

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought	Section 42A Recommendation
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.	Accept submission point in full.
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.	Accept submission point in full.
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.	Reject. There are existing reverse sensitivity issues to surrounding activities within this area and this submission point would be exacerbating this issue.
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.	Reject. There are existing reverse sensitivity issues to surrounding activities within this area and this submission point would be exacerbating this issue.
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.	Reject. These blocks mostly border the general rural environment, the majority are already less than 4ha.
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.	Reject. This would involve fragmentation of productive land areas. Note the proposed areas are already Rural Lifestyle environment in character.
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.	Accept in part, as the gully areas within the district's rural environment do in places contain biodiversity, are an important part of the landscape and do perform an important role in stormwater management. Plan Change 42 has a two hectare minimum lot size for the Rural Lifestyle Environment. This is low intensity rural lifestyle development given the land use provisions allow for a single dwelling per allotment, allowing low levels of development pressure on the rural gully areas.
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.	Accept in part, as the gully areas within the district's rural environment do in places contain biodiversity, are an important part of the landscape and do perform an important role in stormwater management. Plan Change 42 has a two hectare minimum lot size for the Rural Lifestyle Environment. This is low intensity rural lifestyle development given the land use provisions allow for a single dwelling per allotment, allowing low levels of development pressure on the rural gully areas. The nitrogen restrictions are imposed via the Waikato Regional Plan with no change to that regime by Plan Change 42.

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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.	Reject, as a primary purpose of Plan Change 42 is to avoid incremental rural residential subdivision within the rural environment, and to direct such development to within the Rural Lifestyle Environment. Even within the Rural Lifestyle Environment subdivision is to be controlled with the minimum lots sizes within Rule 4b.5.2, with a particular focus on properties adjoining the General Rural Zone such as the submitter's property.
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	Accept submission point in full.
OS103.1	Robert	Marshall	Horizons Regional 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.	Reject. Taupo District sits within four Regions and therefore does seek to direct enquiries to the relevant regional council where an overlap between district and regional jurisdiction. However, inclusion of advisory notes potentially throughout the district plan in respect of four regional councils and the provisions of the regional plans is not considered practicable.
OS103.2	Robert	Marshall	Horizons Regional 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.	Reject. Taupo District sits within four Regions. The TDP maps manages Outstanding Landscapes in accordance with the Waikato Regional Plan. It would be unnecessarily complicated to reference four regional plans in relation to Natural Values.
OS103.3	Robert	Marshall	Horizons Regional 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.	Reject. Taupo District sits within four Regions. The TDP maps manages Outstanding Landscapes in accordance with the Waikato Regional Plan. It would be unnecessarily complicated to reference four regional plans in relation to Natural Values.
OS105.1				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.	Reject, as the presence of fire stations is not currently a strong feature of the district's rural environment, and whilst important from a community safety perspective, is unlikely to become a significant presence in the General Rural Environment in the future. Accordingly, there is no need to elevate this activity with explicit recognition within the objective ahead of a multitude of other land use activities that might similarly want greater recognition.
OS105.10				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: <u>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</u>	Reject, as the additional matter of discretion sought by the submitter to 4b.1.10, would only apply where a restricted discretionary consent was required (as otherwise a permitted activity), and the relevant performance standards relate to the scale of the activity and not water supply matters.

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OS105.11				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.	Reject, as the submitter does not appear to have understood the 'effects-based' style of the district plan which does not generally assign an activity status to land use activities, but rather applies performance standards to all land use activities. Specific rules are only applied to land use activities such as rural industry that are highly prevalent in the rural environment of the district.
OS105.12				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 250m ² and a career fire station can require up to 1,500m ² . 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>	Reject, as with the exception proposed by the submitter an emergency service facility would be a permitted activity given the absence of activity lists with specific activity status assigned to individual land use activities. The maximum building coverage standard operates as an important consent trigger for land use activities involving large buildings and/or substantial scale of activities.
OS105.13				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>	Reject, as with maximum building coverage the performance standards act as consent triggers for land use activities that would otherwise be a permitted activity. This outcome for non-rural land use activities would be contrary to the objectives and policies for the rural environment. Council would want to require a restricted discretionary activity resource consent for land use activities such as emergency service facilities in the rural environment.
OS105.14				Fire and Emergency New Zealand	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.6 Minimum building setbacks	Seek amendment	The submitter requests 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>	Reject, as with maximum building coverage and maximum building height, the performance standards act as consent triggers for land use activities that would otherwise be a permitted activity. This outcome for non-rural land use activities would be contrary to the objectives and policies for the rural environment. Council would want to require a restricted discretionary activity resource consent for land use activities such as emergency service facilities in the rural environment.
OS105.15				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	Accept in part, as a matter that Council will address when the district plan is re-configured into the national planning standards format in 2024. There are no reticulated water networks within the rural environment of the district, and currently the Rural Environments chapter does not make explicit recognition of firefighting water supply, as this is something currently addressed through engineering codes of practice, the subdivision consent process and the Building Act. No amendment to provisions is recommended in response given this matter requires a more comprehensive district plan-wide response, but the submitter is invited to engage with Council on this matter.

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OS105.16				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: 4b.2.X Firefighting access <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 3.5m 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>	Reject, as this standard is not considered appropriate for a rural environment without any reticulated water supply network, and where property access is typically a wide but sometimes gravel vehicle entrance onto 100km/h road speed environments, and gravel accessways within the private properties. The format of the district plan is that these matters are dealt with in a district-wide manner at Section 6: Parking Loading and Access, rather than standards being located within individual plan sections. This is also a matter that Council will address when the district plan is re-configured into the national planning standards format in 2024.
OS105.17				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.	Accept submission point in full.
OS105.18				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>	Reject, as the amendment sought by the submitter to a matter of discretion to 4b.3.2, would only apply where a restricted discretionary consent was required (as otherwise a permitted activity), and the relevant performance standards relate to the scale of the activity and not water supply matters.
OS105.19				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.	Accept submission point in full.
OS105.2				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	Reject, as the purpose of the policy is to describe the core characteristics of the established character of the General Rural Environment, whereas the submitter's amendment is focused on suitability criteria for a land use activity which is covered in other policies.
OS105.20				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: 4b.3.X Emergency Service Facilities <u>An emergency service facility which complies with the performance standards is a permitted activity</u>	Reject, as the submitter does not appear to have understood the 'effects-based' style of the district plan which does not generally assign an activity status to land use activities, but rather applies performance standards to all land use activities. Specific rules are only applied to land use activities such as rural industry that are highly prevalent in the rural environment of the district.
OS105.21				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>	Reject, as with the exception proposed by the submitter an emergency service facility would be a permitted activity given the absence of activity lists with specific activity status assigned to individual land use activities. The maximum building coverage standard operates as an important consent trigger for land use activities involving large buildings and/or substantial scale of activities.

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OS105.22				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>	Reject, as with maximum building coverage the performance standards act as consent triggers for land use activities that would otherwise be a permitted activity. This outcome for non-rural land use activities would be contrary to the objectives and policies for the rural environment. Council would want to require a restricted discretionary activity resource consent for land use activities such as emergency service facilities in the rural environment.
OS105.23				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>	Reject, as with maximum building coverage and maximum building height, the performance standards act as consent triggers for land use activities that would otherwise be a permitted activity. This outcome for non-rural land use activities would be contrary to the objectives and policies for the rural environment. Council would want to require a restricted discretionary activity resource consent for land use activities such as emergency service facilities in the rural environment.
OS105.24				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</u>	Reject, as this standard is not considered appropriate for a rural environment without any reticulated water supply network, and where property access is typically a wide but sometimes gravel vehicle entrance onto 100km/h road speed environments, and gravel accessways within the private properties. The format of the district plan is that these matters are dealt with in a district-wide manner at Section 6: Parking Loading and Access, rather than standards being located within individual plan sections. This is also a matter that Council will address when the district plan is re-configured into the national planning standards format in 2024.
OS105.25				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>	Reject, as this standard is not considered appropriate for a rural environment without any reticulated water supply network, and where property access is typically a wide but sometimes gravel vehicle entrance onto 100km/h road speed environments, and gravel accessways within the private properties. The format of the district plan is that these matters are dealt with in a district-wide manner at Section 6: Parking Loading and Access, rather than standards being located within individual plan sections. This is also a matter that Council will address when the district plan is re-configured into the national planning standards format in 2024.

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OS105.26				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> 1. <u>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> 2. <u>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>	Accept in part, as the topic matter being advocated for by the submitter is currently managed through district-wide rule provisions for subdivision and development, and the development manual operated by Council with specifications for design matters including fire-fighting water supply. This is also a matter that Council will address when the district plan is re-configured into the national planning standards format in 2024, and the submitter is invited to engage with Council regarding these matters.
OS105.27				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>	Reject, as the purpose of 4b.5 subdivision rules is to determine activity status, primarily on the basis of lot sizes proposed within either the General Rural Environment or the Rural Lifestyle Environment. Whilst some of those rules are a restricted discretionary activity, many are not and therefore there are not matters of discretion. In addition, servicing and infrastructure matters for subdivision are primarily managed under the Taupo District Council Code of Practice for Development of Land 2009.
OS105.28				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 objective and 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>	Accept in part, insofar as the intent of the submission point is broadly supported but this will be addressed as part of re-configuring the district plan into the national planning standards format in 2024. There are also existing objectives and policies on the topic of infrastructure such as Objective 3b.2.6, Objective 3b.3.6 and Policy 3b.3.11. No amendments are recommended in response to this submission point.
OS105.29				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>	Reject, as the amendments sought by the submitter to the matters of discretion to 4b.1.2 and 4b.1.5, would only apply where a restricted discretionary consent was required (as otherwise a permitted activity), and the relevant performance standards relate to the scale of the activity and not water supply matters.
OS105.3				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: <u>Policy X on-site servicing</u> <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>	Reject, as being entirely unnecessary. There are no Council reticulated water networks within the General Rural Environment. This need not be stated further in an additional policy.
OS105.30				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>	Reject, as the amendments sought by the submitter to the matters of discretion to 4b.3.2 and 4b.3.3, would only apply where a restricted discretionary consent was required (as otherwise a permitted activity), and the relevant performance standards relate to the scale of the activity and not water supply matters.
OS105.4				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>	Reject, as Objective 3b.2.6 Impacts on Infrastructure already covers the subject matter that the submitter is referring to, and an additional objective does not enhance the provisions.

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OS105.5				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: Require properties to manage its services on-site in terms of the provision of potable water, <u>a firefighting water supply</u> and the disposal of stormwater and wastewater.	Accept in part, as a matter that Council will address when the district plan is re-configured into the national planning standards format in 2024. Currently the Rural Environments chapter does not make explicit recognition of fire-fighting water supply, as this is something currently addressed through engineering codes of practice, the subdivision consent process and the Building Act. No amendment to provisions is recommended in response given this matter requires a more comprehensive district plan-wide response.
OS105.6				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.	Accept submission point in full.
OS105.7				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>	Reject, as the amendments sought by the submitter to a matter of discretion to 4b.1.2 and 4b.1.5, would only apply where a restricted discretionary consent was required (as otherwise a permitted activity), and the relevant performance standards relate to the scale of the activity and not water supply matters.
OS105.8				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.	Accept submission point in full.
OS105.9				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	Reject, as the purpose of the provision is to manage scale and appearance of buildings within an outstanding landscape area as a section 6 RMA matter, and adding a matter of discretion regarding fire-fighting water supply is not appropriate.
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>	Accept, with the amendment sought by the submitter incorporated into the wording of the objective, as a useful clarification to the provision.
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.	Accept submission point in full.
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.	Accept submission point in full.
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.	Accept submission point in full.

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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.	Accept in part, as the submitter's point regarding the importance of sub-transmission lines operated by the submitter is accepted, but the amendment to the provision preferred is adding the words "or sub transmission" to the body of the standard, but also adding the same phrase to matters of discretion a) and b) rather than the deletion sought by the submitter to maintain clarity.
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 <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>	Accept in part, as the submitter's point regarding the importance of sub-transmission lines operated by the submitter is accepted, but the amendment to the provision preferred is adding the words "or sub transmission" to the body of the standard, but also adding the same phrase to matters of discretion a) and b) rather than the deletion sought by the submitter to maintain clarity.
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.	Accept amendments, as the submitter is correct that the cross-reference needs to be remedied. Several technical amendments have also been recommended in response to technical acoustic advice received on this matter.
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>	Accept, with the amendment sought by the submitter incorporated into the matter of discretion, as a useful addition.
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>	Reject, as the submitter is seeking that a national code of practice be implemented through matters of discretion administered by Council through the subdivision consenting process, which is not an appropriate outcome. The matters of discretion focus on assets that Council manage and are suitably administered through the consenting process.
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>	Accept. It is acknowledged there is a future process for transitioning the ODP into national planning standards format. Replacing the current definition ahead of this transition does not result in consequential amendments elsewhere in the ODP.

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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	Accept submission point in full.
OS109.3	Graeme	Mathieson	Mitchell Daysh Limited	Rural Contractors New Zealand Incorporated	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.9 Maintaining the	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)	Accept submission point in full.
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.	Accept in part, as the addition of the words 'excluding rural industry' is a useful addition as that is the intent of the drafting (rural industry is provided for elsewhere in the provisions). However the wording change within the rule title is considered unnecessary and so the amendment supported is simply the additional words within the policy.
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.	Accept, as the addition of the words 'excluding rural industry' is a useful addition as that is the intent of the drafting (rural industry is provided for elsewhere in the provisions).
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.	Accept submission point in full. Duplicate matters of discretion list an error and is recommended for removal.
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	Reject, as the performance standard would be meaningless without the 'per day' wording. The drafting intent is that the standard is read in conjunction with the definition for 'equivalent vehicle movement' which clearly states the means of calculation and the averaging method to be applied.
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.	Accept, as the addition of the words 'excluding rural industry' is a useful addition as that is the intent of the drafting (rural industry is provided for elsewhere in the provisions).

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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.	Reject. This provision is for maximum residential units and does not dictate rural lifestyle lot sizes.
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.	Reject. This is out of scope for Plan Change 42
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.	Reject. A 100m setback in the Rural Lifestyle environment would result in some properties being unable to build a permitted building.
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.	Reject. It is unreasonable to allow for no artificial light within the Rural Lifestyle environment.
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.	Reject. It is unlikely stereo noise would exceed noise levels outlined in the provision, which are NZS6802:2008 standards. Council has powers also pursuant to section 16 RMA 'duty to avoid unreasonable noise'. The submitter's point appears to be that venues hosting weddings and events may have stereo systems and loudspeakers as part of a regular activity. Such activities would trigger the rural performance standards for building size and/or vehicle movements in many instances.
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.	Accept submission point in full.
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.	Reject, as the four hectare (or two hectares dependent on if adjoining General Rural Environment) differentiation between a controlled and a discretionary activity has been selected based on historic subdivision to that level in the district's rural environment (within the locations identified for inclusion within Rural Lifestyle Environment. Four hectares is not considered 'too small' or 'urban in character', and amending the provision to be a non-complying activity is not favored as a remedy to the submitter's point.
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.	Accept as this portion of property meets criteria for Rural Lifestyle.
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.	Reject. Note that the proposed Rural lifestyle areas are already Rural Lifestyle in character.
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.	Reject. Council has the ability to manage this on a case by case basis under section 106 of the Resource Management Act.

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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 National Policy Statement on Electricity Transmission 2008.	Accept in part. A definition for "National Grid" has been added to Section 10 of the District Plan through Plan Change 38.
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: NATIONAL GRID SUPPORT STRUCTURE means a pole or tower that is part of the National Grid.	Accept. It is acknowledged that there is an obligation to respond to the NPS-ET. Although this term is not used within Plan Change 42 there is a future process for transitioning the ODP into national planning standards format where these terms will be included within their own 'Energy' chapter. Including the current definition ahead of this transition does not result in consequential amendments elsewhere in the ODP.
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: NATIONAL GRID YARD means (as illustrated in light green in Appendix): <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 pi 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.	Accept in part. A definition for 'National Grid Yard' has been included via submission 26.12 which is consistent with NPSET
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: Sensitive Activities (in the National Grid Yard) means: <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>	Reject, as the term 'sensitive activity' is not used within the Rural Environments chapter and including it is not considered to add value to current provisions.
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.	Accept in part. An earthworks rule with associated matters of discretion have been included specifically for earthworks within the National Grid corridor in GRE and RLE.
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: <i>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</i>	Accept, the amendment is a useful addition to the 'introduction' and recognises an important point on locational or operational needs, and better gives effect to NPSET.

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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>	Reject. Objectives and policies relating to the national grid are already included within the Strategic Directions Plan Change 38 which crosses over all zones, not just the Rural Environment. This is considered a more appropriate location for these objectives and policies until a new Energy chapter is created in the future.
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>	Reject. Objectives and policies relating to the national grid are already included within the Strategic Directions Plan Change 38 which crosses over all zones, not just the Rural Environment. This is considered a more appropriate location for these objectives and policies until a new Energy chapter is created in the future.
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.	Reject. The ODP definition for buildings includes structures which is captured by Rule 4b.1.7. The relief provided is overly complex and doesn't reflect the relevant risk of the occurrence of this within the Taupo District.
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).	Reject. The ODP definition for buildings includes structures which is captured by Rule 4b.1.7. The relief provided is overly complex and doesn't reflect the relevant risk of the occurrence of this within the Taupo District.

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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.	Accept in part, insofar as the definition of 'regionally significant infrastructure' is being inserted within the district plan via Plan Change 38.
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.	Insert a new rule for buildings, structures and activities in the National Grid Yard for each rural zone as follows: <u>4b.x.x Buildings, structures and activities in the National Grid Yard</u> <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> <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> <u>Notification:</u> <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> <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. Notification to other parties is not precluded if resource consent is required for any other matters in the District Plan.</u>	Reject. In the absence of the having a 'sensitive' building/activities definition, the Plan has gone all discretionary rather than RD and NC. Buildings and structures are captured under Rule 4b.1.7.
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	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.	Insert new performance standards for buildings, structures and activities in the National Grid Yard for each rural zone as follows: <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> <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>	Reject. In the absence of the having a 'sensitive' building/activities definition, the Plan has gone all discretionary rather than RD and NC. Buildings and structures are captured under Rule 4b.1.7.

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OS110.21 cont	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><u>d. undertaken by a network utility operator, infrastructure or any part of electricity infrastructure that connects to the National Grid.</u></p> <p><u>4. The building or structure does not permanently physically impede existing vehicular access to any National Grid support structure.</u></p> <p><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></p> <p><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></p> <p><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></p> <p><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></p> <p><u>c. undertaken by a network utility operator, infrastructure or any part of electricity infrastructure that connects to the National Grid</u></p>	As above.
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	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 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> <p><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></p> <p><u>ii. Earthworks or vertical holes which do not comply with performance standard 4b.x.x are a non-complying activity.</u></p> <p><u>The Council restricts its discretion to the following matters:</u></p> <p><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></p> <p><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></p> <p><u>c. The risk of electrical hazards affecting public or individual safety, and the risk of property damage.</u></p> <p><u>d. Technical advice provided by Transpower.</u></p> <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>	Accept in part. An earthworks rule with associated matters of discretion have been included specifically for earthworks within the National Grid corridor in GRE and RLE.
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><u>1. Earthworks or vertical hole/s must not:</u></p> <p><u>a. Exceed 300mm in depth within 6m of the outer visible edge of a National Grid support structure;</u></p> <p><u>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;</u></p> <p><u>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;</u></p> <p><u>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.</u></p>	Accept in part. An earthworks rule with associated matters of discretion have been included specifically for earthworks within the National Grid corridor in GRE and RLE.

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OS110.23 cont	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><u>The following earthworks or vertical holes activities are exempt from Rule 1.a and Rule 1.b above:</u></p> <p><u>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;</u></p> <p><u>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;</u></p> <p><u>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;</u></p> <p><u>d. earthworks subject to a dispensation from Transpower under New Zealand Electrical Code of Practice for Safe Electrical Distances (NZECP 34:2001) ISSN 01140663.</u></p>	As above.
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><u>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:</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 Substation Buffer.</u></p> <p><u>ii. Vehicle access to National Grid assets is maintained.</u></p> <p><u>A subdivision that does not meet these requirements is a non-complying activity.</u></p> <p><u>The Council reserves its control over the following matters:</u></p> <p><u>1. The extent to which the proposed development design and layout enables appropriate separation distances between sensitive activities and the substation.</u></p> <p><u>2. The risk of electrical hazards affecting public or individual safety, and the risk of property damage.</u></p> <p><u>3. Measures proposed to avoid potential adverse effects, including reverse sensitivity effects, on the operation, maintenance, upgrading and development of the substation.</u></p> <p><u>4. Technical advice from an electrical engineer specialising in electricity transmission.</u></p> <p><u>5. The outcome of any consultation with Transpower.</u></p> <p><u>6. Whether the building, structure or sensitive activity could be located further from the substation.</u></p> <p><u>Notification: An application for resource consent under this rule will be decided without public notification.</u></p> <p><u>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>	Accept in part. An additional matter of control has been included to address subdivision within the national grid corridor.

