre heights
May 2021	James Whetu decides not to continue contract due to other commitments. Iwi partners all updated and discussions held how to continue. Most iwi partners wished to carry on dealing directly with Council officers (which was also Council officers’ preference) as felt connection had been lost with iwi partners through use of the independent consultant and loss of context of the feedback and ability to establish strengthened relationships with Iwi.
Shift to more Refined Review	
May 2021	Iwi partners also updated on the change of approach from a comprehensive to a series of plan changes due to the RMA reform.
27 September 2021	Letter to TMTB, Raukawa and TARIT seeking support to supersede 2020 commencement resolution for a comprehensive review and move to a series of plan changes.
29 March 2022	Council supersedes 2020 resolution and supports move to a series of plan changes,

	with the written support from Raukawa, TARIT and TMTB.
March – April 2022	A series of meetings/workshops are held with the iwi partners to discuss the direction and details of the draft plan changes. The focus was Strategic Directions, papakāinga provisions and potential Māori Purpose zone.
25 April 2022	Iwi partners are all contacted via email to advise that we would be consulting on the draft plan changes over May/June.
12 May 2022	<p>Iwi partners were provided a suite of information relating to the draft plan changes, as well as confirmation that Council Officers were happy to kōrero with any Iwi representatives as to the proposed Plan Changes. These meetings are noted below:</p> <p>The information package was issued to the following iwi partners:</p> <ul style="list-style-type: none"> • TKNT – George Asher and Hinemoa Wanikau • TMTB – Peter Shepard • Turangitukua Environmental Committee – Tina Porou • Turangitukua Māori Committee – sent later (3 June) with extended timeframe • Raukawa Charitable Trust – Ilana Batchelor and Andrea Julian • TARIT – Evelyn Forrest, Nuki Nicholson and Jo Ireland • Ngāti Tahu-whaoa – Evelyn Forrest and Michelle Phillips • Ngāti Hineuru – Te Rangihau Gilbert • Ngāti Manawa - Maramena Vercoe • Ngati whare – Bronco Carson • Rangitikei River Forum – via Shari Kameta (BOPRC)
26 May 2022	<p>Followed up information package and invitation for further kōrero with the key iwi partners (TMTB, TKNT, Raukawa, Tahu-Whaoa, TARIT) to see if they would like a session on the draft plan changes. Had already had a session with TKNT (16 May). The following iwi partners responded:</p> <ul style="list-style-type: none"> • TMTB – Met with Cher Mohi and Peter Shepard on 31 May. • Tahu-whaoa – replied they were fairly comfortable. Also been speaking to the TARIT team and will liaise regarding their submissions. Meeting not required. • Raukawa – no reply received. • TKNT – Session held with George Asher on 16 May. Fairly comfortable once we had talked through SD and papakāinga provisions. • TARIT – met with Nuki Nicholson and Jo Ireland on 19 May. Kōrero regarding all of the proposed plan changes.
7 July 2022	Meeting with Raukawa (Andrea Julian), who had been unable to meet earlier. Wanted some discussion with Mokai regarding rural lifestyle zoning submission. Attempting to seek clarification with consultant who submitted on this. Andrea happy with papakāinga provisions but wanting to run past Mokai hapu.
26 July 2022	Emails to TARIT and Raukawa regarding the “content” of the DP changes, in accordance with the JMA clauses. Email of support received from TARIT and Raukawa Charitable Trust for the relevant Plan Changes

11 August 2022	Final draft versions of the plan changes 38-42 emailed to all iwi authorities, with a request to provide any responses or seek further discussions. No responses received from the Iwi Partners at this point.
8 September 2022	Final draft version of Plan Change 43 emailed to Tūwharetoa Māori Trust Board, Te Kotahitanga Ngāti Tūwharetoa, TARIT and Ngāti Tahu/Whaoa, with a request to provide any responses or seek further discussions.

- 67) Specific engagement with Iwi partners occurred in relation to the Tangata Whenua Strategic Direction (PC38) and the Papakainga provisions within the Rural Plan Change (PC42). This occurring mostly through one-on-one meetings and for workshop style sessions for Papakainga. This engagement is outlined in the relevant Section 32 Reports.