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OS110.25	Trudi	Burney	Transpower New Zealand Limited		Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5 Subdivision Rules	Seek amendment	Transpower seeks a new subdivision rule for subdivision of land within the National Grid Subdivision Corridor. Given the national significance of the National Grid and potential for adverse effects, Transpower seeks restricted discretionary activity status to provide an appropriate incentive and opportunity to design subdivision layouts that avoid building sites within the National Grid Yard.	<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>	Accept in part. An additional matter of control has been included to address subdivision within the national grid corridor.
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. 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>	As above.

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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'.	Accept in part. It is acknowledged there is a future process for transitioning the ODP into national planning standards format. Replacing the current definition for 'rural industry' ahead of this transition does not result in consequential amendments elsewhere in the ODP. However, reject the definition of "intensive indoor primary production" as this results in wider re-writes of provisions that are not efficient to address through this Plan Change 42 process. This will be done comprehensively when Council transition the ODP into national planning standard format next year. It is also important to note that national planning standards definitions do not need to be updated until 2027.
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> • 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.	Accept. It is acknowledged there is an obligation to respond to the NPS-ET. Although this term is not used within Plan Change 42 there is a future process for transitioning the ODP into national planning standards format where these terms will be included within their own 'Energy' chapter. Including the current definition ahead of this transition does not result in consequential amendments elsewhere in the ODP.
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.	Sheds' are referred to within the District Plan as 'buildings', but if the building (shed) was then used for an 'industrial purpose' rather than domestic household purposes, then the use would be managed through the 'commercial or industrial activities, and homes businesses' provisions such as 4b.1.5.
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.	Accept submission point in full.
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.	Reject, as the objective relates to the Rural Lifestyle Environment which is being applied to existing locations characterised by rural residential land use. The locations have been selected to exclude regionally significant infrastructure given the potential for conflict that would exist. Accordingly, the objective wording focuses on 'managing' and 'community infrastructure' being infrastructure services provided by Council.
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.	Accept submission point in full.
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>	Accept, as the submitter's additional wording adds clarity and the intended meaning of the paragraph, and enhances clarity.

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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.	Accept submission point in full.
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.	Accept in part, insofar as the provision is being amended in response to the Genesis Energy submission with similar wording.
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, including reverse sensitivity effects, must be managed within the allotment so as to avoid adversely affecting permitted and lawfully established neighbouring activities.</i>	Accept, as the policy wording is enhanced with the submitter's request adds clarity.
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.	Accept submission point in full.
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>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;</i>	Reject, as being unnecessary given the use of a temporary generator would be unlikely to exceed the noise limits within the standard given the measuring location is at the boundary of the site.
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>	Reject. There are no Rural Lifestyle properties with direct access onto the State Highway so the proposed amendment is onerous and unnecessary.
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.	At the time of preparing the section 42A report this matter was not fully resolved with the submitter and evidence produced had recommendations that warranted further investigation. Based on the Statement of Evidence by Jon Styles it is anticipated that amendments will be made to the GRE and RLE chapters to reflect some recognition to this submission point. This will be considered post-section 42A report with an addendum prepared prior to the hearing.

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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>	Reject. There are no Rural Lifestyle properties with direct access onto the State Highway so the proposed amendment is onerous and unnecessary.
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>	Reject. There are no Rural Lifestyle properties with direct access onto the State Highway so the proposed amendment is onerous and unnecessary.
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>	Reject, as to stay consistent between the Rural Lifestyle and the General Rural Environment (see OS113.9)
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	Accept submission point in full.
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	Accept submission point in full.
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	Accept submission point in full.
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	Accept submission point in full.
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	Accept submission point in full.
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	Accept submission point in full.

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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	Accept submission point in full.
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	Accept submission point in full.
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	Accept submission point in full.
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	Accept submission point in full.
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	Accept submission point in full.
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	Accept submission point in full.
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	Accept submission point in full.
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	Accept submission point in full.
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	Accept submission point in full.
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	Accept submission point in full.
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	Accept submission point in full.
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	Accept submission point in full.

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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> a) <u>the sign must not display more than 6 words, symbols, or graphics and no more than 40 characters.</u> b) <u>Lettering and symbols used must be at least 160 millimetres in height.</u>	Accept, as it is acknowledged that where signage faces the state highway that the risk of distraction of drivers is of paramount importance. The number of words and size of lettering is therefore important.
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; and</i> d) <u>Where access is reliant on a State highway, vehicle movements do not exceed 100 'equivalent vehicle movements' per day.</u>	Reject. There are no Rural Lifestyle properties with direct access onto the State Highway so the proposed amendment is onerous and unnecessary.
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.	At the time of preparing the section 42A report this matter was not fully resolved with the submitter and evidence produced had recommendations that warranted further investigation. Based on the Statement of Evidence by Jon Styles it is anticipated that amendments will be made to the GRE and RLE chapters to reflect some recognition to this submission point. This will be considered post-section 42A report with an addendum prepared prior to the hearing.
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>	Accept in part. As per the transport evidence provided by Dave Smith, clause iii and "where access is to a local road" is accepted. An advice note has also been included stating that any accessway onto the State Highway should be developed as per the Waka Kotahi PPM Appendix 5B Standards and Guidelines or any future updates or replacements to this standard. However, the term "reliant on a State Highway" is too broad and open to interpretation, therefore "where access is to a State Highway" has been used instead as it is clearer.
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>	Reject. The amendment to provision 4b.2.1 sought by Waka Kotahi under OS113.6 submission point would address safety in the event that there were multiple primary residential dwellings on a site by providing a safe and appropriate access standard. Therefore the proposed amendments in OS113.7 are not necessary.

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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> e) <u>the sign must not display more than 6 words, symbols, or graphics and no more than 40 characters.</u> f) <u>Lettering and symbols used must be at least 160 millimetres in height.</u>	Accept, as it is acknowledged that where signage faces the state highway that the risk of distraction of drivers is of paramount importance. The number of words and size of lettering is therefore important.
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>	Reject, as the General Rural Environment of the district accommodates large industrial sites (such as geothermal power stations) that operate 24 hours per day and seven days per week, and from necessity require on-site lighting. The inclusion of this rule would have unknown consequences for these existing industrial operations.
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.	Reject as it is considered that the formal protection including fencing and stock exclusion will lead to an enhancement of the values of the identified SNA. While it is agreed that active weed and pest management will lead to additional enhancements of those areas which are affected by those threats, the protection and enhancement afforded to these areas through the bonus lot rule will be commensurate with the effects associated with the additional bonus lots created in the wider General Rural Environment. Note that such an initiative is not precluded from being considered through wider subdivision applications within the rural environments.
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.	Reject as it is considered that the formal protection including fencing and stock exclusion will lead to an enhancement of the values of the identified SNA. While it is agreed that active weed and pest management will lead to additional enhancements of those areas which are affected by those threats, the protection and enhancement afforded to these areas through the bonus lot rule will be commensurate with the effects associated with the additional bonus lots created in the wider General Rural Environment. Note that such an initiative is not precluded from being considered through wider subdivision applications within the rural environments.
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."	Reject, as the focus of the bonus lot provisions is to identify and protect identified Significant Natural Areas. Controlling activities within and around these areas is out of the scope of this plan change and is best considered when the natural values provisions are revised.
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.	Accept in part, as the gully areas within the district's rural environment do in places contain biodiversity, are an important part of the landscape and do perform an important role in stormwater management. Plan Change 42 has a two hectare minimum lot size for the Rural Lifestyle Environment. This is low intensity rural lifestyle development given the land use provisions allow for a single dwelling per allotment, allowing low levels of development pressure on the rural gully areas. The minimum lot size is ten hectares in the General Rural Environment.
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.	Reject. This would involve fragmentation of productive land areas. Note the proposed areas are already Rural Lifestyle environment.

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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.	Accept in part, insofar as Plan Change 42 is seeking to enhance papakāinga provisions which the submitter appears to broadly support. The proposed provisions (including the definition) provide significant flexibility to whanau in the design and development of Papakāinga on their whenua. The standards set out in the rule are more permissive than the wider rural standards, i.e. maximum building coverage for general rural is 10%. Any proposed activity which does not meet those performance standards will be a restricted discretionary activity and processed on a non-notified basis. This means that proposals which do not meet all of the district plan standards can still be submitted and will be assessed in respect to only those aspects which do not comply with the plan.
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.	Accept in part, insofar as this is a broad submission point seeking alignment with Te Kaupapa Kaitiaki which Council has attempted to do through the Strategic Directions chapter in particular. Through PC38 it is recommended that a new policy, 2.1.3.1.d which specifically references the vision, objectives and values of Te Kaupapa Kaitiaki is added to the plan. This policy will need to be considered in the application of the rural provisions.
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.	Accept in part, insofar as this is a broad submission point seeking alignment with Te Kaupapa Kaitiaki which Council has attempted to do through the Strategic Directions chapter (PC38) in particular. PC38 includes a new objective which specifically directs that the principles of te tiriti o Waitangi are taken into account through district plan planning and decision making (2.1.2.6). This Objective reiterates the direction within Section 8 of the RMA, embeds that direction into the plan and provides additional direction on how this is to be done.
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.	Noted. Council will be required to amend their District Plan accordingly once the NBE and SP Acts are in place.
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.	Reject. 1160 Mapara Road is a 40 Ha site which is not currently a Rural Lifestyle block.
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.	Reject. 1160 Mapara Road is a 40 Ha site which is not currently a Rural Lifestyle block.
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 3b.3.1. 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> "	Reject, as the submitter assumes that a key purpose of the Rural Lifestyle Environment is to enable greater levels of rural residential development, whereas whilst some additional development is provided for, the primary purpose of the RLE is to recognise pockets of existing rural residential development in the district's rural areas, and to prevent such development occurring in the General Rural Environment.

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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.	Accept, as a practical enhancement to the rule with greater flexibility but that maintains the original intent. As a consequential amendment the same amendment has been recommended for 4b.2.7.
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	Reject, as the policy intent is that rural residential development (and subdivision) does not occur at all within the General Rural Environment. The ten hectare lot size proposed to differentiate between controlled and non-complying is intended to strongly discourage rural residential use. The submitter suggests that this forces people who want two hectares only to 'waste' the remaining eight hectares. This is considered unlikely as an outcome, but if did occur would still retain the sparsely populated productive working general rural environment sought by Council.
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.	Reject, as the policy intent is that rural residential development (and subdivision) does not occur at all within the General Rural Environment. The ten hectare lot size proposed to differentiate between controlled and non-complying is intended to strongly discourage rural residential use. The submitter suggests that this forces people who want two hectares only to 'waste' the remaining eight hectares. This is considered unlikely as an outcome, but if did occur would still retain the sparsely populated productive working general rural environment sought by Council.
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: a. <u>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> b. <u>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> c. <u>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> d. <u>The extent to which earthworks and vegetation removal is required to create vehicle tracks and building platforms.</u> e. <u>Any actual or potential effects on areas or features of cultural, historic, landscape or natural value as identified in the plan.</u> f. <u>the extent to which the design and layout of the subdivision maintains the character of the Rural Lifestyle Environment.</u> g. <u>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.	Accept in part, insofar as the submitter is correct that different forms of subdivision can be advantageous due to site-specific circumstances and characteristics. But this should be pursued by individual property owners through the resource consent process, rather than adding complexity to the subdivision rule framework.

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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	Reject. Whilst there are large areas of LUC 4 or higher soils in the district (i.e. are not high quality soils LUC 1, 2 or 3), productive potential of the rural environment is not solely about soil quality, but also around being a working rural landscape with large-scale industrial operations such as quarries, geothermal electricity generation and similar. Enabling sporadic rural residential development across the district's rural environment would not be consistent with the intent of Plan Change 42.
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.	Noted.
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.	Accept submission point in full.
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	Reject as the aim is to avoid reverse sensitivity effects on the General Rural Zone.
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.	Reject. The discretionary status reflects Council being able to undertake notification assessments on subdivision consents on a case-by-case basis and to be appropriately satisfied effects are not broader than cross-boundary impacts.
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.	Reject, as whilst the submitter's point about farming viability in the district has merit, the solution is not considered to enable sporadic and ad hoc rural residential development, as a primary purpose of Plan Change 42 is to better control such development. Rural Lifestyle Environment properties adjacent to General Rural Environment are more likely to generate reverse sensitivity effects on adjoining rural productive land and allowing a smaller lot size will exacerbate cross-boundary effects.
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.	Accept in part, as the submitter misunderstands given that the intent is that the Rural Lifestyle Environment areas are entirely based around on-site services, apart from transport which will rely on the existing rural roading network and telecommunications which will be provided by network utility providers. No other infrastructure will be required. Substantial further subdivision is not anticipated within the White Road RLE location. The submitter is correct that avoidance of reverse sensitivity is important.
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.	Reject. 862 Whangamata Road is already proposed as rural lifestyle. 764 Whangamata Road is a 600+ ha block.

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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.	Reject. The Rural Lifestyle Environment does not want to encourage cluster like development with smaller lots sizes.
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.	Reject. The submitter should refer to the Property Economics lifestyle demand assessment attached to the plan change section 32 report, as this details the supply and demand factors. White Road has been selected as an RLE location based largely on the existing pattern of land use that exists. The intent is not to encourage significantly more subdivision and development, but rather to provide for the current land use in an otherwise rural working environment.
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.	Reject. Additional subdivision has been allowed for within the Rural Lifestyle areas to meet demand for this type of living and also to reduce pressure and fragmentation of the General Rural Environment.
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.	Reject. Subdivision needs to be focused in Rural Lifestyle area versus General Rural, thus an objective has been provided accordingly so.
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.	Reject. The plan needs to provide for home businesses, commercial and retail activities at a scale that is appropriate and fitting within the Rural Lifestyle Environment.
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.	Reject, as the submitter misunderstands given that the intent is that the Rural Lifestyle Environment areas are entirely based around on-site services, apart from transport which will rely on the existing rural roading network and telecommunications which will be provided by network utility providers. No other infrastructure will be required.
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 Tuhingamata Road into smaller blocks. Therefore seeks the full property included within the rural lifestyle environment.	Rezone 140 Tuhingamata Road as Rural Lifestyle.	Reject. This is a 42 Ha block and would also mean the neighbouring 20 Ha and 40 Ha blocks would need to be zoned to achieve a coherent zoning.
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.	Reject. This 4 Ha block is an isolated block.
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.	Reject. 1667 Poihipi Road is not located within a cluster of existing Rural Lifestyle blocks.

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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.	Reject. The submitter should read the Property Economics Report titled 'Taupo Rural Lifestyle Economic Assessment' dated July 2019, as it details the supply and demand within the district for rural residential land use, including with reference to the White Road location.
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.	Reject. Additional subdivision has been allowed for within the Rural Lifestyle areas to meet demand for this type of living and also to reduce pressure and fragmentation of the General Rural Environment.
OS18.3	Brett	Shepherd			Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.3.3 Commercial and industrial activities	Oppose	Submitter has concerns land productivity will be lost with loss of business.	Submitter seeks objective be deleted as land productivity will be lost.	Reject, the deletion of the objective is not a suitable outcome and not sufficiently justified by the submitter.
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.	Reject, the deletion of the objective is not a suitable outcome and not sufficiently justified by the submitter.
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.	Reject, as the only infrastructure really required for rural residential land use is roading, as water supply, wastewater and stormwater are managed on-site.
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.	<p>Include additional definitions to cover the typical range of primary production activities that can be deemed intensive: Intensive Primary Production means any activity defined as intensive indoor primary production or intensive outdoor primary production.</p> <p>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.</p> <p>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.</p> <p>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.</p>	Reject, as adopting the national planning standards definitions as sought would then necessitate a re-drafting of provisions that rely on the Plan Change 42 definition of 'intensive indoor primary production'. Whilst Plan Change 42 was formulated based on the General Rural and Rural Lifestyle zoning of national planning standards, the definitions relied upon are not national planning standards definitions (as identified by the submitter) and cannot be easily retro-fitted into the chapter.

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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.	Reject, as in the context of the rural environment minor residential units and farm worker accommodation is in many instances the same thing. The provisions are considered to make adequate provision for farm workers accommodation. Note on larger rural blocks one dwelling per 10 ha is permitted so can be accommodated that way.
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>	Accept in part, as amendments have been recommended to the policy in response to other submissions that partially provide the relief being sought by the submitter. Altering the entire policy is not favoured as the wording around 'permitted and lawfully established' is an important element.
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.	Accept in part, as the submitter supports the rule, and the definition points are addressed above in separate submission points.
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.	Accept in part, as the submitter supports the permitted activity status, but seeks additional policy provisions for farm workers accommodation. As addressed above, the provisions make allowance for minor residential units and dwellings rather than 'farm workers accommodation' as a specific housing form. Note on larger rural blocks one dwelling per 10 ha is permitted so can be accommodated that way.
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.	Reject, as the Plan Change 42 framework is to make limited allowance for commercial and industrial activities, but subject to scale performance standards. Making all such activities discretionary is not supported.
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</u> 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.	Reject including definitions for intensive outdoor primary production.
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>	Reject, as the term 'sensitive activity' is not used within the Rural Environments chapter and therefore cannot include it within provision as though it has a specific meaning. The various other changes are not supported either, particularly the greater setback given 200 metres is already a substantial setback from boundaries, nor is the wording around 'hardstand areas, treatment systems' and similar wording, as adding too much complexity to the rule and issues around interpretation and enforcement of such a rule wording.

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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>	Reject, as adopting the national planning standards definition of 'primary production' as sought would then necessitate a re-drafting of provisions that rely on the Plan Change 42 definition of 'rural industry'. The phrase 'rural industry' includes within the definition 'primary production' although that latter phrase is then not specifically defined. The national planning standards definition of 'primary production' is broad and is more analogous to 'rural industry'. Whilst Plan Change 42 was formulated based on the General Rural and Rural Lifestyle zoning of national planning standards, the definitions relied upon are not national planning standards definitions (as identified by the submitter) and cannot be easily retro-fitted into the chapter.
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>	Reject, as the term 'sensitive activity' is not used within the Rural Environments chapter and therefore defining it serves no purpose.
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. <u>These effects should be anticipated and tolerated within a productive rural environment.</u>	Reject. As described within the Overarching Section 42A Report Plan Change 42 is not fully compliant national planning standards chapter, despite the adopting the split between general rural and rural lifestyle, as the remainder of the Operative District Plan is not written in the national planning standards format. The Operative Plan relies on the terminology of 'environments' rather than zones. Accordingly Plan Change 42 will be the fore-runner to a full national planning standards format but cannot achieve that at this time.
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.	Reject, as adopting the national planning standards definition of 'primary production' as sought would then necessitate a re-drafting of provisions that rely on the Plan Change 42 definition of 'rural industry'. The phrase 'rural industry' includes within the definition 'primary production' although that latter phrase is then not specifically defined. The national planning standards definition of 'primary production' is broad and is more analogous to 'rural industry'. Whilst Plan Change 42 was formulated based on the General Rural and Rural Lifestyle zoning of national planning standards, the definitions relied upon are not national planning standards definitions (as identified by the submitter) and cannot be easily retro-fitted into the chapter.
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.	Accept submission point in full.
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>	Reject, as the objective does seek to include 'tourism activities' and 'visitor accommodation' with thin the broad enabling purpose of the provision. But the submitter should note that these activities remain subject to the performance standards, which restrict scale of activity and apply building setbacks and other standards to such activities to avoid reverse sensitivity effects on primary production activities, as sought to be addressed by the submitter.

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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: Amend objective as follows: Reverse sensitivity effects on permitted and legally established <u>Primary Production</u> activities within the General Rural Environment, including conflict with activities in neighboring Environments, are avoided.	Reject, as reverse sensitivity effects do not just arise with primary production activities but with a wider range of permitted and legally established activities.
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>	Accept in part, as the proposed wording provides a useful addition to the policy, as the established rural character is not just the appearance of the rural environment, but also the types of effects typically of rural land uses including primary production. "Sights" however has not been included as this does not have a clear meaning.
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>	Reject, as the term 'aircraft' is not currently used in the rural environments chapter, and also has a common sense meaning.
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.	Accept submission point in full.
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	Reject, as the purpose of the policy is not to list all of the activities that might take place within the rural environment, but rather to identify the key features that contribute to the established rural environment character.
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	Accept in part, as similar relief has been accepted in response to OS78.7 which addresses this submission point.
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>	Reject, as the term 'agricultural aviation' is not currently used in the rural environments chapter, and there is no need for a definition.
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>	Reject, as the term 'conservation activity' is not currently used in the rural environments chapter, and there is no need for a definition.

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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>	Reject, as adopting the national planning standards definition of 'primary production' as sought would then necessitate a re-drafting of provisions that rely on the Plan Change 42 definition of 'rural industry'. The phrase 'rural industry' includes within the definition 'primary production' although that latter phrase is then not specifically defined. The national planning standards definition of 'primary production' is broad and is more analogous to 'rural industry'. Whilst Plan Change 42 was formulated based on the General Rural and Rural Lifestyle zoning of national planning standards, the definitions relied upon are not national planning standards definitions (as identified by the submitter) and cannot be easily retro-fitted into the chapter.
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>	Accept. It is acknowledged there is a future process for transitioning the ODP into national planning standards format. Replacing the current definition ahead of this transition does not result in consequential amendments elsewhere in the ODP.
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.	Accept submission point in full.
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.	Accept submission point in full.
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.	Accept submission point in full.
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> '	Reject, as the district plan does not seek to regulate 'conservation activities' and there is not a need to include within the enabling objective.
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.	Accept submission point in full.
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.	Accept submission point in full.
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	Accept submission point in full.
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.	Accept submission point in full.

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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	Accept submission point in full.
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	Accept submission point in full.
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	Accept submission point in full.
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	Accept submission point in full.
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	Accept submission point in full.
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.	Reject. Out of scope. The Outstanding Landscape Area mapping was outside of the work undertaken for Plan Change 42 and is therefore outside of the scope of the plan change. the submitter is likely correct that some of the OLA extents do include plantation forestry, but exempting all of the plantation forestry from this rule is not considered a suitable outcome.
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.	Accept submission point in full.
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>	Accept in part however reword amendment as follows: <u>vii. All new buildings must be setback at least 30m from the legal boundary of an existing plantation forest</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.	Accept in part so as the NES-PF has already been referenced in Rule 4b.2.13 to exempt forestry through responding to submission point 25.18. The additional reference to 4b.2.9 is not considered necessary.

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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.	Accept submission point in full. Referenced the NES-PF in Rule 4b.2.13(i) as follows: <i>(i)... Provided that the activity shall comply with the requirements of S16 of the Resource Management Act 1991 and S98 of the National Environmental Standards for Plantation Forestry 2017.</i>
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	Accept submission point in full.
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.2.9 e) to the following or similar meaning: e) infrequent <u>Appropriate</u> vehicle movements to and from a site.	Reject, as the term 'appropriate' as sought by the submitter has no clear meaning, whereas 'infrequent' does. The policy provides a description of the land use elements that contribute to the established General Rural Environment character and the existing wording is considered suitable.
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.	Reject, as the policy is based around 'manage' heavy vehicle movements and with a clear statement on the reason why (to minimise damage to the network and adverse impacts on road safety), and does not need to be re-written 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	Accept submission point in full.
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	Accept submission point in full.
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	Accept submission point in full.
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	Accept submission point in full.
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	Accept submission point in full.

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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 of 'Intensive indoor primary production' does not 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.	Reject, as adopting the national planning standards definition of 'primary production' as sought would then necessitate a re-drafting of provisions that rely on the Plan Change 42 definition of 'rural industry'. The phrase 'rural industry' includes within the definition 'primary production' although that latter phrase is then not specifically defined. The national planning standards definition of 'primary production' is broad and is more analogous to 'rural industry'. Whilst Plan Change 42 was formulated based on the General Rural and Rural Lifestyle zoning of national planning standards, the definitions relied upon are not national planning standards definitions (as identified by the submitter) and cannot be easily retro-fitted into the chapter.
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	Accept. Although this term is not used within Plan Change 42 it is acknowledged that all parties have obligations to adhere to the NPS-HPL now. Council will go through a future process to update the ODP to respond more fully to NPS-HPL once Waikato Regional Council have completed the relevant mapping required for high class soils. Including the current definition ahead of this does not result in consequential amendments elsewhere in the ODP.
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>	Accept. Although this term is not used within Plan Change 42 it is acknowledged that all parties have obligations to adhere to the NPS-HPL now. Council will go through a future process to update the ODP to respond more fully to NPS-HPL once Waikato Regional Council have completed the relevant mapping required for high class soils. Including the current definition ahead of this does not result in consequential amendments elsewhere in the ODP.
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>	Accept. It is acknowledged there is obligation to respond to the NPS-ET. Although this term is not used within Plan Change 42 there is a future process for transitioning the ODP into national planning standards format where these terms will be included within their own 'Energy' chapter. Including the current definition ahead of this transition does not result in consequential amendments elsewhere in the ODP.
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 Has the same meaning as in section 2 of the RMA Includes vibration.	Reject, as the term 'noise' is not currently defined in the operative district plan, nor proposed within Plan Change 42. The operative district plan will transition to national planning standards in 2024 and will adopt the definitions of national planning standards.
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>	Reject, as adopting the national planning standards definition of 'primary production' as sought would then necessitate a re-drafting of provisions that rely on the Plan Change 42 definition of 'rural industry'. The phrase 'rural industry' includes within the definition 'primary production' although that latter phrase is then not specifically defined. The national planning standards definition of 'primary production' is broad and is more analogous to 'rural industry'. Whilst Plan Change 42 was formulated based on the General Rural and Rural Lifestyle zoning of national planning standards, the definitions relied upon are not national planning standards definitions (as identified by the submitter) and cannot be easily retro-fitted into the chapter.

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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>	Accept in part insofar as a definition for this phrase is recommended for acceptance, but with a different wording to that proposed by this submitter.
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>	Reject, as the term is not used within the rural environments chapter of the district plan and does not need a definition.
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>	Reject, as the phrase 'seasonal worker accommodation' is not used within the operative district plan or the Plan Change 42 provisions, and there is not considered a need for it.
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 agrichemical applications</u>	Reject, as the phrase 'shelter belt' is not used within the operative district plan or the Plan Change 42 provisions, and there is not considered a need for it.
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	Accept submission point in full.
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.	Accept with no amendment. The submitter is referring to a definition within the operative district plan, with no change proposed via Plan Change 42.
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>	Reject, as there are similar objectives and policies already in the rural chapter such as Objective 3b.2.1 which covers similar subject matter.
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	Accept submission point in full.
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	Accept submission point in full.
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>	Accept in part but without amendment, insofar as the intent of the submission is supported, but the amendment proposed would also apply to renewable electricity generation and transmission activities, and potentially have wide-ranging and unintended consequences.

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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.	Accept submission point in full.
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>	Reject as the proposed amendments do not add clarity to the policy.
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>	Accept in part. A policy has been included referencing the National Policy Statement for Highly Productive Land i.e. Policy 3b.3.15 along with a corresponding rule titled "Subdivision – Rural Lifestyle Environment on land containing Land Use Capability Class 3 Soils"
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>	Accept in part. A policy has been included referencing the National Policy Statement for Highly Productive Land i.e. Policy 3b.3.15 along with a corresponding rule titled "Subdivision – Rural Lifestyle Environment on land containing Land Use Capability Class 3 Soils"
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	Accept submission point in full.
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>	Accept in part, as amendments have been recommended to the policy in response to other submissions that partially provide the relief being sought by the submitter. Altering the entire policy is not favoured as the wording around 'permitted and lawfully established' is an important element.
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.	<u>Amend the definition of Rural Industry: Means industry or business undertaken in a rural environment</u> 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.	Accept. It is acknowledged there is a future process for transitioning the ODP into national planning standards format. Replacing the current definition ahead of this transition is innocuous and does not result in consequential amendments elsewhere in the ODP.
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 Avoid 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.	Reject, as some commercial and industrial activity is provided for in the rural environment subject to performance standards on scale, and an outright 'avoidance' is not recommended as a policy approach.

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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	Accept submission point in full.
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	Accept submission point in full.
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	Accept submission point in full.
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	Reject, as part of the underlying purpose of the Rural Lifestyle Environment is to consolidate rural lifestyle activities within contained and identified localities, and not elsewhere as has been occurring within the rural environment. Deletion of the objective is not recommended.
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.	Reject, as the policy seeks to identify the key characteristics typical of the Rural Lifestyle Environment, and whilst the submitter may not like the phrasing used, the presence of accessory buildings and dwellings surrounded by open space is a part of that character.
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: <u>Activity status: Permitted Where: PER-1</u> <u>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.</u> <u>PER-2</u> <u>Under the National Grid Conductors (wires) the following can occur:</u> <u>A fence less than 2.5m in height</u> <u>An extension to existing buildings used for sensitive activities that do not increase the building envelope</u> <u>Non habitable buildings ancillary to a farming activity, such as milking sheds, piggeries, poultry sheds, greenhouses and protective canopies.</u> <u>This rule does not apply to: network utilities within a transport corridor or any part of electricity infrastructure that connects the National Grid.</u> <u>NOTES:</u> <u>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;</u> <u>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</u>	Reject. Structures are captured within the current ODP definition for building therefore crop protection structures are captured under Rule 4b.1.7.

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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	Reject, as the term defined in the Operative District Plan is 'buildings' and that definition refers to 'structures' within it. Altering the term used in the rule would be inconsistent with the remainder of the district plan and likely create unintended consequences.
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	Reject, as a section 6 matter protection of outstanding landscapes, the earthworks and vegetation clearance provisions are relatively restrictive to enable a consenting process for larger-scale land modification activities. The provision is largely a roll-over of the equivalent provision in the operative district plan and has operated effectively, and the submitter's submission point is the entire replacement of the provision without sufficient justification.
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.	Accept submission point in full.
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'.	Reject, as the district plan does not restrict earthworks in the rural environment to any degree and accordingly this provision is not necessary.
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	Reject, the standard is 10% in recognition of large property size within the district in many instances, meaning 10% is highly permissive in many instances. This is partially managed with the companion standard 4b.2.3 which sets a maximum building size for individual buildings, as there are several large horticultural greenhouse buildings in the rural environment such as at Mokai. The increase to 12.5% is not considered necessary, and the exclusion for horticultural structures has no basis in environmental effects.

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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.	Include a permitted activity rule for Seasonal Worker Accommodation RPROZ-RX – Seasonal Worker Accommodation <u>Activity Status: PER</u> <u>1. The establishment of a new, or expansion of existing seasonal worker accommodation.</u> <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>	Reject, as the provisions do not separately make provision for 'seasonal worker accommodation' but rather are treated as being 'dwellings' or 'minor residential units', for which there are an existing set of provisions. There is not considered an adequate basis demonstrated for the need for separate provisions for 'seasonal worker accommodation'.
OS26.41 cont	Sarah	Cameron	Horticulture New Zealand		Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2 Performance Standards - General Rural Environment	Seek amendment		<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>	As above, the submitter is seeking a parallel set of provisions specifically for 'seasonal worker accommodation'. This is not considered necessary as the existing provisions provide adequately for rural housing.
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>	Reject, as the only exceptions to this standard relate to cranes and drilling rigs as temporary structures which are a long-standing part of geothermal exploration and extraction within the rural environment of the district. There is not considered a rationale demonstrated for the exclusion sought by the submitter.
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. 15 <u>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>	Reject, as the submitter proposes a series of amendments to the building setbacks standard, which are not supported. Clarifying that 'dwellings' are habitable is unnecessary, the 15 metre setback has been designed to set an effective distance for future structures but also to reflect typical existing setbacks in the rural environment. The submitter's proposal to incorporate provisions for 'crop protection structures' are not supported as these do not feature in the district currently nor is any need for this standard demonstrated sufficiently. The submitter is welcome to engage with Council regarding these issues.

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought	Section 42A Recommendation
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 Not exceed a GFA of 65m²; in size. b. Be located no greater than 20 15 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.	Reject. The minor residential unit standard has been drafted based on Council officer experience around the operation of similar operative district plan provisions and demand for tiny homes and mobile homes. Whilst the submitter proposes a series of different standards, these are not preferred and the note is important to provide clarity as to the range of minor residential units covered by the provision.
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 50 m ² for indoor activities, or 100m² of land area for and outdoor activities. 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. 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. 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.	Reject, as a 100sq metre scale threshold is considered suitably restrictive to avoid a proliferation of commercial and industrial premises in the rural environment, unless small-scale or with a locational need to be located rurally. The provision is considered to suitably give effect to Objective 3b.2.3. The complexity proposed by the submitter for 'home businesses' is not supported.
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	Accept submission point in part, insofar as some wording amendments have been made to the wider suite of noise provisions as recommended by the technical acoustic advice.
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.	Include NOISE - RX PER-1 The use is for the protection of crops from frost only 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. 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 Activity status when compliance not achieved: RDIS: Matters of discretion are restricted to: Operational requirements of frost control fans; Proximity to a residential area or dwelling including the visual effects; Noise mitigation measures; Generation of noise with special audible characteristics; Frequency and duration of operation Location, orientation Monitoring and reporting	Reject, as no evidence provided showing the need to regulate this activity. The submitter appears to be transporting this provision applied to other districts where horticultural activity is more prevalent. There is considered no need to add the provision sought.

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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: PER-1</p> <p><u>Bird scaring devices must only be used between 7.00am and 7.00pm on any calendar year</u></p> <p>PER-2: Bird scaring events from any device shall operate at:</p> <p><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></p> <p><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></p> <p><u>The audible bird scaring device complies with standard:</u></p> <p><u>NOISE -4b.4.13 Maximum Noise Levels.</u></p> <p><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></p> <p><u>Activity status where compliance not achieved with PER -1 or PER -2:</u></p> <p><u>Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p><u>The level, hours of operation, duration and nature of the noise;</u></p> <p><u>Proximity and nature of nearby activities and the adverse effects they may experience from the noise;</u></p> <p><u>The existing noise environment;</u></p> <p><u>Effects on character and amenity values on the surrounding environment;</u></p> <p><u>Effects on the health and wellbeing of people; and</u></p> <p><u>Any noise reduction measures.</u></p> <p><u>Activity status where compliance not achieved with PER-3: Non-complying</u></p>	Reject, as no evidence provided showing the need to regulate this activity. The submitter appears to be transporting this provision applied to other districts where horticultural activity is more prevalent. There is considered no need to add the provision sought.
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.	<p>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).</p>	Reject, as adopting the national planning standards definition of 'primary production' as sought would then necessitate a re-drafting of provisions that rely on the Plan Change 42 definition of 'rural industry'. The phrase 'rural industry' includes within the definition 'primary production' although that latter phrase is then not specifically defined. The national planning standards definition of 'primary production' is broad and is more analogous to 'rural industry'. Whilst Plan Change 42 was formulated based on the General Rural and Rural Lifestyle zoning of national planning standards, the definitions relied upon are not national planning standards definitions (as identified by the submitter) and cannot be easily retro-fitted into the chapter.
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.	<p>Include a definition for 'agricultural aviation movements',</p> <p>Agricultural aviation movements mean intermittent aircraft and helicopter movements for purposes ancillary to primary production activities, including <u>topdressing, spraying, stock management, fertiliser application, and frost mitigation, and associated refuelling.</u></p>	Reject, as the definition is considered unnecessary for an activity that is not regulated within the rural environment of the district plan.
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.	<p>Amend as follows: Maximum of one sign per allotment</p> <p>i. Maximum total face area of sign – 2m². <u>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.</u></p> <p>ii. Signage must relate to the activity undertaken on the allotment.</p> <p>iii. No flashing, reflectorised or illuminated signage.</p> <p>iv. One temporary sign per allotment for the sale of land or buildings of not more than 2m² total face area. <u>There shall be no more than two signs per site.</u></p> <p>EXCEPTIONS:</p>	Reject, as the standard is deliberately relatively restrictive given the district's rural environment is characterised by being the majority of the district, and with large property size. Whilst the submitter's amendments seek to focus on home businesses and rural retail, it would apply across the General Rural Zone and effectively allow a doubling of signage across this large part of the district.

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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	Reject, as the maximum height standard is deliberately allowing taller buildings in the General Rural Environment as a working environment where large buildings and structures are more prevalent. There is no such need in the Rural Lifestyle Environment given the different predominant land use, hence the lower standard.
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	Reject, as the submitter proposes a series of amendments to the building setbacks standard, which are not supported. Clarifying that 'dwellings' are habitable is unnecessary, the 15 metre setback has been designed to set an effective distance for future structures but also to reflect typical existing setbacks in the rural environment. The submitter's proposal to incorporate provisions for 'crop protection structures' are not supported as these do not feature in the district currently nor is any need for this standard demonstrated sufficiently. The submitter is welcome to engage with Council regarding these issues.
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. 100m2 allowance is significant. This rule contradicts objective 3b.2.3.	Delete commercial and retail activities from the rule, 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: 7am-8pm Monday to Friday. 8am-8pm Weekends and public holidays.</u> <u>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> Amend <u>Maximum one sign per allotment. I. There shall be no more than one sign for each road frontage.</u> <u>ii. Maximum total face area 1m².</u> <u>iii. Signage must relate to the activity undertaken on the allotment.</u> <u>iv. No flashing, reflectorised or illuminated signs.</u> <u>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.</u>	Reject, as the thresholds within the standard are considered suitably restrictive to avoid a proliferation of commercial and industrial premises in the rural environment, unless small-scale or with a locational need to be located rurally. The provision is considered to suitably give effect to the objectives. The complexity proposed by the submitter for 'home businesses' is not supported.
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	Reject, as there are several submission points on this standard, and in particular the lux level seeking both higher and lower levels. Waka Kotahi are seeking a lower level on the basis of consistency with Table 3.2 of the Australian New Zealand Standard 4282.2019 the standard on Controlling the Obtrusive Effects of Outdoor Lighting. Retention of the rule and lux level without amendment is favoured as a suitable standard given the range of submission points on this matter.
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	Delete GRUZ from controlled activity rule <u>Activity status – Restricted discretionary</u> <u>RDIS-1: Where subdivision complies with standards:</u> <u>minimum lot sizes</u> <u>Requirements for building platform for each allotment.</u> <u>Water supply</u>	Reject. To respond to the submitter's query there is a clear distinction between the form of subdivision suitable for the environment, and the form of subdivision unlikely to be suitable, with a strong activity status distinction based on the lot sizes achieved. Abandoning that distinction which has been carefully formulated and adopting the submitter's alternative is not

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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	Reject. To respond to the submitter's query there is a clear distinction between the form of subdivision suitable for the environment, and the form of subdivision unlikely to be suitable, with a strong activity status distinction based on the lot sizes achieved. Council is comfortable with the controlled activity status as sees no need to refuse such consents.
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	Reject. A ten hectare lot size within an Outstanding Landscape Area will preserve the landscape characteristics that the OLA identification seeks to preserve. Changing all subdivision within OLAs to be a non-complying activity is not considered necessary as proposed by the submitter.
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	Reject, as the TDP currently includes mapped SNA's. The Bonus Lot rule was in the TDP but it was identified that changes needed to be made to it to provide more of an incentive to landowners and also bring it in line with the proposed changes to rural subdivision rules in PC42. It is however noted that the natural values framework in the plan will need to be reviewed in light of the NPS-IB. The suitability of the rule will need to be considered in light of that review. In the interim it is considered to keep the rule given the recognition it provides to landowners and the opportunities to protect and enhance the values of identified SNA's within the District.
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>	Reject, as the terms are not used within the rural environments chapter of the district plan and do not need definitions.
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>	Reject, as the term is not used within the rural environments chapter of the district plan and do not need a definition.
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>	Reject, as the term is not used within the rural environments chapter of the district plan and does not need a definition.
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>	Reject, as the term is not used within the rural environments chapter of the district plan and does not need a definition.

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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.	Reject. The submitter should refer to the Property Economics lifestyle demand assessment attached to the plan change section 32 report, as this details the supply and demand factors. White Road has been selected as an RLE location based largely on the existing pattern of land use that exists. The intent is not to encourage significantly more subdivision and development, but rather to provide for the current land use in an otherwise rural working environment.
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.	Reject. Additional subdivision has been allowed for within the Rural Lifestyle areas to meet demand for this type of living and also to reduce pressure and fragmentation of the General Rural Environment.
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.	Reject. Additional subdivision has been allowed for within the Rural Lifestyle areas to meet demand for this type of living and also to reduce pressure and fragmentation of the General Rural Environment. Objective 3b.3.1 protect the Rural Lifestyle area from inappropriate subdivision and development.
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.	Reject. PC42 seeks to protect General Rural activities from reverse sensitivity effects and does not want to encourage non-rural businesses establishing within the zone.
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.	Reject, as the submitter misunderstands given that the intent is that the Rural Lifestyle Environment areas are entirely based around on-site services, apart from transport which will rely on the existing rural roading network and telecommunications which will be provided by network utility providers. No other infrastructure will be required.
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.	Reject. The submitter should refer to the Property Economics lifestyle demand assessment attached to the plan change section 32 report, as this details the supply and demand factors. White Road has been selected as an RLE location based largely on the existing pattern of land use that exists. The intent is not to encourage significantly more subdivision and development, but rather to provide for the current land use in an otherwise rural working environment.
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.	Reject. Additional subdivision has been allowed for within the Rural Lifestyle areas to meet demand for this type of living and also to reduce pressure and fragmentation of the General Rural Environment.
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.	Reject. Additional subdivision ahs been allowed for within the Rural Lifestyle areas to meet demand for this type of living and reduce pressure and fragmentation of the General Rural Environment. Objective 3b.3.1 protects the Rural Lifestyle area from inappropriate subdivision and development.

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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.	Reject. PC42 seeks to to protect General Rural activities from reverse sensitivity effects and does not want to encourage non-rural businesses establishing within the zone.
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.	Reject, as the submitter misunderstands given that the intent is that the Rural Lifestyle Environment areas are entirely based around on-site services, apart from transport which will rely on the existing rural roading network and telecommunications which will be provided by network utility providers. No other infrastructure will be required.
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.	Reject. There are no SNAs, SGFs or significant hazards within the proposed RL areas. Council has sought to get the LUC classification however this is data held by the Regional Council.
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.	Reject, as the proposal from the submitter does not have merit. The mapping of the gullies within the rural environment serves no obvious purpose. Identification of the Rural Lifestyle Environment as primarily based on locations of existing rural residential land use and the provisions do not enable large-scale intensification.
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>	Reject. The identification of natural hazards in the district is part of a wider piece of work being undertaken by Council which will form the basis of the 'Hazards and Risks' chapter of the future national planning standards format district plan. The submitter is invited to engage with Council regarding this work programme. Council also has section 106 RMA powers that can be exercised.
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.	Reject, as the rural provisions focus on land use and subdivision (and not earthworks or land disturbance) with minimum lot sizes that are relatively large. The consenting of earthworks or land disturbance is primarily managed in the district under the Waikato Regional Plan.
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.	Reject, as the forms of land use development in the General Rural and Rural Lifestyle environments involves large lots, small building footprints and large areas of permeable surfaces allowing for a variety of stormwater management measures, including to avoid erosion in the manner the submitter is referring to. Council also has section 106 RMA powers that can be exercised.