ENGAGEMENT WITH WIDER COMMUNITY

Email Register

- 68) In September 2019 the Taupō District Council (the Council) opened a “register your interest” process in the District Plan review on the Taupō District Council website. The process and webpage was advertised through social media (Facebook) and ongoing conversations with key stakeholders. Members of the public were able to enter their contact details so as to be sent all ongoing information associated with the plan review/changes. The register also allowed general comment on particular issues and identification of key topics of interest.
- 69) Between 2018 and 2022 the Council used this register to email key updates, and also when we notified the draft plan changes for pre-consultation. This allowed members of the community with any specific interest in the District Plan or resource management topic to be kept informed of the process and the manner in which issues were being considered. As of August 2022, 111 people or organisations were registered on this list.

MEETINGS

- 70) A number of scheduled meetings were held with key stakeholders. In addition, an open-door policy was undertaken, where any interested party or group requested Council Officers inform members / staff with numerous meetings held with different groups throughout the development of the plan changes. These meetings are summarised in Appendix 1 of the Background and Engagement Report which was notified with the Plan Change Bundle.

DROP-IN SESSIONS FOR RURAL

- 71) A series of drop-in sessions were held with the rural community to identify the key issues with the rural chapter. These were held out and about in the rural community at the Tirohanga Community Hall, Omori Community Hall, River Road Hall and the Taupō District Council Chambers throughout March 2019. The results from these engagement sessions are summarised in Appendix 5. Specific meetings held with rural stakeholders are summarised in Appendix 6. A number of general meetings were also held which covered the rural chapter as well as other district plan changes. These meetings are summarised in Appendix 1.

ENERGY SECTOR

- 72) Energy is obviously a highly significant industry within the Taupō District. At the start of the process when a full District Plan Review was anticipated an energy working group was established. This group involved all the key energy providers in the Taupō district including:
- Genesis Energy
 - Contact Energy
 - Mercury
 - Manawa Energy
 - Transpower
- 73) Several meetings were held with all or some of these organisations, and a district wide tour of the generation sites was held over 2 days in September 2020. A substantial component of work was done by the energy sector on the skeleton for an Energy and Infrastructure Chapter. When we moved to a more refined scope of plan changes, the Energy and Infrastructure Chapter was not included in the first bundle of plan changes. However ongoing meetings with the energy sector, in particular on the Rural and Strategic directions Chapters continued to occur. These meetings are included in the summary in Appendix 1 of the Background and Engagement Report which was notified with the Plan Changes.
- 74) The ongoing view of the energy sector is that the District Plan would benefit from an Energy chapter. An officer recommendation to proceed with a stand-alone Energy Chapter will be discussed with Councillors when scoping subsequent plan change bundles.

PRE-CONSULTATION PHASE

- 75) Between 13 May 2022 and 13 June 2022, a pre-consultation process on this Plan Change bundle was undertaken. Five “packages” were consulted on including:
- Strategic Directions – draft chapter
 - Rural and Rural Lifestyle – draft chapter and draft rural lifestyle maps
 - Town Centre – concept of increasing height in the town centre and adjusting temporary activity rules
 - Residential coverage – concept of increasing residential coverage from 30% to 35%
 - Industrial – concept of zoning additional industrial land.
- 76) 157 people provided feedback, which resulted in over 1200 feedback points. In general, the feedback was relatively supportive. Feedback resulted in a number of refined amendments to the draft provisions. Appendix 3 of the Background and Engagement Report summarises general support and opposition for the plan changes. Appendix 4 of the Background and Engagement Report ([Background and Engagement Report](#)) responds to individual submission points based on plan change.
- 77) The following groups were contacted specifically during the pre-consultation process:
- Council executive and Councillors
 - Council customer service team
 - Key Council staff members
 - Iwi partners
 - Department of Conservation