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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.	Accept in part, insofar as Council has given regard to Change 1 of the WRPS to the extent that it is determinative of Plan Change 42. Change 1 has a focus to incorporate the requirements of the National Policy Statement on Urban Development 2020 and to reflect the updated Future Proof Strategy. Whilst of importance to the region, there is limited overlap with Plan Change 42.
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	It is acknowledged there is a future process for transitioning the ODP into national planning standards format. However, the process for Plan Changes 38-42 had already progressed too far to implement this now. In order to transition efficiently without resulting in the re-drafting of provisions, Council will comprehensively transition the ODP into national planning standard format next year. It is important to note that national planning standards definitions do not need to be updated until 2027.
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..	Reject so to avoid reverse sensitivity effects on activities within the General Rural Zone.
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.	Reject. 1450 Mapara Rd is a 303 Ha block and is partially covered by existing restriction under the Residential rule. Tukairangi Road properties have been excluded due to existing restriction under the geothermal residential rule.
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.	Reject. This is a 38 Ha block which is not currently a rural lifestyle block.
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.	Reject. This is a 48Ha block and not currently a rural lifestyle block.
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, standardize 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. ..."	Accept, with the amendment recommended as sought by the submitter.
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	Accept in part. It is acknowledged there is a future process for transitioning the ODP into national planning standards format. Replacing the current definition for 'rural industry' ahead of this transition does not result in consequential amendments elsewhere in the ODP. However, reject the submitters amendment to include the exclusion of rural industry from Policy 3b.2.14. The 'rural industry' definition does not mention commercial or industrial activities so linking the term into this policy is a conflicting message.

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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 4b.1.5, 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.	Reject, as the purpose of 4b.1.5 is simply to differentiate activity status on the basis of compliance or not with the performance standard, which in turn manages the scale of 'commercial and industrial activities, and home businesses'.
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.	Reject as the provisions recognise the requirement for council to recognise and provide for the relationship of māori to their ancestral lands as required by Section 6e of the Act. In this instance it is within the context of enabling the active occupation of ancestral land within the rural environment, by whanau. This relationship to ancestral lands is important to be recognised and means that there is an expectation that the land may be occupied by whanau. While the issues associated with reverse sensitivity effects is acknowledged, this needs to be considered against the historical associations and expectations for the land. These associations and expectations will generally predate the surrounding land uses. The rule as proposed considers effects on the functioning of the rural environment which is considered to be more appropriate to ensure the effective use of that environment.
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.... iii. <u>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. The effect of the activity on the rural character of the area, having regard to visual effects and lighting effects. b. The effect of the activity on surrounding land uses and how these effects can be managed onsite and/or mitigated. c. The hours of operation for the activity. d. The proposed signage associated with the activity 2. Noting previous relief seeking inclusion of the definition of Rural Industry from the National Planning Standards	Reject, as the format of the district plan is not to make statements regarding whether a type of application will be notified or will not be notified (with a few exceptions such as papakainga). Deletion of the various matters of discretion, as sought by the submitter, does not assist plan users with certainty either and is not supported.

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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.	Reject. To clarify for the submitter, the activity status for 'intensive indoor primary production and rural industry' is determined by 4b.1.10, which is largely based on compliance with a set of performance standards as listed within the rule. Rule 4b.2.8 relates to other commercial and industrial activities that are not 'rural industry'.
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.	Accept submission point in full.
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.	Accept submission point in full.
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.	Accept in part, insofar as the provisions are being amended in response to similar submission points made by others.
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.	Reject, as the provision is being amended in response to other submission points, but the submitter's deletion is not supported as would remove an important phrase within the provision necessary for its meaning.
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.	Accept submission point in full.
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: 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)....	Accept, as the policy is intended as a description of the characteristics of the established character, and the clauses are not intended as absolutes and hence the addition of the word 'generally' is appropriate.
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.	Reject, as the existing district plan definition for 'equivalent vehicle movement' already provides detail on the meaning of 'truck' and 'truck and trailer', and it is not the place of a policy to include definitional elements.
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>	Accept in part, as amendments have been recommended to the policy in response to other submissions that partially provide the relief being sought by the submitter. Altering the entire policy is not favoured as the wording around 'permitted and lawfully established' is an important element.

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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	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.	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	Reject in so far as the definition for 'rural industry' has already been amended via other submissions to be consistent with national planning standards.
OS37.10	Dev	Affleck	Tuaropaki Trust	Tuaropaki Trust	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.6 Papakainga	Seek amendment	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	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	Reject as the provisions recognise the requirement for council to recognise and provide for the relationship of māori to their ancestral lands as required by Section 6e of the Act. In this instance it is within the context of enabling the active occupation of ancestral land within the rural environment, by whanau. This relationship to ancestral lands is important to be recognised and means that there is an expectation that the land may be occupied by whanau. While the issues associated with reverse sensitivity effects is acknowledged, this needs to be considered against the historical associations and expectations for the land. These associations and expectations will generally predate the surrounding land uses. The rule as proposed considers effects on the functioning of the rural environment which is considered to be more appropriate to ensure the effective use of that environment.
OS37.11	Dev	Affleck	Tuaropaki Trust	Tuaropaki Trust	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.3 Maximum building size	Support	Tuaropaki Trust manage several large buildings in the Rural Environment. This standard is considered sufficient to enable ongoing farming operations.	Retain	Accept submission point in full
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	Accept submission point in full.
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	Accept submission point in full.
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	Accept submission point in full.
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.	Amend as follows: i. 30 metre setback for dwellings, <u>papakainga</u> and minor residential units from the front boundary	Reject submission point on the basis that papakāinga is a land use which can include dwellings and other buildings. These structures are already identified in the standards as proposed and recommended to be changed.
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	Accept submission point in full.

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OS37.2	Dev	Affleck	Tuaropaki Trust	Tuaropaki Trust	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.3 Rural industry	Support	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.	Retain	Accept submission point in full.
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	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	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	Accept with the wording amendment recommended.
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	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	Retain	Accept submission point in full.
OS37.5	Dev	Affleck	Tuaropaki Trust	Tuaropaki Trust	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.7 Papakainga	Support	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.	Retain	Accept submission point in full.
OS37.6	Dev	Affleck	Tuaropaki Trust	Tuaropaki Trust	Plan Change 42 - General Rural and Rural Lifestyle Environments > Objective 3b.2.8 Tangata Whenua	Support	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.	Retain	Accept submission point in full.
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>	Reject as the amendment is re-wording a policy, but not in a manner that has greater clarity or is more effective.
OS37.8	Dev	Affleck	Tuaropaki Trust	Tuaropaki Trust	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.16 Papakainga	Support	Tuaropaki Trust support the development of papakainga on Maori Land.	Retain	Accept submission point in full.
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	Tuaropaki Trust recognise and support the use of matauranga Maori, kaitiakitanga and tikanga Maori in land use and land management activities	Retain	Accept submission point in full.
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	Reject, as there is demand for temporary activities across the rural areas of the district, including on private land. These are for a multitude of purposes, often involve nil or minimal adverse effects and many would otherwise not be a permitted activity and require resource consent.
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.	Accept in part, as the submitter appears to be over-estimating the extent of change facilitated by the Plan Change 42 provisions. The Rural Lifestyle Environment provisions are still based around a two hectare minimum lot size and four hectares where adjoining General Rural Environment, and a single dwelling (plus minor unit) per lot. This level of density is still rural residential and not a significant change in character or use from the existing.

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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	Reject, as there is demand for temporary activities across the rural areas of the district, including on private land. These are for a multitude of purposes, often involve nil or minimal adverse effects and many would otherwise not be a permitted activity and require resource consent.
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 and 40dBA max	Reject, as the justification for a reduction in the night-time noise limits to such a significant degree as proposed by the submitter, would have a substantial impact on existing and future rural industry and rural activities and be contrary to the intent for the rural environment.
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 and 40dBA max	Reject, as the justification for a reduction in the night-time noise limits to such a significant degree as proposed by the submitter, would have a substantial impact on existing and future rural industry and rural activities and be contrary to the intent for the rural environment.
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'	The 50 equivalent vehicle movements threshold within the standard aims to require a resource consent process to manage effects for land use activities that involve significant amounts of traffic generation within the rural environment, but not to capture 'regular' rural productive activities unnecessarily. The threshold was adjusted from the draft plan change based on feedback received from rural users and stakeholders, and analysis of other district plan provisions on the same matter.
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> '	Reject, as whilst there is merit to the broadening of the definition of 'infrastructure' as sought by the submitter, this is a district-wide definition in the Operative District Plan that is not being amended by Plan Change 42. Accepting the submitter's point would have a statutory effect beyond the district's Rural Environment, and is better resolved through the future transition to the national planning standards format.
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 to Objective 3b.2.4 - Maori cultural activities, tourism activities, visitor accommodation and renewable electricity generation and transmission activities are enabled in the General Rural Environment where compatible with existing and planned character.</u>	Accept in part, but with no amendment recommended as this objective needs to be considered in the context of the other objectives for the General Rural Environment, which already have a focus on maintaining established rural character and also avoidance of reverse sensitivity effects. A further amendment is not considered necessary.
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.	Accept submission point in full.
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 to Objective 3b.2.6 - The impacts on infrastructure (including waste facilities) arising from subdivision and development are managed and where necessary avoided.</u>	Accept in part, insofar as the objective has been reworded in response to other submissions from Genesis Energy which in part address the submitter's points.

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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 3b.2.10 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 <u>restricting</u> 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.	Accept, as the submitter's wording is stronger and provides an enhanced meaning, and better reflects the intent of the policy.
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.	Accept submission point in full.
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 with Policy 3b.2.14 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 - Limit the scale of commercial and industrial activity (unless necessary for regional or national infrastructure) and avoid the uptake of general rural land...</u>	Reject. The submitter operates clean fill and managed fill activities which are considered to fall within the definition of 'rural industry' given the wording about requiring "a locational need to be within the General Rural Environment (rather than an urban environment)", and therefore not 'commercial and industrial activity' covered by this policy. The amendment sought is not favoured as the phrase would have an unclear meaning.
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>	Reject, as an additional objective specifically for quarries, cleanfills and managed fills is not considered necessary as these activities would fall within the broad definition of 'rural industry' given they cannot operate within an urban environment.
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.	Accept submission point in full.
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.	Accept submission point in full.
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.	Accept submission point in full.
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.	Accept submission point in full.
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.	Reject. There is no controlled subdivision within 1.5km from the landfill.

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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>	Reject. Geothermal Rule 4e.15.1 within the ODPs District Wide Section makes any additional residential or subdivision a discretionary activity. Also Rule 4b.5.6 iv) and v) provides controls on subdivision in area X and Y, which the landfill sits within.
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.	Reject. The proposed rule excludes the creation of bonus lots within Area X and Area Y in Planning Map D3. These areas include the Taupō Landfill and an area of land greater than 1.5km from the landfill. On this basis bonus lots are not able to be created in proximity to the landfill.
OS4.1	George	Muir	Muir Reef Limited	Muir 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.	Reject. This is part of a 600+ Ha block and it is not currently Rural Lifestyle.
OS4.2	George	Muir	Muir Reef Limited	Muir 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.	Reject. This is part of a 600+ Ha block and it is not currently Rural Lifestyle.
OS4.3	George	Muir	Muir Reef Limited	Muir 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.	Kinloch rural residential has been included to align with the National Planning Standards terminology as a district-wide Rural Lifestyle Environment.
OS4.4	George	Muir	Muir Reef Limited	Muir 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.	Accept in part. Rule 4b.5.8 has been updated to reflect that bonus lots can occur in Rural Lifestyle Environment.
OS4.5	George	Muir	Muir Reef Limited	Muir 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 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.	Reject. This is a 634 Ha block which is not currently rural lifestyle in character.
OS4.6	George	Muir	Muir Reef Limited	Muir 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.	Reject. A balance is required to allow small lot developments to occur without the road being vested. However once the development is 12+ lots it is appropriate they meet the required standards.
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.	Accept submission point in full.
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.	Accept submission point in full.
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.	Accept submission point in full.

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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.	Accept submission point in full.
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 <u>Controlled</u> activity iii. Papakainga on general land owned by Maori is a Restricted-Discretionary <u>Controlled</u> 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 <u>control</u> to the following matters: ...	Reject. Controlled Activities do not allow Council to decline an inappropriate papakainga development. As noted in the Section 32 document, this is considered to be important as those activities which do not comply with all of the performance standards in 4b.2 have the potential to affect the effective functioning of the wider environment. In addition, Papakāinga is able to be applied for on general land owned by Māori. There is an identified opportunity for abuse of this rule which would not achieve outcomes consistent with the cultural and social outcomes that the objectives have been established to achieve. On this basis the activity status is restricted discretionary and includes matters of discretion related to the long term tenure of the land with requirements to ensure that it remains in Māori ownership. Controlled activity status would not provide the same level of protection against abuse of the rule.
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.	Accept submission point in full.
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.	Accept in part, as the submitter's point is acknowledged, given that the Rural Environment within the district is the non-urbanised parts of the district. It is not the place of the district plan explanation for Rural Environments to describe this however.
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.	Reject. The proposed rural lifestyle areas are already rural lifestyle in character. Council is working with Rangatira E Trust on the future of the Rangatira E block. As discussed this will likely involve a structure plan process given the strategic importance of this block.
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.	Reject, as the phrase 'infrequent vehicle movements' is intended as a relative term to urban retail and commercial land uses such as a supermarket or drive-through restaurant, and is 'infrequent' in the sense of measured across a seven day week and a 24 hour day, which is considered to characterise the vast majority of rural land uses. Rural land uses that exceed the vehicle movements threshold in the performance standard will require resource consent and be considered against the objectives and policies.
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 4b.2.3 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.	Accept in part, as the submission point is broad given it covers both policy and rule provisions, but the words "excluding rural industry" have been added in response to other submissions for clarity. Performance standards are still necessary to manage the scale of an activity, as otherwise limitless size of buildings and scale of activity would result with unintended consequences.

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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.	Reject. These blocks are 58Ha and 37 Ha respectively and not currently rural lifestyle blocks.
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.	Reject. These blocks are 58Ha and 37 Ha respectively and not currently rural lifestyle blocks.
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.	Reject, as it is not within the scope of Plan Change 42 to introduce a tourism activity precinct for this specific site, but the submitter is invited to engage with Council as it prepares the national planning standards format of the district plan in 2024.
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.	Accept submission point in full.
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.	Accept in part, as the submitter's point is partially concurred with for 'visitor accommodation' and 'tourism activities' in particular, as they form part of the established character of the rural environment. See also the response to the submission point below.
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	Accept in part with the amendment to clause b), partially in response also to submission point OS43.3 which seeks greater recognition of tourism activities and visitor accommodation, particularly given the enabling focus of Objective 3b.2.4. The amendment to clause b) of the provision seeks to acknowledge the importance of visitor accommodation and tourism activity to the local economy. The amendments to e) and f) are not favoured however, there are amendments arising from other submissions.
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	Accept in part, as whilst visitor accommodation and tourism activities are generally being enabled within the rural environment, they are sensitive land uses that can generate reverse sensitivity effects on nearby rural industry, renewable electricity generation and other rural productive activities, and therefore the rule regime is still requiring resource consent in many instances. Any such consenting processes however will have the benefit of a supportive framework of objectives.

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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	Reject, as the performance standard 4b.2.1 has been formulated as the primary means of managing traffic effects (both on the capacity of the network and traffic safety at site entrances and elsewhere) and the scale of non-productive rural land use activities in the Rural Environment. Failure to comply with the standard for tourism activities will require a resource consent process, as is intended if the scale of the activity exceeds the threshold within the standard. The purpose of the standard is not solely to manage heavy vehicle movements as asserted by the submitter, given the standard gives effect to the wider suite of objectives and policies, and not just 3b.2.11.
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)	Reject, inclusion of a signage exemption for tourism activities is not an appropriate outcome, either in terms of size or illumination. Tourism activities locating in the rural environment of the district do need to recognise the rural nature of the location, the absence of any urban infrastructure, and the presence of rural industry and 'industrial' activities such as quarries and renewable electricity generation. Maintaining the established rural character of the environment is also important.
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.	Reject. This block was excluded as it sits within the current restricted geothermal residential rule.
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.	Noted. No amendment suggested in submission. The non-complying activity status reflects the policy frameworks discouragement of OLAs being subdivided.
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.	Reject. 3/864 is not proposed as rural lifestyle.
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.	Accept in part, insofar as broadly the points being made have merit but no amendment in response is proposed. The submitter should note that there are no Council water supplies to the rural environment with water being obtained from rainwater or from bores only. The smallest lots being provided for in the provisions are two hectares and these remain 'rural' in character and enable protection of biodiversity and other important values.
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	Accept submission point in full.
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.	Accept submission point in full.

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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.	Accept submission point in full.
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.	Accept in part, in terms of concurring with the points the submitter is making about the important role of these non-rural activities for social connectedness. The proposed provisions for activities with a scale greater than 100 sq metres remains only a restricted discretionary activity subject to a set of matters of discretion, and with a set of objectives that are broadly supportive.
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.	Reject, as the threshold within the standard of 200 equivalent vehicle movements per day per allotment is fairly permissive, with relatively few land use activities likely to exceed that threshold. If a rural land use activity does exceed the threshold then likely there are effects on the transport network and/or traffic safety at site entrances, and Council intends that a resource consent process should be necessary. The submitter's concern about PIM processes on each building consent are considered over-stated.
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.	Reject, for the reasons given for 47.14, and that a policy without the means of implementation is not effective.
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.	Accept submission point in full.
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.	Accept submission point in full.
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.	Accept submission point in full.
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.	Accept, as the amendments proposed by the submitter are supported as provide greater clarity and better achieve the intent of PC42.
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.	Accept submission point in full.

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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	Accept in part. For clarity, the following exemption to be included for 'buildings for the management of farmed animals': <u>NOTE: Buildings with a floor area of 50m2 or less are exempt from this definition</u>
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.	Accept submission point in full.
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.	Reject, as a failure to comply with this standard results in a restricted discretionary activity only subject to a set of matters of discretion. This is not considered unnecessarily restrictive nor contrary to the objectives and policies. A small-scale retail activity intrinsically related to a rural industry activity is anticipated and provided for, including if greater than 100sq metres if rural industry is the predominant activity.
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	The submitter is correct, that residential zoning will be addressed in an upcoming plan change for the Residential Environment.
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	Accept in part, insofar as within the corresponding setback rule there is a recommended exemption for small buildings. The submitter's point is around cost for larger buildings such as milking sheds though which will not be covered by this exemption, but nor can be remedied effectively within the definition in the manner sought by the submitter.
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	Accept submission point in full.
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.	Accept submission point in full.
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	Accept submission point in full.

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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.	Accept submission point in full.
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	Accept submission point in full.
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.	Accept submission point in full.
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.	Accept submission point in full.
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.	Reject. Note that the proposed Rural lifestyle areas are already Rural Lifestyle in character. In addition, through other submissions amendments have been made based on the NPS-HPL.
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.	Accept submission point in full.
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.	Accept submission point in full.
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.	Reject. This is a 189 Ha block which is not rural lifestyle in character.
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	Reject. The submitter should refer to the Property Economics lifestyle demand assessment attached to the plan change section 32 report, as this details the supply and demand factors. White Road has been selected as an RLE location based largely on the existing pattern of land use that exists. The intent is not to encourage significantly more subdivision and development, but rather to provide for the current land use in an otherwise rural working environment.
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.	Reject. Additional subdivision has been allowed for within the Rural Lifestyle areas to meet demand for this type of living and reduce pressure and fragmentation of the General Rural Environment.

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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	Reject. This objective is protecting the character of the Rural Lifestyle Environment from inappropriate subdivision and development.
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.	Reject. PC42 seeks to protect General Rural activities from reverse sensitivity effects so do not want to encourage non-rural businesses establishing within the zone.
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.	Reject, as the submitter misunderstands given that the intent is that the Rural Lifestyle Environment areas are entirely based around on-site services, apart from transport which will rely on the existing rural roading network and telecommunications which will be provided by network utility providers. No other infrastructure will be required.
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.	Reject. The submitter should refer to the Property Economics lifestyle demand assessment attached to the plan change section 32 report, as this details the supply and demand factors. White Road has been selected as an RLE location based largely on the existing pattern of land use that exists. The intent is not to encourage significantly more subdivision and development, but rather to provide for the current land use in an otherwise rural working environment.
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.	Reject. Additional subdivision has been allowed for within the Rural Lifestyle areas to meet demand for this type of living and reduce pressure and fragmentation of the General Rural Environment.
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.	Reject. This objective is protecting the character of the Rural Lifestyle Environment from inappropriate subdivision and development.
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.	Reject. PC42 seeks to protect General Rural activities from reverse sensitivity effects so do not want to encourage non-rural businesses establishing within the zone.
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.	Delete as land productivity will be lost.	Reject, as the intent is that Rural Lifestyle Environment locations are entirely reliant on on-site servicing, aside from transport which will rely on the existing rural roading network.
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.	Reject. Note that the proposed Rural lifestyle areas are already Rural Lifestyle in character.