- District Plan Register (111 key stakeholders)
- Amplify Taupō
- Town Centre Taupō
- Taupō Chamber of Commerce
- Energy providers
- Landowners and building occupiers affected by height changes in the town centre
- Landowners affected by potential industrial land assessment
- Taupō East Rural Representative Group
- Mangakino Pouakani Representative Group
- Turangi Tongariro Community Board
- Planning, building, development consultants within the District
- Residents Associations and groups within the District
- Lakes and Waterways Action Group
- Miraka Limited
- Permapine
- Local branch of Federated Farmers
- Waikato Regional Council
- Hawkes Bay Regional Council
- BOP Regional Council
- Ministry for the Environment
- Rangitāiki River Forum
- Horizons MW
- Fonterra
- Taupō Motor Sport Park
- Seays Earthworks
- Rangatira E landowners
- Waka Kotahi

78) As well as this specific consultation general communications was established via:

- Council website
- Council Facebook page
- Media release
- Council “Connect” page
- District Plan Register

79) During the consultation period each of the proposed plan changes were profiled on Facebook. The feedback received via Facebook comments is documented in Appendix 7 of the Background and Engagement Report notified with the Plan Changes [\[Background and Engagement Report\]](#) There was little or no feedback received on Strategic Directions, Rural or Industrial. The feedback received covers town centre building heights and residential coverage.

- 80) A number of meetings was held during this Plan Change development phase. These are summarised in the meeting summary Appendix 1 of the Background and Engagement Report. A number of queries were responded to during this phase. These are summarised in Appendix 2.

FAULT LINES

- 81) It is identified that the removal of fault lines was not consulted on widely. Council Officer's considered that the basis of the fault line removals was largely a technical and administrative plan change. The specific removals were not considered necessary given the extent of other material being consulted on.
- 82) Direct notification of new fault lines was carried out to all landowners in October 2020. Meetings and discussions with affected landowners were carried out following the notification. The consultation focused on new fault lines being recorded on LIMS and are being managed through the Building Consent and subdivision processes.

VERANDAS

- 83) The removal of veranda requirements from service lanes was not consulted on widely. This is another mechanical plan change, and not considered necessary given the extent of other material being consulted on and the low degree of significance of this change. It is noted that the submissions received were in complete support for this aspect of Plan Change 40 as will be addressed by the Reporting Officer.

PRE-HEARING MEETINGS

The following table outlines meeting held with submitters. These meetings were held on an informal basis to provide clarification and try to refine issues. The meetings were not carried out under clause 8AA of the First Schedule of the Resource Management Act.

Date	Submitter Organisation	Attendees	Points of discussion	Outcome
9 March 2023	Te Kotahitanga Ngāti Tūwharetoa (Ngāti Tūwharetoa settlement entity) (TKNT)	George Asher (TKNT), Hilary Samuel (TDC), Rowan Sapsford (42a)	PC38 Tangata Whenua Strategic directions, papakainga provisions (PC42)	Provided clarification on papakainga provisions and links with other legislation/higher order documents.
21 March 2023	Waikato Regional Council	Joao Paulo Silva, Katherine Luketina, Jonathan Caldwell, Alejandro Cifuentes, Paul Dutton, Jon Palmer, Deborah Nickel, Belinda van Duivenboden (WRC), Hilary Samuel (TDC).	Discussed context and showed mapping in particular around the SNAs and Significant Geothermal Features and distance from proposed industrial. Discussed air quality concerns and roles. Discussed approach to NPSHPL for the Rural Lifestyle zoning and the general philosophy around the approach of mapping rural lifestyle. Discussed submitters proposal to map rural gullies.	WRC committed to providing response in writing.
6 April 2023	EQC	Tabitha Bushell, Wendy Saunders (EQC), Hilary Samuel, Aidan Smith (TDC), Rowan Sapsford (42a)	PC41 – approach addressing faultline risk.	Following meeting EQC providing written email follow up expressing comfort with the proposed approach.
13 April 2023	New Zealand Defence Force.	Lucy Edwards (NZDF), Hilary Samuel (TDC) and Matt Bonis (s42a)	Discussed NZDFs proposal for temporary military training activities, particularly within the Town Centre. Asked for some more detail around the specifics of the activities. Expressed concern at the	NZDF provided additional written discussion following meeting.