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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.	Accept submission point in full.
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.	Accept submission point in full.
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.	Reject. 1160 Mapara Road is a 40 Ha site which is not currently a Rural Lifestyle block.
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.	Reject. 1160 Mapara Road is a 40 Ha site which is not currently a Rural Lifestyle block.
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> "	Reject, as the submitter assumes that a key purpose of the Rural Lifestyle Environment is to enable greater levels of rural residential development, whereas whilst some additional development is provided for, the primary purpose of the RLE is to recognise pockets of existing rural residential development in the district's rural areas, and to prevent such development occurring in the General Rural Environment.
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.	Accept, as a practical enhancement to the rule with greater flexibility but that maintains the original intent. As a consequential amendment the same amendment has been recommended for 4b.2.7.
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.	Reject, as the policy intent is that rural residential development (and subdivision) does not occur at all within the General Rural Environment. The ten hectare lot size proposed to differentiate between controlled and non-complying is intended to strongly discourage rural residential use. The submitter suggests that this forces people who want two hectares only to 'waste' the remaining the eight hectares. This is considered unlikely as an outcome, but if did occur would still retain the sparsely populated productive working general rural environment sought by Council.
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 .	Reject, as the policy intent is that rural residential development (and subdivision) does not occur at all within the General Rural Environment. The ten hectare lot size proposed to differentiate between controlled and non-complying is intended to strongly discourage rural residential use. The submitter suggests that this forces people who want two hectares only to 'waste' the remaining the eight hectares. This is considered unlikely as an outcome, but if did occur would still retain the sparsely populated productive working general rural environment sought by Council.

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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>	Accept in part, insofar as the submitter is correct that different forms of subdivision can be advantageous due to site-specific circumstances and characteristics. But this should be pursued by individual property owners through the resource consent process, rather than adding complexity to the subdivision rule framework.
OS53.7 cont	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		<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.	Reject, as above.
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.	Reject. Whilst there are large areas of LUC 4 or higher soils in the district (i.e. are not high quality soils LUC 1, 2 or 3), productive potential of the rural environment is not solely about soil quality, but also around being a working rural landscape with large-scale industrial operations such as quarries, geothermal electricity generation and similar. Enabling sporadic rural residential development across the district's rural environment would not be consistent with the intent of Plan Change 42.
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.	Noted.
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.	Reject. 1160 Mapara Road is a 40 Ha site which is not currently a Rural Lifestyle block.

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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.	Reject. 1160 Mapara Road is a 40 Ha site which is not currently a Rural Lifestyle block.
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> "	Reject, as the submitter assumes that a key purpose of the Rural Lifestyle Environment is to enable greater levels of rural residential development, whereas whilst some additional development is provided for, the primary purpose of the RLE is to recognise pockets of existing rural residential development in the district's rural areas, and to prevent such development occurring in the General Rural Environment.
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.	Accept, as a practical enhancement to the rule with greater flexibility but that maintains the original intent. As a consequential amendment the same amendment has been recommended for 4b.2.7.
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.	Reject, as the policy intent is that rural residential development (and subdivision) does not occur at all within the General Rural Environment. The ten hectare lot size proposed to differentiate between controlled and non-complying is intended to strongly discourage rural residential use. The submitter suggests that this forces people who want two hectares only to 'waste' the remaining the eight hectares. This is considered unlikely as an outcome, but if did occur would still retain the sparsely populated productive working general rural environment sought by Council.
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 .	Reject, as the policy intent is that rural residential development (and subdivision) does not occur at all within the General Rural Environment. The ten hectare lot size proposed to differentiate between controlled and non-complying is intended to strongly discourage rural residential use. The submitter suggests that this forces people who want two hectares only to 'waste' the remaining the eight hectares. This is considered unlikely as an outcome, but if did occur would still retain the sparsely populated productive working general rural environment sought by Council.
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): iii. <u>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> a. <u>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> b. <u>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> c. <u>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>	Accept in part, insofar as the submitter is correct that different forms of subdivision can be advantageous due to site-specific circumstances and characteristics. But this should be pursued by individual property owners through the resource consent process, rather than adding complexity to the subdivision rule framework.

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OS54.7 cont	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		<p>d. <u>The extent to which earthworks and vegetation removal is required to create vehicle tracks and building platforms.</u></p> <p>e. <u>Any actual or potential effects on areas or features of cultural, historic, landscape or natural value as identified in the plan.</u></p> <p>f. <u>the extent to which the design and layout of the subdivision maintains the character of the Rural Lifestyle Environment.</u></p> <p>g. <u>Any potential adverse effects from Natural Hazards, including flood inundation or erosion from the Districts' waterways and Lakes</u></p> <p>Amend the discretionary rule to read:</p> <p>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.</p>	As above.
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.	<p>Policy 3B.2.9 to Policy 3B.2.17 – Rural Environment Zone</p> <p>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.</p> <p>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.</p>	Reject. Whilst there are large areas of LUC 4 or higher soils in the district (i.e. are not high quality soils LUC 1, 2 or 3), productive potential of the rural environment is not solely about soil quality, but also around being a working rural landscape with large-scale industrial operations such as quarries, geothermal electricity generation and similar. Enabling sporadic rural residential development across the district's rural environment would not be consistent with the intent of Plan Change 42.
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.	Noted.
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	Accept submission point in full
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 of 'Rural Industry' 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 <u>existing activities in place at time of plan notification.</u>	Reject in so far as the definition for 'rural industry' has already been amended via other submissions to be consistent with national planning standards.
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.	Reject, as the objective is intended to apply to both 'new' and existing land use activities that are expanding. Existing use rights will apply for existing lawfully established land use activities.
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 back to these criteria will not be possible for these sites.	Amend to add <u>*except where the activity is lawfully established</u>	Reject, as the policy is intended to apply to both 'new' and existing land use activities that are expanding. Existing use rights will apply for existing lawfully established land use activities.

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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.	Reject, as the policy recognises that heavy vehicles are more likely to cause damage to the transport network and/or adverse impacts on road safety, due to their weight and length. This factual position is well established in government policy with road user charges and the wider national transport funding regime.
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	Accept submission point in full.
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 new commercial and industrial activity to avoid the uptake of general rural land by new activities that are provided for in other Environments...	Reject, as the policy will not be applied retrospectively but will be applied to existing activities that are expanding if performance standards are exceeded and a resource consent process ensues.
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.	Accept submission point in full.
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 is 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.	Reject. Rule 4b.1.1 sets out that if not a permitted, controlled, restricted discretionary or other activity status then the default is to a discretionary activity, which is consistent with the structure of the district plan.
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>	Reject, as above.
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	Accept submission point in full.
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>	Accept in part. As above it is acknowledged that the Permapine Limited operation falls within the definition of 'rural industry'.

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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.	Reject, as the existing definition of 'equivalent vehicle movements' already defines how 'truck' and 'truck and trailer' are to be treated.
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.	Reject, as the existing Permapine Limited operation will have existing use rights, and any substantial expansion of the existing activity will be subject to compliance with performance standards and if necessary will require a resource consent to consider any effects from the additional scale.
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>	Accept, with the provision having been amended in response to other submission points in a manner that remedies the matter identified this submission.
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>	Reject, as the submitter's amendment simply duplicates the statutory effect of section 10 existing use rights within the RMA.
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.	Accept submission point in part, as the technical acoustic advice is recommending some amendments to noise provisions to enhance consistency of terminology used.
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 and including but excluding sawmilling equipment generally (e.g. for milking, spraying, harvesting, packing, forest harvesting, wood processing and the like).	Reject, as exempting rural activities such as wood processing and rural industrial activities is not considered an appropriate outcome.
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.	Accept submission point in full.
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.	Accept submission point in full.
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	Accept submission point in full.
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.	Reject, as it is widely accepted nationally that heavy vehicles have greater potential adverse effects on the environment (traffic safety, impacts on the transport network) due to their weight and length. This factual position is well established in government policy with road user charges and the wider national transport funding regime.

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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.	Accept in part, as the assessment criteria is being revised in response to other submissions. The amendments sought by the submitter that a failure to comply with the vehicle movements standard should be restricted discretionary is not being accepted, hence there being no need to incorporate specific assessment criteria on vehicle movements.
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.	Reject. The Permapine Limited operation the submitter is referring to is considered to meet the definition of 'rural industry' given it is a forestry processing facility. No amendment to the definition of 'rural industry' is considered necessary however.
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.	Accept submission point in full.
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.	Accept submission point in full.
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.	Accept, with the provision having been amended in response to other submission points in a manner that remedies the matter identified this submission.
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.	Reject, as the submitter misunderstands the intent of the performance standard which is not about funding, but is about managing environmental effects from land use activities on the transport network (i.e. capacity) and traffic safety.
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'.	Accept submission point in full.
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).	Reject, as the objective 3b.2.6 clearly relates to 'new' activities and will not be applied retrospectively. The vehicle movements standard is intended to apply to both 'new' land use activities in rural locations as well as existing activities that expand their activities (and therefore their effects including from vehicle movements on the transport network and/or traffic safety).
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: <u>new</u> 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.	Reject, as the submitter's concern that an explicit set of statements is required within the rural provisions for 'existing' activities that might not meet the definition for 'rural industry' is considered unfounded. Existing use rights would apply, and if expanding and an activity not considered 'rural industry' then the consenting process should apply.
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.	Accept submission point in full.

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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.	Reject. The Permapine Limited operation the submitter is referring to is considered to meet the definition of 'rural industry' given it is a forestry processing facility. As with all 'rural industry' land use activities there is a locational need to be located within a rural area. No amendment to the definition of 'rural industry' is considered necessary however.
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.	Accept submission point in full.
OS57.10	James	Ryan		Manawa 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, 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: <u>Objective 3b.2.X Renewable Electricity Generation and Transmission Activities</u> <u>Enable the development, operation, maintenance and upgrading of renewable electricity generation activities and transmission activities in the General Rural Environment.</u>	Reject. Renewable electricity related objectives and policies are already included within the Strategic Directions Plan Change 38 which crosses over all zones, not just the Rural Environment.
OS57.11	James	Ryan		Manawa Energy	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 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.	Reject submission in full. 'Appropriate locations' is not clear and has potential to have a contested meaning. The current objective wording provides a clear list of current activities in rural locations. Council have controls in place to review visitor accommodation through restricted discretionary provisions.
OS57.12	James	Ryan		Manawa Energy	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.	Accept, as "and/or consented" provides for consented activities that are not yet built.
OS57.13	James	Ryan		Manawa Energy	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.	Accept proposed amendment as it strengthens the objective.

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought	Section 42A Recommendation
OS57.14	James	Ryan		Manawa Energy	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 e) Noises related to production activities during the day but low levels of noise at night f) Low levels of light spill g) Effects from activities including noise, vibration, odour and visual effects h) Infrequent vehicle movements to and from a site i) Limited signage that directly relates to the activity operating on the site.	Reject. The proposed amendments are too specific when policy was aimed at being more broad, setting out general features of the rural environment not specific activities. When Council transition the ODP into national planning standards format there will be an Energy chapter where specifics on energy such as this can be provided. The General Rural Environment is not the appropriate place to include this.
OS57.15	James	Ryan		Manawa Energy	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 limiting residential units 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.	Accept in part. The additional wording has a sharper focus and strengthens what PC42 is trying to achieve through the policy. However, reject the inclusion/amendments clauses d) and e). Clause d) is already provided for in the reverse sensitivity Policy 3b.2.13 and clause e) doesn't need to be provided across whole plan.
OS57.16	James	Ryan		Manawa 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 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> .	Reject. There's a specific reverse sensitivity Policy 3b.2.13 that does not need to be duplicated.
OS57.17	James	Ryan		Manawa Energy	Plan Change 42 - General Rural and Rural Lifestyle Environments > Policy 3b.2.15 Allotment size	Support	Support.	Retain as notified.	Accept submission point in full.
OS57.18	James	Ryan		Manawa 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>	Accept in part. The wording of the objective has been updated to replace the word "incremental" with the word "inappropriate" as this allows for Rural Lifestyle subdivision but does not encourage residential zoning density. The word "enabling" implies the encouragement of development when PC42 are just wanting to keep rural development where it currently is.
OS57.19	James	Ryan		Manawa Energy	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.	Accept in part. Reject the suggested amendment on 'including conflict with' as this needs to be kept more general for Council to assess on case by case basis. However accept the remainder of amendments as this provides for consented activities that are not yet built.

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OS57.20	James	Ryan		Manawa Energy	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 <u>do not compromise the safe and efficient functioning of infrastructure.</u>	Reject submission in full. Community infrastructure is a specific definition used from wider ODP and for reason as it specifies Council-operated infrastructure. This objective doesn't need to get broadened as wider infrastructure is protected for anyway.
OS57.21	James	Ryan		Manawa Energy	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: ... i) An environment that is surrounded by a working rural environment including <u>rural production, geothermal areas and renewable electricity generation activities.</u>	Accept in part. Amendment accepted fully, with addition of "steamfields" added for clarification through submission point 84.30
OS57.22	James	Ryan		Manawa 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	Support.	Retain as notified	Accept submission point in full.
OS57.23	James	Ryan		Manawa 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 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.	Reject. There is a specific reverse sensitivity Policy 3b.3.2 that does not need to be duplicated.
OS57.24	James	Ryan		Manawa Energy	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	Accept submission point in full.
OS57.25	James	Ryan		Manawa 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. 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, <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.... i. <u>The potential to constrain access to and/or the utilisation of renewable energy sources.</u>	Accept in part. By adding in 'avoid' for reverse sensitivity effects, the meaning would become 'avoid' all types of adverse effects which is not the intention. Including the use of restrictive covenants is not considered necessary to define here. Accept the addition of clause i) as it enhances clarity.
OS57.26	James	Ryan		Manawa Energy	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.1.3 Temporary Activities	Oppose	Support.	Retain as notified	Accept submission point in full.

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OS57.27	James	Ryan		Manawa 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	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.	Amend 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 steamfield , renewable energy electricity generation activities and associated structures and ancillary activities is a permitted activity . 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. 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 structures and includes maintenance of surrounds and water areas.	Accept in part. To be consistent with Plan Change 38, replace 'energy' with 'electricity' as per proposed amendment. However reject the proposed deletion as these terms are specifically defined. Also reject the addition of "and ancillary activities" and clause ii) as these are too wide and broad. When Council transition the ODP into national planning standards format there will be an Energy chapter where energy related ancillary activities will be provided for.
OS57.27 cont	James	Ryan		Manawa 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		NOTE: For the purpose of this rule "minor upgrading" means: <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> 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	Accept in part. Accept proposed amendments apart from "any structure including" as this is too wide and broad, potentially allowing for activities it shouldn't.
OS57.28	James	Ryan		Manawa Energy	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.	Amend as follows: 4b.1.7 Buildings and Structures in proximity to High voltage transmission lines 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.	Reject. Structures are covered within the definition of building and the term "renewable electricity generation activities" is too broad.

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OS57.29	James	Ryan		Manawa Energy	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.	Amend 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 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	Reject, as by including the word 'including' as sought by the submitter the meaning is altered significantly. Renewable electricity core sites are geographically defined whereas a phrase like 'renewable electricity generation activities' would not be and could apply widely across the district. This would have the effect of creating a broad exception and is not supported.
OS57.30	James	Ryan		Manawa Energy	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.	Amend 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>	Reject, as expanding the exemption to also include 'renewable electricity generation activities' could apply widely across the district as it would not be geographically defined (unlike a phrase like 'renewable electricity core sites'. This would have the effect of creating a much wider exception than was intended and is not supported.
OS57.31	James	Ryan		Manawa Energy	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 allotment – 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	Accept in part. Accepting all amendments apart from the deletion of "with an electricity generation core site" as that phrase significantly widens the impact of the provision in a manner not intended by PC42.
OS57.32	James	Ryan		Manawa Energy	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.9 Maximum Noise - Limits	Support	Support.	Retain as notified	Accept in part, insofar as the suite of noise rules have been amended with minor wording enhancements as recommended by Jon Styles technical acoustic advice.
OS57.33	James	Ryan		Manawa Energy	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.10 Maximum Noise - Construction Noise	Support	Support.	Retain as notified	Accept in part, insofar as the suite of noise rules have been amended with minor wording enhancements as recommended by Jon Styles technical acoustic advice.
OS57.34	James	Ryan		Manawa Energy	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.11 Maximum Noise - Electricity Generation Core Sites	Support	Support.	Retain as notified	Accept in part, insofar as the suite of noise rules have been amended with minor wording enhancements as recommended by Jon Styles technical acoustic advice.

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OS57.35	James	Ryan		Manawa Energy	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.12 Maximum Noise - Well Drilling and Testing	Support	Support.	Retain as notified	Accept in part, insofar as the suite of noise rules have been amended with minor wording enhancements as recommended by Jon Styles technical acoustic advice.
OS57.36	James	Ryan		Manawa Energy	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.	Accept, with the amendments proposed by the submitter, as the additional wording is a useful amendment for clarity. The exception to this is to reject the amendment that widens the applicability of the rule to 'Renewable Electricity Generation Activities' rather than solely the 'core sites' as the statutory effect of that change would be significant.
OS57.37	James	Ryan		Manawa Energy	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	Accept in part, as whilst the submitter is correct that NPS-UD resulted in minimum car parking requirements being removed from district plans, that district plans still typically contain requirements regarding loading spaces, spaces for disabled persons and minimum dimensions for any parking spaces that are provided. Retaining 4b.2.14 which is a cross-reference only is not considered contrary to the NPS-UD requirements.
OS57.38	James	Ryan		Manawa Energy	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.2.15 Signage	Support	Support.	Retain as notified	Accept submission point in full.
OS57.39	James	Ryan		Manawa Energy	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) ... 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>	Accept, as the additional assessment matter provides a useful addition for consideration of subdivision applications within the General Rural Environment.
OS57.40	James	Ryan		Manawa Energy	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) ... 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>	Accept, as the additional assessment matter provides a useful addition for consideration of subdivision applications within the General Rural Environment.
OS57.41	James	Ryan		Manawa Energy	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.	Accept in part. Accept "and/or consented" only as this provides for consented activities not yet built. However, reject the suggested amendments on 'sensitive activities' as this needs to be kept more general for Council to assess on case by case basis.
OS57.42	James	Ryan		Manawa Energy	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.	Reject. This policy does not apply to renewable electricity generation activities as it is not covered in rural industry definition. When Council transition the ODP into national planning standards format there will be an Energy chapter where specifics on energy such as this can be provided. The General Rural Environment is not the appropriate place to include this.

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought	Section 42A Recommendation
OS57.43	James	Ryan		Manawa Energy	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.1.5j 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. ...	Accept amendments as proposed.
OS57.44	James	Ryan		Manawa Energy	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 within Electricity Generation Core Sites.</u> ... 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.	Reject. This definition has not been previously accepted in other submissions as it has a much broader meaning within the proposed rule framework. Using this term in current framework would make provisions weaker i.e. permitted activities when they shouldn't. In addition, "renewable electricity generation activities" is not geographically defined so could cover larger areas than intended. When the district plan is transitioned to national planning standards a new Energy chapter will be created that can capture more specific provisions such as this.
OS57.45	James	Ryan		Manawa Energy	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>	Reject. This definition has a much broader meaning within the proposed rule framework. Using this phrase in current framework would make provisions weaker i.e. permitted activities when they should not. When the district plan is transitioned to national planning standards there will be a standalone energy chapter that can capture such activities in a more specific rule framework.
OS57.46	James	Ryan		Manawa Energy	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>	Accept, with the insertion of the proposed definition of the phrase 'reverse sensitivity', as inclusion of the definition will enhance the operation of the district plan.
OS57.7	James	Ryan		Manawa Energy	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 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): <u>Renewable electricity generation means generation of electricity from solar, wind, hydro-electricity, geothermal, biomass, tidal, wave, or ocean current energy sources.</u>	Accept in part. The rural industry definition has been updated as per the national planning standards through other submission points so reject this submissions amendments. However accept the inclusion of renewable electricity generation definition as it is consistent with the NPS-REG without having consequences elsewhere in the plan before it fully transitions to national planning standards format.

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OS57.8	James	Ryan		Manawa Energy	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 <u>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.</u>	Accept the amendments as proposed.
OS57.9	James	Ryan		Manawa Energy	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.	Reject. The purpose of the objective is about protecting the rural environment from subdivision thereby maintaining the established character as it is now i.e. not making it worse. The objective also achieves retaining rural productivity and therefore the proposed amendment does not add to the current wording.
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.	Accept submission point in full.
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.	Reject. This is a parent block of a cluster development with a consent notice that this block would remain as a single title.
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.	Accept. This property is already proposed to be RLE as part of PC42.
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. View full submission for map.	Accept in part. Most properties proposed for inclusion by the submitter do not meet the criteria as they are too big, unsuitably located relative to other RLE locations, not currently rural lifestyle in character, located in Area X or Y, or located with frontage to a state highway. Accept for property 254 Orunau Road as adjacent to an RLE location, and suitable in terms of size and land use.
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.	Reject. PC42 seeks to protect General Rural activities from reverse sensitivity effects so does not want to encourage non-rural businesses establishing within the zone.
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.	Reject, as roading is the community infrastructure serving the Palmer Mill Road locality. Deletion of the Palmer Mill Road Rural Lifestyle Environment is not a justified response to the submission point.
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.	Reject. Note that the proposed Rural lifestyle areas are already Rural Lifestyle in character. If areas closer to town were selected large blocks would be fragmented.