			proposed scale.	
5 May 2023	Waikato Regional Council	Megan Kettle, Josh Rush (GMD on behalf of WRC), Hilary Samuel (TDC)	Ran through same issues discussed on 21 March (as Megan and Josh new to the process).	Megan and Josh to come back to us in writing.
16 June 2023	Contact Energy Ltd	Mark Chrisp, Brigid Buckley, Matt Stulen (Contact), Mark Henry (Mitchell Daysh)	Discussed Centennial Drive RL area and other areas of RL.	No additional agreement reached, however Hilary and Craig to look at minor dwellings within Areas X, Y etc.
19 June 2023	Waka Kotahi (WK)	Luke Braithwaite and Mike Wood (WK), Hilary Samuel (TDC), Craig Sharman (S42a).	Discussed selection criteria for Rural Lifestyle areas. Discussed VMs, noise and light submissions.	Luke to provide some additional info following meeting and also review lighting submission to restrict to SH network.

5. CONCLUSION

Plan Changes 38-43 are the first bundle of plan changes reflecting Taupō District Council's desire to update the District Plan without the resourcing implications of a comprehensive review, particularly in the face of the imminent introduction of the Natural and Built Environment Act.

Wide-spread engagement has been occurring on the plan changes since 2018. This report outlines this engagement and also other cross-cutting aspects relevant to all the Plan Changes. The individual section 42A reports address responses to submissions and also matters relevant to the specific plan changes.

Hilary Samuel

Senior Policy Advisor, Taupō District Council

3 July 2023

Appendix One - Memo – Clause 16(2) change to Plan Change 38 and 40

To: Heather Williams, Resource Consents Manager
From: Hilary Samuel, Senior Policy Advisor
Date: 25 November 2022

TE PŪTAKE | PURPOSE

To make minor amendments to Plan Change 38 and 40, in accordance with clause 16(2) of the First Schedule of the Resource Management Act 1991.

NGĀ KŌRERORERO | DISCUSSION

Plan Changes 38-43 were notified on 14 October 2022. Several minor errors have been picked up during the notification process, so this report seeks to amend these corrections as allowed for by clause 16(2) of the First Schedule of the Resource Management Act 1991.

The corrections are:

- Minor corrections to the Te Reo section within the Strategic Directions (PC 38), attachment 1.
- Change in a layer on two maps within the Taupō Town Centre Plan Change (PC 40), attachment 2. The wrong town centre environment base layer has been used on this map – it does not affect the plan change but may cause confusion. The colours have also been improved as the previous colours were difficult to distinguish.

Clause 16(2) of the First Schedule sets out:

16 Amendment of proposed policy statement or plan

(1) ...

(2) *A local authority may make an amendment, without using the process in this schedule, to its proposed policy statement or plan to alter any information, where such an alteration is of minor effect, or may correct any minor errors.*

It is considered that the errors that are being corrected are minor. Under the delegations for RMA matters, the Resource Consents Manager has appropriate delegations to sign off alterations to a proposed plan change if it is of minor effect.

APPROVAL:

I, _____, Resource Consents Manager for Taupō District Council approve the minor amendments to Plan Change 38 (attachment 1) and 40 (attachment 2) as per clause 16(2) of the First schedule of The Resource Management Act 1991.

Signed: _____ Date: _____

NGĀ TĀPIRIHANGA | ATTACHMENTS

1. PC38 Strategic Directions Corrections (changed tracked in blue)
2. Updated maps for Plan Change 40

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Taupō District Plan Changes 2022

Plan Change 38 to the Taupō District Plan Strategic Directions

September 2022

Introductory note

This boxed text is NOT part of the Plan Change but simply introductory text. In the Plan Change new text to be inserted is underlined in red and text to be deleted ~~is in red and has strike through~~. Note that the entire operative Chapter 2 – Significant Resource Management issues is proposed to be deleted and follows the proposed new text.

The complete Taupō District Plan is on the Council website at www.taupo.govt.nz

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Chapter 2 Strategic Directions

The following chapter provides an outline of the key strategic and significant resource management matters for the Taupō district. This chapter include objectives and policy to guide decision making at a strategic level.

The strategic objectives set the direction for the District Plan and help to implement the Council's community outcomes. They are indicative of the matters which are important to the Taupō District community 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.

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.

This chapter does not include rules. Relevant rules can instead be found in the chapters under the District Wide and Area Specific headings of the Plan.

The key strategic or significant resource management matters for the district, for the Taupō District are:

1. [Tāangata Whenua](#)
2. [Fresh Water Quality](#)
3. [Urban Form and Development](#)
4. [Climate Change](#)
5. [Strategic Infrastructure](#)
6. [Natural Values and Landscapes](#)

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2.1 STRATEGIC DIRECTION 1 TĀANGATA 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.

A comparatively high proportion of the district is Māori freehold or multiple-owned land. There is a strong desire for Māori to return to their ancestral land, with a range of aspirations for changed land use, land development and settlement, whilst exercising kaitiakitanga and protecting sites of cultural significance. 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 Māori values in resource management and decision making. These include the important relationship of māori and their culture and traditions with their ancestral lands, water, sites, wāhi 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. These values should not be considered as a separate matter to the wider plan but are expected to be applied throughout all aspects of planning and decision making within the Taupō District.

2.1.2 Objective

1. The values, rights and interests of Taupō District mana whenua are recognised and protected.
2. Mana whenua are a partner in District Plan planning and decision making.
3. Resource management planning and decision making reflects tikanga, mana whakahaere, kaitiakitanga, manaakitanga, whakapapa, mautaranga mātauranga māori and te whanake.
4. Support development on Māori land that meet the needs of those landowners and respects the exercise of kaitiakitanga, self-determination and the relationship of tāngata whenua with their land, water, significant sites and wāhi tapu.
5. Māori are supported to develop their ancestral lands for their social, economic and cultural wellbeing.
6. The principles of te Tiriti o Waitangi are taken into account through District Plan planning and decision making.

2.1.3 Policy

1. Recognise and provide for the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu (sacred sites), and other taonga (treasures).
2. Provide for development on Māori land that enables tāngata whenua:
 - a. to act in a way that is consistent with their culture and traditions
 - b. to fulfil cultural, economic and social aspirations of those owners
 - c. enhance their ability to exercise kaitiakitanga
 - d. strengthens their relationships with land, water, significant sites and wāhi tapu.

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3. Recognise the importance of mātauranga Māori, kaitiakitanga and tikanga Māori in landuse planning and decision making.
4. Recognise and support opportunities for tēangata whenua to exercise their customary responsibilities as mana whenua and kaitiaki.
5. Recognise the wider constraints on the utilisation and development of māori land as different from land in freehold title.
6. Enable development of Māori Land within the provisions of the plan for the purposes of fulfilling the economic and social aspirations of those owners.
7. Provide opportunities for Māori involvement in decision-making and monitoring of the District Plan, resource consents, designations and heritage orders including in relation to sites of significance to Māori and issues of cultural significance.
8. Recognise, in decision making, 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.
9. Recognise and support the incorporation of mātauranga Māori principles into the design, development and/or operation of land use activities.

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2.2 STRATEGIC DIRECTION 2 FRESHWATER QUALITY / TE MANA O TE WAI

The health and wellbeing of the lakes and rivers in the district have been degraded both directly and indirectly over recent decades. This degradation includes declining water quality, loss of indigenous biodiversity, loss of access and declining water availability and is the result of activities both on land and in the water bodies themselves. Waterways continue to face increasing demands for use, such as takes for irrigation and drinking water, hydro power generation, and assimilation of discharges from towns, agriculture and other industry; as well as pressures arising from land management practices, land use change and intensification. Holistic and integrated management of land and water resources is critical to reversing declining trends.

The Taupō District Plan has a responsibility to manage 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 District's freshwater resources is of significant interest to the Taupō District community, and it is important that positive freshwater outcomes are achieved through the application of the Plan.

2.2.2 Objective

1. Subdivision and land use is managed in a way that promotes the positive effects, while avoiding, remedying, or mitigating adverse effects (including cumulative effects) of that development, on the mauri, health and well-being of water bodies, freshwater ecosystems, and receiving environments within the Taupō District.