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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.	Reject. Additional subdivision has been allowed for within the Rural Lifestyle areas to meet demand for this type of living and reduce pressure and fragmentation of the General Rural Environment.
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.	Reject. This objective is protecting the character of the Rural Lifestyle Environment from inappropriate subdivision and development.
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.	Accept. Bonshaw Park area is proposed as Rural Lifestyle Environment.
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.	Reject. Two hectares is the smallest size block to maintain some limited productive use and rural amenity. Below this size it essentially becomes a "residential" size which then places pressure on the Council for urban services/ infrastructure.
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.	Reject, as roading is the community infrastructure serving the Palmer Mill Road locality. Deletion of the Palmer Mill Road Rural Lifestyle Environment is not a justified response to the submission point.
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.	Reject. Note that the proposed Rural lifestyle areas are already Rural Lifestyle in character. If areas closer to town were selected large blocks would be fragmented.
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.	Reject. Additional subdivision has been allowed for within the Rural Lifestyle areas to meet demand for this type of living and reduce pressure and fragmentation of the General Rural Environment.
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.	Reject. This objective is protecting the character of the Rural Lifestyle Environment from inappropriate subdivision and development.
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.	Reject. It is important to protect General Rural activities from reverse sensitivity effects so do not want to encourage non-rural businesses establishing within the zone.

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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	Accept submission point in full.
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	Accept submission point in full.
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	Accept submission point in full.
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.	Reject. Other submission points have been accepted in relation to replacing the definition for 'rural industry' to be consistent with national planning standards.
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. Renewable Electricity Generation activities means the construction, operation <u>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>	Reject. This definition has a much broader meaning within the proposed rule framework. Using this phrase in the current framework would make provisions weaker i.e. permitted activities when they should not. When the district plan is transitioned to national planning standards there will be a standalone energy chapter that can capture such activities in a more specific rule framework.
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.	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 <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 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 <u>or</u> has a locational <u>or functional</u> need to be within the General Rural Environment (rather than an urban environment).	Accept suggested amendments.

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OS68.14 cont	Hayley	Stronge		Mercury	Plan Change 42 - General Rural and Rural Lifestyle Environments > 3b.1 Introduction	Seek amendment		<p>Primary production - 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 locational functional or operational need to be within the General Rural Environment....</p> <p>Rural Lifestyle Environment</p> <p>... 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. ... 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.</p> <p>...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.</p>	Accept suggested amendments.
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.	Retain Objective 3b.2.1 with amendments. 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.	Accept the amendments as proposed.
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 avoid "incremental subdivision and development" which essentially locks in the status quo and will make it	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.	Reject. The purpose of the objective is about protecting the rural environment from subdivision thereby maintaining the established character as it is now i.e. not making it worse. The objective also achieves retaining rural productivity and therefore the proposed amendment does not add to the current wording.
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).	Retain Objective 3b.2.3. Insert 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.	Reject. Renewable electricity related objectives and policies are already included within the Strategic Directions Plan Change 38 which crosses over all zones, not just the Rural Environment.
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 appropriate locations within the General Rural Environment.	Reject submission in full. 'Appropriate locations' is not clear and has potential to have a contested meaning. The current objective wording provides a clear list of current activities in rural locations. Council has controls in place to review visitor accommodation through restricted discretionary provisions.

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought	Section 42A Recommendation
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 <i>exists</i> . 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.	Accept, as "and/or consented" provides for consented activities that are not yet built.
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>	Accept proposed amendment as it strengthens the objective.
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> ad) Large open spaces between built structures be) A mix of residential and rural industry buildings ce) 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> eg) Infrequent vehicle movements to and from a site fh) <u>Limited signage that directly relates to the activity operating on the site.</u>	Reject. The proposed amendments are too specific when policy was aimed at being more broad, setting out general features of the rural environment not specific activities. When Council transition the ODP into national planning standards format there will be an Energy chapter where specifics on energy such as this can provided. The General Rural Environment is not the appropriate place to include this.
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>	Accept in part. The additional wording has a sharper focus and strengthens what PC42 are trying to achieve through the policy. However, reject the inclusion/amendments clauses d) and e). Clause d) is already provided for in the reverse sensitivity Policy 3b.2.13 and clause e) doesn't need to be provided across whole plan.
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>	Reject. There's a specific reverse sensitivity Policy 3b.2.13 that does not need to be duplicated.

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought	Section 42A Recommendation
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 reverse sensitivity effects on permitted, and lawfully established <u>and/or consented</u> neighbouring activities.	Accept in part. Accept "and/or consented" only as this provides for consented activities not yet built. However, reject the suggested amendments on 'sensitive activities' as this needs to be kept more general for Council to assess on case by case basis.
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.	Reject. This policy does not apply to renewable electricity generation activities as it is not covered in rural industry definition. When Council transition the ODP into national planning standards format there will be an Energy chapter where specifics on energy such as this can be provided. The General Rural Environment is not the appropriate place to include this.
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.	Accept submission point in full.
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>	Accept in part. The wording of the objective has been updated to replace the word "incremental" with the word "inappropriate" as this allows for Rural Lifestyle subdivision but does not encourage residential zoning density. The word "enabling" implies the encouragement of development when the objective is to keep rural development where it currently is.
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 <i>exists</i> . 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.	Accept in part. Reject the suggested amendment on 'including conflict with' as this needs to be kept more general for Council to assess on case by case basis. Accept the remainder of amendments as this provides for consented activities that are not yet built.
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</u> Environment are avoided.	Accept amendment as proposed.
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.	Accept submission point in full.

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought	Section 42A Recommendation
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 do not compromise the safe and efficient functioning of infrastructure.	Reject submission in full. Community infrastructure is a specific definition used from wider ODP and for reason as it specifies Council-operated infrastructure. This objective does not need to get broadened as wider infrastructure is protected for anyway.
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: i) An environment that is surrounded by a working rural environment including rural production, geothermal areas and renewable electricity generation activities.	Accept in part. Amendment accepted fully, with addition of "steamfields" added for clarification through submission point 84.30
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	Accept submission point in full.
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.	Reject. There is a specific reverse sensitivity Policy 3b.3.2 that this would duplicate.
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.	Accept submission point in full.
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, including reverse sensitivity effects, through the use of screening, planting, landscaping, and alternative design, and/or other means including restrictive covenants. 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. i. The potential to constrain access to and/or the utilisation of renewable energy sources.	Accept in part. By adding in 'avoid' for reverse sensitivity effects, the meaning would then become 'avoid' all types of adverse effects which is not the intention. Including the use of restrictive covenants is considered necessary to define here. Accept the addition of clause i) as useful clarification of the intent.
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.	Accept submission point in full.

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought	Section 42A Recommendation
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 . 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.	Accept in part. To be consistent with Plan Change 38, replace 'energy' with 'electricity' as per proposed amendment. However reject the proposed deletion as these terms are specifically defined. Also reject the addition of "and ancillary activities" and clause ii) as these are too wide and broad. When Council transition the ODP into national planning standards format there will be an Energy chapter where energy related ancillary activities will be provided for.
OS68.38 cont	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		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</u> 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.	Accept in part. Accept proposed amendments apart from "any structure including" as this is considered too wide and broad, potentially allowing for activities it should not.
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....	Accept amendments as proposed.
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 and <u>Renewable Electricity Generation Activities</u>) located within 0 – 12 meters of a high-voltage transmission line is a restricted discretionary activity .	Reject. Structures are covered within the definition of building and the term "renewable electricity generation activities" is too broad.

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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 Electricity Generation Core Sites.</u> b. ...	Reject, as by including the word 'including' as sought by the submitter the meaning is altered significantly. Renewable electricity core sites are geographically defined whereas a phrase like 'renewable electricity generation activities' would not be and could apply widely across the district. This would have the effect of creating a broad exception and is not supported.
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	Reject, as by including the word 'including' as sought by the submitter the meaning is altered significantly. Renewable electricity core sites are geographically defined whereas a phrase like 'renewable electricity generation activities' would not be and could apply widely across the district. This would have the effect of creating a broad exception and is not supported.
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>	Reject, as expanding the exemption to also include 'renewable electricity generation activities' could apply widely across the district as it would not be geographically defined (unlike a phrase like 'renewable electricity core sites'). This would have the effect of creating a much wider exception than was intended and is not supported.
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.	Accept in part. Accepting all amendments apart from the deletion of "with an electricity generation core site".
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 <u>Electricity Generation Activities</u> 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.	Reject, the proposed wording extends to all electricity generation activities that are not geographically defined. When the district plan transitions into national planning standards format the new Energy chapter will include provisions which clarify this matter.

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought	Section 42A Recommendation
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 that 300m away from any aforementioned Consent Area.</u> e.d. Share an accessway/driveway with the primary residential unit. ...	Accept in part. Accept the word "unit" but reject the inclusion of clause c) as it is too prescriptive. When the district plan transitions into national planning standards format the new Energy chapter will include provisions which cover this matter. As an alternative set of relief to address the matter but with increased certainty for landowner, an additional exception is recommended within 4b.2.7 that "Within allotments located within Area X or Area Y on Planning Map D3, that any minor residential unit 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 that 300m away from any aforementioned Consent Area."
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 that 300m away from any aforementioned Consent Area.</u> ...	Reject. The inclusion of clause iii) as is too prescriptive. When the district plan transitions into national planning standards format the new Energy chapter will include provisions which cover this matter.
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</u> Electricity Generation <u>Activities</u> <u>Core sites</u> . Provided that the activity shall comply with the requirements of S16 of the Resource Management Act 1991.	Accept, with the amendments proposed by the submitter, as the additional wording is a useful amendment for clarity. The exception to this is to reject the amendment that widens the applicability of the rule to 'Renewable Electricity Generation Activities' rather than solely the 'core sites' as the statutory effect of that change would be significant.
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.	Accept submission point in full.
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).	Accept submission point in full.

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought	Section 42A Recommendation
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) ... j) <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>	Accept, as the additional assessment matter provides a useful addition for consideration of subdivision applications within the General Rural Environment.
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.	Accept submission point in full.
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	Accept submission point in full.
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.	Accept submission point in full.
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.	Accept submission point in full.
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.	Accept submission point in full.
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.	Accept submission point in full.
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 4b.1.4 and where located no more than 100 metres from any existing structure associated with power generation.	Accept as the amendment corrects a cross-reference.
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	Accept submission point in part, insofar as the technical acoustic advice does recommend minor wording amendments to suite of noise provisions to enhance clarity.

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought	Section 42A Recommendation
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	Accept submission point in part, insofar as the technical acoustic advice does recommend minor wording amendments to suite of noise provisions to enhance clarity.
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	Accept submission point in part, insofar as the technical acoustic advice does recommend minor wording amendments to suite of noise provisions to enhance clarity.
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	Accept submission point in part, insofar as the technical acoustic advice does recommend minor wording amendments to suite of noise provisions to enhance clarity.
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>	Accept, with the insertion of the proposed definition of the phrase 'renewable electricity generation', as inclusion of the definition will enhance the operation of the district plan.
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>	Accept in part. A definition for "reverse sensitivity" has already been included as per submission point 84.8 to be consistent with Waikato Regional Policy Statement.
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.	Accept submission point in full.
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.	Reject. Cluster consents specified the building platforms, so as long as the building occurs as per the consent then the PC42 provisions do not apply.
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.	Reject, out of scope. Waikato Regional Council responsible for waste-water consents.

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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.	Reject. The Mapara Valley is no longer planned as a growth node. It has been removed from TD2050 (Taupo Districts growth strategy).
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 addresses adequately provides for current and future growth in the Mapara Valley. The current text of Plan Change 42 does not provide for this.	Reject. Rural properties are self-servicing for water and wastewater.
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.	Reject. Rural properties are self-servicing for water and wastewater.
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.	Reject. Out of scope for PC42.
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.	Reject. Out of scope for PC42.
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>	Accept, as this submission point is correcting an error as this 5 metre foreshore protection area boundary setback is within the Operative District Plan.
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>	Accept, as this submission point is correcting an error as this 5 metre foreshore protection area boundary setback is within the Operative District Plan.
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...	Reject. Noise controls need to apply to all aircraft operations, and this is supported by evidence provided by Jon Styles for noise.

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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 supports 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.	Noted, but the Plan Change 42 provisions do not alter the status quo in this regard.
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.	Reject. This is a 40 Ha block which is not currently Rural Lifestyle in character.
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")	As per above submission point OS73.1.
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> "	Reject. Council need to meet Rural Lifestyle demand in rural lifestyle areas to avoid it occurring within the General Rural Environment. Objective 3b.3.1 allows this but in a manner that is not inappropriate.
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.	Reject. The intent of the provision is not to encourage cluster like development within the General Rural Zone.
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 .	Reject. To meet Rural Lifestyle demand in the Rural Lifestyle areas discretionary development between 4-10ha has been removed. This is to continue to protect the General Rural Environment from the pressure of rural lifestyle subdivision and reduce reverse sensitivity effects.

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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>	Reject. 2 hectares is the smallest block to maintain some limited productivity and rural amenity. Below this it becomes a "residential" size which then places pressure on the Council for urban services/infrastructure.
OS73.6 cont	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		<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 is a discretionary activity</u>	As above.
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.	Reject. Whilst there are large areas of LUC 4 or higher soils in the district (i.e. are not high quality soils LUC 1, 2 or 3), productive potential of the rural environment is not solely about soil quality, but also around being a working rural landscape with large-scale industrial operations such as quarries, geothermal electricity generation and similar. Enabling sporadic rural residential development across the district's rural environment would not be consistent with the intent of Plan Change 42.
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.	Noted.
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.	Reject. To meet Rural Lifestyle demand in the Rural Lifestyle areas PC42 has removed discretionary developemnt between 4-10ha. This is to continue to protect the General Rural Environment from the pressure of rural lifestyle subdivision and reduce reverse sensitivity effects.

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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.	Reject. The Plan Change 42 process was notified prior to the enactment of NPS-HPL. Council will go through a future process to update the ODP to respond more fully to NPS-HPL once Waikato Regional Council have completed the relevant mapping required for high class soils However it is acknowledged that all parties have obligations to adhere to the NPS-HPL now. Where it results in innocuous changes PC42 will reflect NPS-HPL, however this submission would necessitate re-drafting of provisions that have a wider impact on the ODP.
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	Reject. This is a 344 Ha block which is not currently rural lifestyle.
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.	Reject, as Objective 3b.3.3 is a provision about 'establishment of commercial and industrial activities that have no functional need to locate' in a rural environment, which by definition is distinct from 'rural industry' which has a locational need to be in a rural environment. This distinction is apparent throughout the provisions.
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 <u>productive primary production</u> activities and home business activities. f)...	Reject, as the submitter's point on including a definition of 'primary production' is not being accepted and therefore this amendment is not suitable either.
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.	Reject, as the Rural Lifestyle Environment locations are relatively small in size and typically do not contain large-scale primary production activities. The impact of the submitter's change is that reverse sensitivity would also be managed within the Rural Lifestyle Environment areas which is not the primary intent of the provision.
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>	Reject. Other submission points have been accepted in relation to replacing the definition for 'rural industry' to be consistent with national planning standards. In addition, adopting the national planning standards definition of 'primary production' as sought would necessitate a re-drafting of provisions that rely on the Plan Change 42 definition of 'rural industry'. The phrase 'rural industry' includes within the definition 'primary production' although that latter phrase is then not specifically defined. The national planning standards definition of 'primary production' is broad and is more analogous to 'rural industry'. Whilst Plan Change 42 was formulated based on the General Rural and Rural Lifestyle zoning of national planning standards, the definitions relied upon are not national planning standards definitions (as identified by the submitter) and cannot be easily retro-fitted into the chapter.
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.	Accept in part, insofar as the definition have been amended in response to various submission points.

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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.	Accept in part, insofar as the definition have been amended in response to various submission points.
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.	Accept submission point in full.
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.	Accept submission point in full.
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.	Accept submission point in full.
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.	Council acknowledge there is a future process for transitioning the ODP into national planning standards format. However, the process for Plan Change 42 had already progressed too far to implement this now. In order to transition efficiently without resulting in the re-drafting of provisions, Council will comprehensively transition the ODP into national planning standard format next year and will only be accepting simple changes through Plan Change 42. It is important to note that national planning standards definitions do not need to be updated until 2027.
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.	It is acknowledged there is a future process for transitioning the ODP into national planning standards format. However, the process for Plan Change 42 had already progressed too far to implement this now. In order to transition efficiently without resulting in the re-drafting of provisions, Council will comprehensively transition the ODP into national planning standard format next year and will only be accepting simple changes through Plan Change 42. It is important to note that national planning standards definitions do not need to be updated until 2027.
OS76.5	Jeremy	Harding		Aggregate and Quarry Association	Plan Change 42 - General Rural and Rural Lifestyle Environments	Support	Submitter supports 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.	Accept submission point in full.
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	Accept in part as the submitter's point is concurred with. However it is not the intention to allow incremental expansion of the Rural Lifestyle Environment, but rather to direct future rural-residential growth to the zoned Rural Lifestyle Environment as per Plan Change 42, and/or housing growth to the district's urban areas.

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought	Section 42A Recommendation
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.	Accept in part as the submitter's point is concurred with. However it is not the intention to allow incremental expansion of the Rural Lifestyle Environment, but rather to direct future rural-residential growth to the zoned Rural Lifestyle Environment as per Plan Change 42, and/or housing growth to the district's urban areas.
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.	Reject. This is more than 300 Ha of land which is not currently Rural Lifestyle in character.
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.	Accept submission point in full.
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>	Reject, as the phrase is not used within the rural provisions of the Operative District Plan or Plan Change 42 amendments.
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>	Accept. It is acknowledged there is a future process for transitioning the ODP into national planning standards format. Replacing the current definition ahead of this transition is innocuous and does not result in consequential amendments elsewhere in the ODP.
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.	Accept submission point in full.
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.	Accept submission point in full.
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.	Accept submission point in full.
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>	Accept, inclusion of the submitter's additional words is helpful for clarifying the scope of the exemption within the provision, as part of agricultural machinery and equipment which is the intent of the wording.
OS79.10	Catrina	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>	Accept in part, as the submitter's intent to allow for small-scale buildings to be excluded from the definition is supported as a practical exemption given the likelihood of very low levels of effects, however 50sq metres is preferred given the submitter's threshold would allow relatively large-scale activities as an exemption.

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought	Section 42A Recommendation
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>	Reject. Other submission points have been accepted in relation to replacing the definition for 'rural industry' to be consistent with national planning standards.
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 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.	The submitter is correct that during drafting there has been a rationalisation of assessment criteria, to locate the matters of discretion directly with the restricted discretionary activity rule provision. Some of the more generalised assessment criteria from the Operative District Plan 4b.4 Assessment Criteria has been removed to avoid repetition. Whilst the submitter's point about linking of policies directly to objectives is noted, the drafting intent is that all policies link to all objectives, obviously with differing degrees of relevance. Accept in part but with no amendments in response.
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.	The point regarding locational, functional or operational need is addressed above. It is considered that indoor primary production, and commercial activities including sale of primary produce can all take place in urban environments, with limited provision as a result as typically they do not have a functional or operational need to be within the General Rural Environment.
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.	Reject, as the scale threshold within 4b.2.8 has been formulated to manage the scale of commercial activities (that do not fall within the definition of 'rural industry') and not to prevent it. The submitter is correct that Objective 3b.2.4 for the General Rural Environment does seek to be generally enabling of tourism activity and similar, but not as a permitted activity of all scale.
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>	Accept in part, as whilst 'infrastructure' predominantly means transport infrastructure (roading) given that Council reticulated three waters network do not extend into rural areas, but in some cases may also refer to local electricity supply, telecommunications and similar provided by network utility operators.
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.	Accept submission in full.

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought	Section 42A Recommendation
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: •... • infrequent <u>variable (weekly and seasonally)</u> vehicle movements to and from a site •...	Accept in part, as the submitter's point is concurred with and this is recognised within the definition for 'equivalent vehicle movements', but need not be within the policy.
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	Reject, as whilst the submitter is correct that the definition for 'equivalent vehicle movements' has been formulated to manage all forms of vehicle movements, the policy focuses on heavy vehicle movements as that is the primary source of transportation impact and traffic safety impact. This is addressed also in the Waika Kotahi submission seeking a more restrictive regime for vehicle movements where reliant on access to a state highway.
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.	Reject, as given the effects-based style of district plan that Plan Change 42 is amending for the Rural Environment, performance standards based on the scale of the activity such as building floor area and vehicle movements perform a critical role in managing the scale of the activities that are in many cases otherwise a permitted activity. The submitter's point about PIMs is considered over-stated but presumably is referring to rural activities already in excess of the vehicle movements standard. In some cases additional buildings will trigger a consenting process for an existing activity, but only where there is a demonstrable increase in traffic generation, and not as matter of course as suggested by the submitter.
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.	Accept submission in full.
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> .	Reject, as PC42 does not want to enable additional housing beyond that provided within the notified provision given the potential for reverse sensitivity and impacts on rural productive uses.
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.	Reject. PC42 seeks to protect General Rural activities from reverse sensitivity effects so do not want to encourage non-rural businesses establishing within the zone.
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.	Accept submission in full.