2.2.3 Policy

1. Recognise the importance of waterbodies to tāngata whenua and the wider community.
2. Decisions, policy and planning reflect an integrated land management or ki uta ki tai approach to resource management/land use planning.
3. Recognise and provide for the vision, objectives, and outcomes in Te Ara Whanui o Rangitāiki (Pathways of the Rangitāiki) 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.
4. Recognise the benefits of subdivision, land use and development activities which will directly contribute to the enhancement of fresh water quality.
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 and all other waterways.
6. The relationship of tāngata whenua as kaitiaki with waterbodies is respected, enhanced and supported.

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2.3 STRATEGIC DIRECTION 3 URBAN FORM AND DEVELOPMENT

The Taupō Districts diverse and growing population has led to increased demand for housing and demand for new commercial and industrial areas. Urban development also generates further demand for infrastructure services, particularly development infrastructure such as three waters and transportation services. 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 additional infrastructure).

The strategic directions for urban development establish the approach for urban form and development within the Plan as identified through the 2018 District wide growth management strategy, Taupō District 2050. 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.

As well as green field development, the plan provides important guidance about the protection of existing urban areas, including Town Centres, to enable them to continue to function effectively in a manner that best serves the wider District.

2.3.2 Objectives

1. The district develops in a cohesive, compact and structured way that:
 - a. contributes to well-functioning and compact urban forms that provide for connected liveable communities;
 - b. enables greater social and cultural vitality and wellbeing, including through recognising the relationship of tāngata whenua with their culture, traditions, and taonga;
 - c. ensures infrastructure is efficiently and effectively integrated with land use; and
 - d. meets the community's short, medium and long-term housing and business needs.
2. Subdivision, use and development of land will be consistent with TD2050 2018 to maximise the efficient use of zoned and serviced urban land and is co-ordinated with the provision of cost effective infrastructure.
3. Subdivision, use and development of land which will have demonstrable social and cultural benefits to the District's community will be supported.
4. Development is serviced by an appropriate level of infrastructure that effectively meets the needs of that development.
5. The Town Centre Environment is strengthened and reinforced as the primary commercial, retail, recreational, cultural and entertainment centres for Taupō District.
6. Subdivision, use and development will not detract from the planned urban built form and effective functioning of the environment which it is located.
7. Subdivision 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.

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2.3.3 Policy

1. Identify and zone appropriate areas of land for urban purposes to guide the future provision of infrastructure within the Taupō District.
2. Planning and development in urban environments will positively contribute to well-functioning urban environments.
3. Subdivision, use and development of land will be consistent with TD2050 to maximise the efficient use of zoned and serviced urban land and is co-ordinated with the provision of effective infrastructure.
4. Avoid fragmented development that results in inefficiencies in the provision of infrastructure and land use.
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.
6. Provide for subdivision, use and development of land that will lead to demonstrable beneficial social and cultural outcomes for the District's community.
7. Provide for the development of Papakāinga on [Māori](#) land to facilitate māori occupation on their ancestral lands.
8. Maintain strong boundaries to the town centre to consolidate and intensify retail, commercial and office activities within the city centre and protect the planned urban built form of residential neighbourhoods.
9. Restrict the location and development of retail and commercial activities within non-commercial areas of the district to ensure that the town centre continue to be the districts 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,
 - 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
11. Require the design and location of activities to avoid or mitigate natural hazards to an acceptable level of risk to life, property and the environment.
12. Do not support subdivision and development which will inappropriately affect heritage sites or areas of important natural and landscape values.
13. Ensure that new urban subdivision and land development is designed in a manner that enables effective and logical multi modal transportation links to the surrounding, including planned, urban areas.

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2.4 STRATEGIC DIRECTION 4 CLIMATE CHANGE

Climate change has been identified as an issue which is important within the Taupō 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 the atmosphere or help to facilitate efforts towards decarbonisation.
2. Effects of climate change – which are the effects caused by climate change such as more frequent flooding, droughts or intensive weather events which can endanger communities, assets and infrastructure.

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 does not contribute to, and is resilient to, climate change. 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.

2.4.2 Objective

1. Subdivision, use and development of land in the Taupō District will result in positive climate change outcomes.
2. Subdivision, use and development of land in the Taupō 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 māori.
3. The Taupō District is well prepared to adapt to the risks and effects from climate change, such as natural hazards.

2.4.3 Policy

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.
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.
4. Subdivision use and development of land must demonstrate resilience to the effects of climate change over time.

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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 generation, transmission and distribution networks, and any other network utilities undertaken by network utility operators.

Infrastructure is critical to the social and economic wellbeing of people and communities, including providing for their health and safety, and has national, regional and local benefits. However, inappropriately located or designed land use activities can adversely affect the safe and effective functioning of significant and locally important infrastructure.

The Taupō District plays an important role in the location and provision of nationally 'significant infrastructure'. Its central location and natural resources means that Taupō is home to:

- State highways (1, 5, 32, 41 and 47).
- the national grid electricity transmission network
- renewable electricity generation facilities that connect with the national grid, accounting for up to 20% of New Zealand's total electricity demand
- Airports used for regular air transport services by aeroplanes

The Taupō District is also home to Regionally Significant Infrastructure including municipal waste water systems, the telecommunications and electricity networks.

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 urban and rural communities.

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 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.
3. 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 required to service existing and future communities.
4. Local and national transport infrastructure located in the Taupō District operates in a safe and effective manner.

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2.5.3 Policy

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, security of supply, and social, and economic wellbeing of people and communities and for their health and safety.
2. Recognise the functional and operational needs associated with the use and development of nationally and regionally significant infrastructure.
3. Subdivision, landuse and development will not adversely affect (including reverse sensitivity effects) the effective and safe functioning of infrastructure.
4. Planning and development of infrastructure will consider the needs and the wellbeing of current and future communities.
5. Recognise that infrastructure can have important environmental, economic, cultural and social effects.

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2.6 STRATEGIC DIRECTION 6 NATURAL ENVIRONMENT VALUES

The Taupō 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 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.

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. While parts of the District have been significantly modified by human activity, vast areas of the natural landscape remain.

These areas are on a range of public (reserve, forest and national parks) and private tenure. There is also a high proportion of these areas on māori land throughout the District which can impact the ability of māori landowners in undertaking development on their ancestral lands.

2.6.2 Objectives

1. Recognise the importance of the districts natural values and landscapes and their significance to the Taupō Districts communities and identity.
2. The protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna from the adverse effects of inappropriate development.
3. Activities which will lead to the enhancement of indigenous biodiversity values will be recognised and provided for.
4. Recognition of the extent of indigenous vegetation and habitat under Māori land tenure, and the need to provide for the important relationship of Māori and their culture and traditions with their ancestral lands and wāahi tapu.
5. The protection of outstanding landscape areas from inappropriate land use and development which may adversely affect their landscape attributes.
6. Recognition of the relationship of tāngata whenua with the natural values of their ancestral lands, waterbodies, sites, cultural landscapes, and other natural taonga of significance.
7. The natural character of riparian margins are preserved, and enhanced where appropriate, and protected from inappropriate subdivision, use and development.

2.6.3 Policy

1. Protect areas of significant indigenous vegetation and significant habitats of indigenous fauna from land use and development activities that will have more than minor effects on the ecological values and processes important to those areas.
2. Support and facilitate those activities which will lead to the long term protection and or enhancement of indigenous biodiversity values.
3. Recognise and provide for tāngata whenua in their role as kaitiaki of the natural values on their lands and the wider district.

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4. Activities must recognise and maintain the attributes of identified outstanding natural features and landscapes and not have any more than minor adverse effects on them.
5. Encourage the protection, enhancement and restoration of natural and landscape value areas, including by supporting opportunities for tāngata whenua to exercise their customary responsibilities as mana whenua and kaitiaki in restoring, protecting and enhancing these areas.
6. Recognise the contribution made by landowners to the protection and enhancement of areas of natural values and landscapes.

Attachment 2 – Updated Maps for Plan Change 40