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought	Section 42A Recommendation
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.	Support noted, and the submitter is correct that as drafted clause ii) of the policy does apply widely within the Rural Environment.
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>	Reject, as the submitter asserts that the provisions will lead to a substantial level of change occurring through the Rural Lifestyle Environment, where the intent is that the existing rural residential land use and character of the locations is recognised but without large-scale further subdivision or intensification occurring.
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>	Reject, as the submitter's wording is primarily a re-arrangement of the notified wording, and the purpose of the Rural Lifestyle Environment is not to facilitate large-scale change, but primarily to recognise the existence of rural residential development within the identified RLE locations.
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.	Accept in part, as the submitter's point is that some commercial activities in rural environments are directly associated with rural industry and similar, and should be recognised within the objective. This is partially concurred with but is considered given effect to by the terminology within the provision about 'the need to locate' in the Rural Lifestyle Environment.
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 developed <u>maintained</u> at sizes to: •...	Reject, as the purpose of the Rural Lifestyle Environment is not to facilitate large-scale change, but primarily to recognise the existence of rural residential development within the identified RLE locations.
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>	Accept in part, as the submitter is correct that consent conditions and development contributions.
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>	Reject, as whilst an element that is present in the Rural Lifestyle Environment, minor units are not currently a significant feature to be included within the policy, nor intended to become a more significant feature in the future.
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.	Support noted, and the submitter is correct that as drafted clause ii) of the policy does apply widely within the Rural Environment.
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.	Accept in part, insofar as 'rural industry' is distinct from 'commercial and industrial activities' in the rural environment, as 'rural industry' is defined with being a primary productive use or an activity with a locational need to be located within a rural environment, as opposed to urban. There is an expectation that 'rural industry' is the predominant activity and within that broad classification there are elements of commercial and possibly small-scale retail activity ancillary to the wider rural industry use.

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought	Section 42A Recommendation
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 industrial activities <ul style="list-style-type: none"> • ... When considering activities under Rule 4b.3.3 Council restricts the exercise of its discretion to the following matters: <ul style="list-style-type: none"> •The effect of the activity on the Rural Lifestyle Environment character, <u>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> 	Reject, as replacing 'retail' with 'industrial' would result in confusion given that 'rural industry' is provided for as a different land use category. 'Home business, commercial, an retail activities' is either a permitted or restricted discretionary activity depending on scale, and therefore remains a relatively permissive framework.
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 <ul style="list-style-type: none"> •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 and <u>4b.2.6</u> is a permitted activity. •... The Council restricts the exercise of its discretion to the following matters: <ul style="list-style-type: none"> •<u>The daily vehicle movements expected to and from the allotment.</u> 	Accept amendment in full. This was an error.
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.	Accept submission point in full
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.	Accept submission point in full
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.	Accept submission point in full
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 <ul style="list-style-type: none"> (i) 30 metre setback for dwellings and minor residential units <u>and other buildings</u> from the front boundary. (ii) 15 metres setback for dwellings, and minor residential units and <u>other buildings</u> from all other boundaries. And <ul style="list-style-type: none"> Amend to include <u>4b.1.11 Building setback</u> <u>Infringement of Rule 4b.2.6 is a restricted discretionary activity</u>	Accept in part, as the amendment to (i) and (ii) with inclusion of 'and other buildings' and 'for dwellings, and minor residential units and other buildings' does enhance the clarity of the provision and is supported. The other amendments are not supported as the reference to 4b.1.11 is unclear as that provision does not exist; and it is not the plan format for the performance standard to specific activity status (but rather the corresponding rule).
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 <ul style="list-style-type: none"> 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 	Accept in part. For clarity, the following exemption to be included for 'buildings for the management of farmed animals': <p><u>NOTE: Buildings with a floor area of 50m2 or less are exempt from this definition</u></p>

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought	Section 42A Recommendation
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 (inclusive of garaging). ...	Accept, as the submitter is correct that an inconsistency exists between the two standards and should be aligned as proposed by the submitter.
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.	Accept, as the submitter is correct that ere are three additional assessment criteria applying to 4b.1.2 and that these should also be included within 4b.3.2, as all are relevant to the Rural Lifestyle Environment also and would enhance the provision.
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: •... • <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>	Accept, as the submitter is correct that ere are three additional assessment criteria applying to 4b.1.2 and that these should also be included within 4b.3.2, as all are relevant to the Rural Lifestyle Environment also and would enhance the provision.
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.	Reject, as the provision sets a scale standard for 'commercial and industrial activities, and home businesses' that do not fall within the definition of 'rural industry' and therefore are land use activities that do not require a rural location and could be provided within urban areas of the district. For that reason the standard is relatively restrictive, but any proposal for such an activity can proceed through the consenting process as a restricted discretionary activity.
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	Reject, as there is not considered to be a need to dispense with the usual section 95 RMA notification tests for these activities, particularly given that the standards manage scale of activity and suitability of an activity for a rural location, and notification may be necessary due to reverse sensitivity or other effects.
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. • 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.	Accept amendment in full. This was an error.
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.	Reject, as the threshold within the standard of 100 equivalent vehicle movements per day per allotment is considered suitable for the Rural Lifestyle Environment. If a rural land use activity does exceed the threshold then likely there are effects on the transport network and/or traffic safety at site entrances, and Council intends that a resource consent process should be necessary. The submitter's concern about PIM processes on each building consent are considered over-stated.
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.	Accept submission point in full.

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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.	Accept submission point in full.
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 and Y.	Seek clarification how this relates to Areas X & Y.	The rule relating to residential use within Area X and Area Y is 4e.15 and is an operative plan district-wide provision not being amended by Plan Change 42. The density standard 4b.4.4 has been formulated to match the equivalent subdivision rule for Rural Lifestyle Environment. The intent is that if a property is located within Area X or Area Y that 4e.15 still applies.
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.	Accept, as there is an unintended inconsistency between the standards. The amendment though is in response to another of the submitter's points in respect of Rule 4b.2.7.
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>	Accept with the amendments included as sought, as the submitter's amendment enhance the clarity of the provision and better achieve the drafting intent.
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 <u>industry</u> purposes, shall be less than 100m ² in gross floor area for indoor activities, or 100m ² of land area for outdoor activities. •...	Reject, as for the Rural Lifestyle Environment the phrase adopted is 'home business, commercial, and retail activities' on the basis that industry will not generally be suited, even at the scale provided for within the standard. This is due to the higher amenity expectation within the Rural Lifestyle Environment.
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.	Accept in part. The submitters has noted an error for Rule 4b.5.2 that was not intended in PC42 when notified. However, reject submitters amendment for Rule 4b.5.3 for subdivision less than 2ha as a discretionary activity. The intent is to discourage subdivision less than 2ha within the Rural Environment i.e. both Rural Lifestyle and General Rural.
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 <u>non-complying</u> activity.	Accept in part. The submitters has noted an error for Rule 4b.5.2 that was not intended in PC42 when notified. The rule has been amended so that any subdivision less than 2ha adjoining the General Rural environment be a non-complying activity, making it consistent with Rule 4b.5.3. The intent is to discourage subdivision less than 2ha within the Rural Environment i.e. both Rural Lifestyle and General Rural.
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 <u>discretionary</u> 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>	Accept in part. Include the amendment for recognising fault lines as a potential natural hazards effect. However, reject submitters amendment for subdivision less than 2ha as a discretionary activity. The intent is to discourage subdivision less than 2ha within the Rural Environment i.e. both Rural Lifestyle and General Rural.

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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 <u>including the need for connectivity to adjoining land and other roads and the facilitation of multimodal transport ;...</u>	Accept, with the amendments proposed by the submitter, as the additional wording is a useful amendment.
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.	Accept in part. Rule 4b.5.6 has been updated to be 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.5.9 Subdivision - 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>	Reject. The submitter's points about the operation of the operative rule are concurred with, but as a discretionary activity it is no longer the format of the rural chapter to include specific matters of discretion, but rather would be assessed against objectives and policies.
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	Reject. The area is proposed to be rezoned to achieve better consistency with the National Planning Standards. The Kinloch Rural Residential Rules would no longer apply.
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.	Reject. Although temporary activities may have some adverse effects, these are very short in nature as the provision only allows temporary activities up to a total of four operational days in any 6 month period. This short timeframe does not constitute a controlled activity status.
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.	Reject. This is a 45 Ha block, which is not currently a rural lifestyle block. The intent is to keep large blocks 'large' so that they continue to be available for rural production activities.
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.	Reject. This is a 45 Ha block, which is not currently are rural lifestyle block. The intent is to keep large blocks 'large' so that they continue to be available for rural production activities.
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> "	Accept in part, in so far as the objective has already been amended via other submissions to clarify this objective.
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.	Accept, as a practical enhancement to the rule with greater flexibility but that maintains the original intent. As a consequential amendment the same amendment has been recommended for 4b.2.7.

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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>	Reject, as the policy intent is that rural residential development (and subdivision) does not occur at all within the General Rural Environment. The ten hectare lot size proposed to differentiate between controlled and non-complying is intended to strongly discourage rural residential use. The submitter suggests that this forces people who want two hectares only to 'waste' the remaining the eight hectares. This is considered unlikely as an outcome, but if did occur would still retain the sparsely populated productive working general rural environment.
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.	Reject, as the policy intent is that rural residential development (and subdivision) does not occur at all within the General Rural Environment. The ten hectare lot size proposed to differentiate between controlled and non-complying is intended to strongly discourage rural residential use. The submitter suggests that this forces people who want two hectares only to 'waste' the remaining the eight hectares. This is considered unlikely as an outcome, but if did occur would still retain the sparsely populated productive working general rural environment.
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): iii. <u>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> Matters of discretion: a. <u>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> b. <u>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> c. <u>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>	Reject. The submitter is correct that different forms of subdivision can be advantageous due to site-specific circumstances and characteristics. But this should be pursued by individual property owners through the resource consent process.
OS80.7 cont	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		<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 is a discretionary activity</u>	Reject. The submitter is correct that different forms of subdivision can be advantageous due to site-specific circumstances and characteristics. But this should be pursued by individual property owners through the resource consent process.

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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.	Reject. Whilst there are large areas of LUC 4 or higher soils in the district (i.e. are not high quality soils LUC 1, 2 or 3), productive potential of the rural environment is not solely about soil quality, but also around being a working rural landscape with large-scale industrial operations such as quarries, geothermal electricity generation and similar. Enabling sporadic rural residential development across the district's rural environment would not be consistent with the intent of Plan Change 42.
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.	Noted.
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.	Reject. This is a 45 Ha block, which is not currently are rural lifestyle block.
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.	Reject. This is a 45 Ha block, which is not currently are rural lifestyle block.
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: <u>“Maintain the character of the Rural Lifestyle Environment: Subdivision and development is designed and implemented to maintain the character of the Rural Lifestyle Environment.”</u>	Accept in part, in so far as the objective has already been amended via other submissions to clarify this objective.
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).	Accept, as a practical enhancement to the rule with greater flexibility but that maintains the original intent. As a consequential amendment the same amendment has been recommended for 4b.2.7.
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.	Reject, as the policy intent is that rural residential development (and subdivision) does not occur at all within the General Rural Environment. The ten hectare lot size proposed to differentiate between controlled and non-complying is intended to strongly discourage rural residential use. The submitter suggests that this forces people who want two hectares only to ‘waste’ the remaining the eight hectares. This is considered unlikely as an outcome, but if did occur would still retain the sparsely populated productive working general rural environment.
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.	Reject, as the policy intent is that rural residential development (and subdivision) does not occur at all within the General Rural Environment. The ten hectare lot size proposed to differentiate between controlled and non-complying is intended to strongly discourage rural residential use. The submitter suggests that this forces people who want two hectares only to ‘waste’ the remaining the eight hectares. This is considered unlikely as an outcome, but if did occur would still retain the sparsely populated productive working general rural environment sought.

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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): <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>	Reject. The submitter is correct that different forms of subdivision can be advantageous due to site-specific circumstances and characteristics. But this should be pursued by individual property owners through the resource consent process.
OS81.7 cont	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		<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 is a discretionary activity</u>	Reject. The submitter is correct that different forms of subdivision can be advantageous due to site-specific circumstances and characteristics. But this should be pursued by individual property owners through the resource consent process.
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.	Reject. Whilst there are large areas of LUC 4 or higher soils in the district (i.e. are not high quality soils LUC 1, 2 or 3), productive potential of the rural environment is not solely about soil quality, but also around being a working rural landscape with large-scale industrial operations such as quarries, geothermal electricity generation and similar. Enabling sporadic rural residential development across the district's rural environment would not be consistent with the intent of Plan Change 42.
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.	Noted.
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.	Reject. 1160 Mapara Road is a 40 Ha site which is not currently a Rural Lifestyle block.

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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.	Reject. 1160 Mapara Road is a 40 Ha site which is not currently a Rural Lifestyle block.
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> "	Accept in part, in so far as the objective has already been amended via other submissions to clarify this objective.
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).	Accept, as a practical enhancement to the rule with greater flexibility but that maintains the original intent. As a consequential amendment the same amendment has been recommended for 4b.2.7.
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.	Reject, as the policy intent is that rural residential development (and subdivision) does not occur at all within the General Rural Environment. The ten hectare lot size proposed to differentiate between controlled and non-complying is intended to strongly discourage rural residential use. The submitter suggests that this forces people who want two hectares only to 'waste' the remaining the eight hectares. This is considered unlikely as an outcome, but if did occur would still retain the sparsely populated productive working general rural environment.
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.	Reject, as the policy intent is that rural residential development (and subdivision) does not occur at all within the General Rural Environment. The ten hectare lot size proposed to differentiate between controlled and non-complying is intended to strongly discourage rural residential use. The submitter suggests that this forces people who want two hectares only to 'waste' the remaining the eight hectares. This is considered unlikely as an outcome, but if did occur would still retain the sparsely populated productive working general rural environment.
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>	Reject. The submitter is correct that different forms of subdivision can be advantageous due to site-specific circumstances and characteristics. But this should be pursued by individual property owners through the resource consent process.

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OS82.7 cont	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		<p><u>d. The extent to which earthworks and vegetation removal is required to create vehicle tracks and building platforms.</u></p> <p><u>e. Any actual or potential effects on areas or features of cultural, historic, landscape or natural value as identified in the plan.</u></p> <p><u>f. the extent to which the design and layout of the subdivision maintains the character of the Rural Lifestyle Environment</u></p> <p><u>g. Any potential adverse effects from Natural Hazards, including flood inundation or erosion from the Districts' waterways and Lakes</u></p> <p>Amend the discretionary rule to read:</p> <p>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</p>	Reject. The submitter is correct that different forms of subdivision can be advantageous due to site-specific circumstances and characteristics. But this should be pursued by individual property owners through the resource consent process.
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.	<p>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.</p> <p>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.</p>	Reject. Whilst there are large areas of LUC 4 or higher soils in the district (i.e. are not high quality soils LUC 1, 2 or 3), productive potential of the rural environment is not solely about soil quality, but also around being a working rural landscape with large-scale industrial operations such as quarries, geothermal electricity generation and similar. Enabling sporadic rural residential development across the district's rural environment would not be consistent with the intent of Plan Change 42.
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.	Noted.
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.	<p>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</p>	<p>Accept in part. Replace the word "animal boarding facilities" with "pet boarding facilities" in the "buildings for the management of farmed animals" definition as this provides further clarity.</p> <p>Reject the replacement of stables with stud and equestrian centre facilities as these are more facilities than the actual building.</p>
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.	<p>i. 10 metres setback for dwellings and minor residential units from the front boundary</p> <p>ii. 7 metres from all other boundaries</p> <p>iii. dwellings and minor residential units shall be setback a minimum of 15 metres from the General Rural Environment</p>	Reject, as the submitter's amendments seek substantial reductions in setbacks on the basis of practicality. Two hectare blocks on the whole provide ample opportunity for siting buildings and the consenting process would need to apply to any situations where that was not the case.
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 150m ² in gross floor area for indoor activities, or 150m ² of land area for outdoor activities.	Reject, as the submitter is proposing a 50% increase per property for home businesses and small scale commercial land uses. A reasonable allowance for such activities has been made but these activities do not require a rural location to operate and are provided for more fully in the district's urban areas.
OS83.12	Penelope	Aston			Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.4.10 Signage	Seek amendment	1m ² 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 1m ² sign while they are working on an allotment. Other councils allow larger real estate sign sizes for the sale of land or buildings.	<p>ii. maximum total face area – 2m²</p> <p>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</p> <p>v. One temporary sign per allotment, 3m² total face area, for the sale of land or buildings.</p>	Reject. The standard does allow for one permanent and one temporary sign per property, with the temporary sign having a 2m ² total face area. Enabling more permanent signage per property though will be contrary to the appearance and amenity intended for these locations.

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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.	Accept submission point in full.
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.	Accept submission point in full.
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.	Accept submission point in full.
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.	Accept submission point in full.
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	Reject, as the predominant property size is ten hectares or larger in General Rural Environment and therefore separation between land use activities and buildings generally is practical, but if not can be pursued through the consenting process to recognise site-specific factors.
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	Accept in part, as other amendments have been made to the policy regarding recognising 'generally infrequent' vehicle movements (OS35.7), and the associated rule incorporates an averaging which seeks to recognise seasonal traffic peaks.
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.	Reject, as whilst minor residential units in the General Rural Environment provides for farm workers accommodation and meets rural housing needs, allowing a proliferation of housing within the environment is not supported due to reverse sensitivity and other effects.
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	Reject, as the primary amendment sought by the submitter is to reduce the setback for 'buildings for the management of farmed animals' from 200m to 30m. Whilst the point made about practical concerns is acknowledged this can be managed through the consenting process, and in general maintaining a strong separation between rural buildings and uses avoids reverse sensitivity and other effects.
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	Reject, as the submitter's suggestion would enable a doubling of signage in the rural environment with associated visual clutter, plus there is no demonstrated need to enable more signage outside of the district's urban areas.

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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	Reject. Although the submitter is correct that traffic generation from typical activities such as a 'dwelling' will vary, that is not considered a reason to allow a doubling of 'as of right' vehicle movements given the standard is a scale of activity standard to manage effects of permitted activities.
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	Reject, as the impact of the submitter's amendment would be to potentially double the amount of minor residential units in the Rural Lifestyle Environment which cumulatively would have a significant impact on the functioning of these locations. As reported on in the Property Economics Reports, there is not a need to supplement housing supply further by allowing for more minor residential units in the rural environment as proposed.
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.	Accept in part. It is acknowledged there is an obligation to respond to the NPS-REG. Although "Renewable Electricity Generation" is not used within Plan Change 42 there is a future process for transitioning the ODP into national planning standards format where it will be included within their own 'Energy' chapter. Including the definition ahead of this transition does not result in consequential amendments elsewhere in the ODP. However, including a definition for "Renewable Electricity Generation Activities" does have a much broader meaning within the proposed rule framework and could result in provisions becoming weaker. When the district plan is transitioned to national planning standards there will be a standalone energy chapter that can capture such activities in a more specific rule framework. However, other submission points have been accepted in relation to replacing the definition for 'rural industry' to be consistent with national planning standards so therefore reject this part of the submission.
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 ' <u>openness</u> '- <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, <u>meaning an activity being activities</u> that directly supports, services, or is are dependent on primary production and <u>or have</u> a locational <u>or functional</u> need to be within the General Rural Environment (rather than an urban environment).	Accept, as the amendments proposed by the submitter are supported as provide greater clarity and better achieve the intent of PC42 in formulating this introduction statement.

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OS84.12 cont	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.	<p>Primary production Activities in the General Rural Environment will produce effects that are different from urban areas, such as ...</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 location <u>functional or operational</u> need to be within the General Rural Environment...</p> <p>Rural Lifestyle Environment</p> <p>... 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 <u>predominating</u> 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...</p> <p>...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.</p>	Accept, as the amendments proposed by the submitter are supported as provide greater clarity and better achieve the intent of PC42 in formulating this introduction statement.
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".	<p>Retain Objective 3b.2.1 subject to amendments below.</p> <p>Objective 3b.2.1 Enable Primary Production and the Use of Natural Resources</p> <p>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 their</u> productive capability.</p>	Accept, as the broadening of the objective beyond a focus on primary production is supported, given the importance of energy and other rural industries.
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.	<p>Amend Objective 3b.2.2 as shown below:</p> <p>Objective 3b.2.2 Maintaining the established General Rural character</p> <p>The established character of the General Rural Environment is maintained and the cumulative erosion of its character through incremental subdivision and development is avoided.</p> <p><u>Enable a range of productive activities in the General Rural Environment that are compatible with rural character.</u></p>	Reject. The purpose of the objective is about protecting the rural environment from subdivision thereby maintaining the established character as it is now i.e. not making it worse. The objective also achieves retaining rural productivity and therefore the proposed amendment does not add to the current wording.
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).	<p>Retain Objective 3b.2.3 as notified, and insert a new objective following Objective 3b.2.3 as follows:</p> <p>Objective 3b.2.X Renewable Electricity Generation and Transmission Activities</p> <p><u>Enable the development, operation, maintenance and upgrading of renewable electricity generation activities and transmission activities in the General Rural Environment.</u></p>	Reject. Renewable electricity related objectives and policies are already included within the Strategic Directions Plan Change 38 which crosses over all zones, not just the Rural Environment.
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 than enabled anywhere including in locations whereby reverse sensitivities could arise.	<p>Amend Objective 3b.2.4 as follows:</p> <p>Objective 3b.2.4 Other activities</p> <p>Maori cultural activities, tourism activities, <u>and</u> visitor accommodation and <u>renewable electricity generation and transmission</u> activities are enabled in <u>appropriate locations within</u> the General Rural Environment.</p>	Reject submission in full. 'Appropriate locations' isn't clear and has potential to have a contested meaning. The current objective wording provides a clear list of current activities in rural locations. Council have controls in place to review visitor accommodation through restricted discretionary provisions.
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.	<p>Amend Objective 3b.2.5 as follows:</p> <p>Objective 3b.2.5 Avoidance of reverse sensitivity</p> <p>Reverse sensitivity effects on permitted, and legally established, <u>and/or consented</u> activities within the General Rural Environment...</p>	Accept, the additional wording better reflects Environment Court decisions on what constitutes the 'environment' and is supported as an enhancement to the wording of the objective.

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought	Section 42A Recommendation
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 do not compromise the safe and efficient functioning of infrastructure.	Accept, as the submitter's amendments sharpen the focus of the objective wording and better achieves the intent of PC42.
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 <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 steamfields, electricity transmission and distribution</u> ad) Large open spaces between built structures be) A mix of residential and rural industry buildings 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)...	Reject. The proposed amendments are too specific when policy was aimed at being more broad, setting out general features of the rural environment not specific activities. When Council transition the ODP into national planning standards format there will be an Energy chapter where specifics on energy such as this can provided. The General Rural Environment is not the appropriate place to include this.
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 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) ... 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>	Accept in part. The additional wording has a sharper focus and strengthens what PC42 are trying to achieve through the policy. However, reject the inclusion/amendments clauses d) and e). Clause d) is already provided for in the reverse sensitivity Policy 3b.2.13 and clause e) doesn't need to be provided across whole plan.
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>	Reject. There's a specific reverse sensitivity Policy 3b.2.13 that should not be duplicated.
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 a 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.	Accept in part. The wording "and/or consented" should be included only as this provides for consented activities not yet built. However reject the suggested amendments on 'sensitive activities' as this needs to be kept more general for Council to assess on case by case basis.
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.	Reject. This policy does not apply to renewable electricity generation activities as it is not covered in rural industry definition. When Council transition the ODP into national planning standards format there will be an Energy chapter where specifics on energy such as this can provided. The General Rural Environment is not the appropriate place to include this.
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.	Accept submission point in full.

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought	Section 42A Recommendation
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>	Accept in part. The wording of the objective has been updated to replace the word "incremental" with the word "inappropriate" as this allows for Rural Lifestyle subdivision but does not encourage residential zoning density. The word "enabling" implies the encouragement of development when the intent is to keep rural development where it currently is.
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, and legally established <u>and/or consented</u> activities in neighbouring Environments, are avoided.	Accept, as the submitter's amended wording enhances the clarity of meaning, and the words "including conflict with" are not considered necessary.
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</u> Environment are avoided.	Accept, as the submitter's wording is a useful addition to the objective for clarity.
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.	Accept submission point in full.
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 do not compromise the safe and efficient functioning of infrastructure.	Reject submission in full. Community infrastructure is a specific definition used from wider ODP and for reason as it specifies Council-operated infrastructure. This objective doesn't need to be broadened as wider infrastructure is protected for anyway.
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>	Accept in full. The addition of the extra clause i) as sought by the submitter is useful for enhancing clarity and is supported.
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.	Accept submission point in full.
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>	Accept, as the amendment enhances the meaning of the policy and will better give effect to Objective 3b.3.2 regarding reverse sensitivity.

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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.	Accept submission point in full.
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, <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> . i. The potential to constrain access to and/or the utilisation of renewable <u>energy sources</u> .	Accept in part. By adding the word 'avoid' for reverse sensitivity effects, the meaning would become 'avoid' all types of adverse effects which is not the intention. Including the use of restrictive covenants is not considered necessary to define here. Accept the addition of clause i) as a useful addition the provision.
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 <u>areas</u> , renewable energy <u>electricity</u> 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 <u>of all associated structures</u> and includes maintenance of surrounds and water areas.	Accept in part. To be consistent with Plan Change 38, replace 'energy' with 'electricity' as per proposed amendment. However reject the proposed deletion as these terms are specifically defined. Also reject the addition of "and ancillary activities" and clause ii) as these are too wide and broad. When Council transition the ODP into national planning standards format there will be an Energy chapter where energy related ancillary activities will be provided for.
OS84.35 cont	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		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 <u>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>	Accept in part. Accept proposed amendments apart from the submitter's phrase "any structure including" as this is too wide and broad, potentially allowing for activities it should not.
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.1.5 <i>ii</i> 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.	Accept, as the additional wording is considered a helpful addition that enables potential reverse sensitivity effects to also be included.
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 Buildings and structures in proximity to High voltage transmission lines i. Any building <u>or structure</u> (except network utilities <u>or renewable electricity generation activities</u>)...	Reject. Structures are covered within the definition of building and the term "renewable electricity generation activities" is too broad.

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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 within Electricity Generation Core Sites...</u>	Reject, as by including the word 'including' as sought by the submitter the meaning is altered significantly. Renewable electricity core sites are geographically defined whereas a phrase like 'renewable electricity generation activities' would not be and could apply widely across the district. This would have the effect of creating a broad exception and is not supported.
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.	Reject, as by including the word 'including' as sought by the submitter the meaning is altered significantly. Renewable electricity core sites are geographically defined whereas a phrase like 'renewable electricity generation activities' would not be and could apply widely across the district. This would have the effect of creating a broad exception and is not supported.
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>	Reject, as expanding the exemption to also include 'renewable electricity generation activities' could apply widely across the district as it would not be geographically defined (unlike a phrase like 'renewable electricity core sites'). This would have the effect of creating a much wider exception than was intended and is not supported.
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.	Accept in part insofar as minor wording amendments have been recommended in response to technical acoustic advice to enhance clarity.
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.	Accept in part insofar as minor wording amendments have been recommended in response to technical acoustic advice to enhance clarity.
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.	Accept in part insofar as minor wording amendments have been recommended in response to technical acoustic advice to enhance clarity.
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</u> Electricity Generation <u>Activities Core sites</u> . Provided that the activity shall comply with the requirements of S16 of the Resource Management Act 1991.	Accept, with the amendments proposed by the submitter, as the additional wording is a useful amendment for clarity. The exception to this is to reject the amendment that widens the applicability of the rule to 'Renewable Electricity Generation Activities' rather than solely the 'core sites' as the statutory effect of that change would be significant.
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>	Accept, as the additional assessment matter provides a useful addition for consideration of subdivision applications within the General Rural Environment.

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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.	Accept in part, insofar as amendments are recommended in response to the wider suite of submission points from this submitter.
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>	Accept, with the insertion of the proposed definition of the phrase 'reverse sensitivity', as inclusion of the definition will enhance the operation of the district plan.
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>	Accept. The inclusion of renewable electricity generation as a definition is consistent with the NPS-REG without having consequences elsewhere in the plan before it fully transitions to national planning standards format.
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>	Reject. This definition has a much broader meaning within the proposed rule framework. Using this phrase in current framework would make provisions weaker i.e. permitted activities when they shouldn't. When the district plan is transitioned to national planning standards there will be a standalone energy chapter that can capture such activities in a more specific rule framework.
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 (including additional infrastructure) arising from subdivision and development are managed.	Reject, as the inclusion of the additional phrase sought by the submitter has an unclear meaning in a rural context, and does not provide clarity. The existing wording of 'infrastructure' is deliberately broad already given the range of infrastructure networks that exist.
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 and additional infrastructure arising from subdivision and development are managed.	Reject, as the existing phrase of 'community infrastructure' is considered adequate and adding the words 'additional infrastructure' does not enhance clarity of the provision in a rural context.

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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 with an amendment sought.	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	Reject, as the presence of 'buildings containing education facilities' is not considered a strong enough feature of the established character of the rural environment to warrant inclusion in the policy.
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) ...	Reject, as the presence of 'buildings containing education facilities' is not considered a strong enough feature of the established character of the rural environment to warrant inclusion in the policy.
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>	Reject, as the submitter does not appear to have understood the 'effects-based' style of the district plan which does not generally assign an activity status to land use activities, but rather applies performance standards to all land use activities.
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.	Reject. This is contrary to the Waikato Regional Policy Statement regarding subdivision on the State Highway Network as a regionally significant infrastructure corridor.
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.	Accept in part but with no amendment in response. The submitter is correct that a variety of circumstances with an OLA may arise, but the standard seeks to provide clarity with an easily understood distance for all buildings and all boundaries in an OLA given the greater sensitivity of such areas.
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.	Reject, as the submitter's rule could only apply to existing residences, whereas future dwellings could be 30 metres from the front boundary and 15 metres from other boundaries. For that reason, a setback does need to apply to the activity generating localised potential adverse effects which is the purpose of the notified rule.

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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.	Reject, as the submitter appears to be misunderstanding the purpose of the performance standard. This is not to prevent commercial and industrial (non-rural industry) premises exceeding 100 sq metres, but rather that any such premises should be evaluated through a resource consent process for suitability in a rural environment (rather than being a permitted activity) given the primary purpose of the zone is not to provide for such activities (as often they can be situated in an urban setting).
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.	Accept submission point in full.
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>	Reject, as the submitter's points collectively seek to integrate a framework of an objective, policy and rules in the rural environments chapter to enable temporary military training exercises. This matter will be dealt with in a district-wide manner as part of the transition to national planning standards early in 2024. The objective and policy sought appear to be in support of the submitter's proposed rules, which whilst the objective/policy is broadly about temporary activities, the rules proposed are specific to temporary military training activities. The additional objective is not considered necessary and is not supported.
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>	Reject. Similar to above, the proposed policy wording is broad and would support rules 4b.1.3 and 4b.3.5 and any additional rules enabling temporary military training activities. The additional policy is not considered necessary to support rules 4b.1.3 and 4b.3.5, and as per below the additional rules are not supported. The recommendation is to reject this point.
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 4b.3.1: 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..	Reject. Whilst the provision 4b.3.1 is more permissive than the operative district plan rule, it does not provide for the 31 consecutive day period sought by the submitter for temporary military training activities. The submitter is invited to engage with Council as part of formulating the re-configuration of the district plan into a national planning standards format, so that this matter can be addressed at a district-wide scale.

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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 [...]</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 4b.3.5: 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:..	Reject. Whilst the provision 4b.3.5 is more permissive than the operative district plan rule, it does not provide for the 31 consecutive day period sought by the submitter for temporary military training activities. The submitter is invited to engage with Council as part of formulating the re-configuration of the district plan into a national planning standards format, so that this matter can be addressed at a district-wide scale.
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.	Reject, as the submission point and the relief sought is extremely broad. Plan Change 42 has sought to apply much greater protection to the rural environment within the General Rural Environment by strictly limiting rural residential subdivision and housing, and also by identifying the Rural Lifestyle Environment and establishing a more enabling framework for such development in those identified locations.
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.	Accept in part. Although "highly productive land" is not used within Plan Change 42 it is acknowledged that all parties have obligations to adhere to the NPS-HPL now. Council will go through a future process to update the ODP to respond more fully to NPS-HPL once Waikato Regional Council have completed the relevant mapping required for high class soils. Including the current definition ahead of this does not result in consequential amendments elsewhere in the ODP. Reject including the term 'minor residential unit' as this is stated within the applicable rules such as 4b.2.7.
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.	Accept submission point in full.

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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 <i>essential</i> infrastructure arising from <i>inappropriate</i> subdivision, use and development are <i>managed avoided, remedied or mitigated where it is possible to do so</i> . (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.	Reject, as the drafting intent for the objective was around ensuring that subdivision and development did not generate demand on existing infrastructure (roading primarily) provided by Council and the state highway network managed by Waka Kotahi, but could also apply in respect of the national grid and sub-transmission lines. Other amendments have been made in response to other submissions, and the submitters wording is not favoured as simply re-states Part 2 RMA wording.
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.	Reject, as this is a very broad submission point with no clear relief being 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.	Accept submission point in full.
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.	Accept submission point in full.
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.	Accept submission point in full.
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.	Reject, as within the General Rural Zone where ten hectare property size or larger is predominant, achieving a 200 metre set back for 'buildings for the management of farmed animals' is achievable, and also necessary and not considered overly onerous given that this form of building close to dwellings does result in cross-boundary issues and reverse sensitivity issues occurring. An exception for small buildings has been recommended in response to other submissions also provides some relief.

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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.	Accept submission point in full.
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.	Accept submission point in full.
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.	Reject, as the purpose of Plan Change 42 is to address some issues with ongoing land fragmentation and sporadic rural residential development within the Rural Environment. This is being implemented primarily through the introduction of the General Rural Environment and the Lifestyle Rural Environment with differentiating performance standards for land use and minimum lots sizes for subdivision. Accepting the submitter's points would be closer to the Operative District Plan provisions that the plan change is seeking to address.
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.	Accept in part insofar the submitter is supporting the proposed rule. The submitter is correct that the bonus lot provision focuses on protection of land within an identified Significant Natural Area only. It does not extend to other sensitive parts of the district. The rule has been developed specifically for the context of being applied to an SNA with requirements for fencing and stock exclusion. Widening the provision as sought by the submitter would be a substantial piece of work which would require a new rule, and potentially policy, to be developed. Such a change is out of the scope of this plan change.
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.	Accept submission point in full.

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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: Stock Proof Fence - A 9 or 10 wire fence: as described in Schedule 2.7 of the Fencing Act 1978. <u>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.</u> (b) any consequential amendments required as a result of the relief sought.	Reject, as the Operative District Plan refers to definitions within legislation without repeating, and this is common practice around the country.
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.	Reject. This property is too large in size (56 Ha block) to be considered Rural Lifestyle.
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.	Accept in part. Accept that the location should be removed from Rural Lifestyle Environment, but it is important to recognise the need to avoid further rural residential intensification in this location, given proximity to the geothermal field and electricity generation infrastructure, to the motorsports park and the Industrial Environment. Amendments are recommended in response to restrict minor residential units, and to strengthen the policy framework as it applies to this locality.
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</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.	Accept in part. It is acknowledged that there is obligation to respond to the NPS-REG. Although these terms are not used within Plan Change 42 there is a future process for transitioning the ODP into national planning standards format where these terms will be included within their own 'Energy' chapter. Including the current definition ahead of this transition does not result in consequential amendments elsewhere in the ODP. However, other submission points have been accepted in relation to replacing the definition for 'rural industry' to be consistent with national planning standards so therefore reject this part of the submission.
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.	Reject. This definition has a much broader meaning within the proposed rule framework. Using this phrase in current framework would make provisions weaker i.e. permitted activities when they shouldn't. When the district plan is transitioned to national planning standards there will be a standalone energy chapter that can capture such activities in a more specific rule framework.

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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 <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 <u>rural character</u> 'openness' 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>has</u> a locational <u>or functional</u> need to be within the General Rural Environment (rather than an urban environment).	Accept in full.
OS93.26 cont	Mark	Chrisp		Contact Energy Limited	Plan Change 42 - General Rural and Rural Lifestyle Environments > 3b.1 Introduction	Seek amendment		Primary production <u>Activities</u> 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 <u>have a locational 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 activities predominating</u> 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, 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.	Accept in full.
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 <u>and the use of natural resources</u> are <u>is</u> enabled by protecting the availability of the rural land <u>and other</u> resources <u>and its their</u> productive capability.	Accept, as the broadening of the objective beyond a focus on primary production is supported, given the importance of energy and other rural industries.
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 <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.	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. <u>Enable a range of activities in the General Rural Environment that are compatible with rural character.</u>	Reject. The purpose of the objective is about protecting the rural environment from subdivision thereby maintaining the established character as it is now i.e. not making it worse. The objective also achieves retaining rural productivity and therefore the proposed amendment does not add to the current wording.

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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 <u>Enable the development, operation, maintenance and upgrading of renewable electricity generation activities and transmission activities in the General Rural Environment.</u>	Reject. Renewable electricity related objectives and policies are already included within the Strategic Directions Plan Change 38 which crosses over all zones, not just the 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, <u>and</u> visitor accommodation and renewable electricity generation and transmission activities are enabled in <u>appropriate locations within</u> the General Rural Environment.	Reject submission in full. 'Appropriate locations' is not sufficiently clear and has potential to have a contested meaning. The current objective wording provides a clear list of current activities in rural locations. Council have controls in place to review visitor accommodation through restricted discretionary provisions.
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, <u>and/or consented</u> activities within the General Rural Environment, including conflict with activities in neighbouring Environments, are avoided.	Accept, as "and/or consented" provides for consented activities that are not yet built.
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 <u>do not compromise the safe and efficient functioning of infrastructure.</u>	Accept proposed amendment as it strengthens the objective.
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 f) <u>Effects from activities including noise, vibration, dust, odour and visual effects</u> g) Infrequent vehicle movements to and from a site h) ...	Reject. The proposed amendments are too specific when policy was aimed at being more broad, setting out general features of the rural environment not specific activities. When Council transition the ODP into national planning standards format there will be an Energy chapter where specifics on energy such as this can be provided. The General Rural Environment is not the appropriate place to include this.

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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 limiting residential units 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>	Accept in part. The additional wording has a sharper focus and strengthens what PC42 is trying to achieve through the policy. However, reject the inclusion/amendments clauses d) and e). Clause d) is already provided for in the reverse sensitivity Policy 3b.2.13 and clause e) doesn't need to be provided across whole plan.
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>	Reject. There's a specific reverse sensitivity Policy 3b.2.13 that does not need to be duplicated.
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 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.	Accept in part. Accept "and/or consented" only as this provides for consented activities not yet built. However, reject the suggested amendments on 'sensitive activities' as this needs to be kept more general for Council to assess on case by case basis.
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.	Reject. This policy does not apply to renewable electricity generation activities as it is not covered in rural industry definition. When Council transition the ODP into national planning standards format there will be an Energy chapter where specifics on energy such as this can be provided. The General Rural Environment is not the appropriate place to include this.
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 intention that the General Rural Environment is for larger scale productive activities (rather than rural residential opportunities).	Retain Policy 3b.2.15.	Accept submission point in full.
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>	Accept in part. The wording of the objective has been updated to replace the word "incremental" with the word "inappropriate" as this allows for Rural Lifestyle subdivision but does not encourage residential zoning density. The word "enabling" implies the encouragement of development when it is intended to keep rural development where it currently is.
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 <i>exists</i> . 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.	Accept in part. Council reject the suggested amendment on 'including conflict with' as this needs to be kept more general for Council to assess on case by case basis. However accept the remainder of amendments as this provides for consented activities that are not yet built.

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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.	Accept amendment as proposed.
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.	Accept submission point in full.
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>	Reject submission in full. Community infrastructure is a specific definition used from wider ODP and for reason as it specifies Council-operated infrastructure. This objective doesn't need to get broadened as wider infrastructure is protected for anyway.
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>	Accept in part. Amendment accepted fully, with addition of "steamfields" added for clarification through submission point 84.30
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.	Accept submission point in full.
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>	Reject. There's a specific reverse sensitivity Policy 3b.3.2 that does not need to be duplicated.
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.	Accept submission point in full.
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, 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>	Accept in part. By adding in 'avoid' for reverse sensitivity effects, the meaning would become 'avoid' all types of adverse effects which is not the intention. Including the use of restrictive covenants is not considered necessary to define here. Accept the addition of clause i).
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.	Accept submission point in full.

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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 <u>areas steamfields</u> , renewable energy <u>electricity</u> generation activities and associated structures <u>and ancillary activities</u> 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.	Accept in part. To be consistent with Plan Change 38, replace 'energy' with 'electricity' as per proposed amendment. However reject the proposed deletion as these terms are specifically defined. Also reject the addition of "and ancillary activities" and clause ii) as these are too wide and broad. When Council transition the ODP into national planning standards format there will be an Energy chapter where energy related ancillary activities will be provided for.
OS93.50 cont	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		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 <u>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>	Accept in part. Accept proposed amendments apart from the submitter's wording "any structure including" as this is too wide and broad, potentially allowing for activities it should not.
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....	Accept amendments as proposed.
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 .	Reject. Structures are covered within the definition of building and the term "renewable electricity generation activities" is too broad.
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 Electricity Generation Core Sites.</u> b. ...	Reject, as by including the word 'including' as sought by the submitter the meaning is altered significantly. Renewable electricity core sites are geographically defined whereas a phrase like 'renewable electricity generation activities' would not be and could apply widely across the district. This would have the effect of creating a broad exception and is not supported.

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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.	Reject, as by including the word 'including' as sought by the submitter the meaning is altered significantly. Renewable electricity core sites are geographically defined whereas a phrase like 'renewable electricity generation activities' would not be and could apply widely across the district. This would have the effect of creating a broad exception and is not supported.
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>	Reject, as expanding the exemption to also include 'renewable electricity generation activities' could apply widely across the district as it would not be geographically defined (unlike a phrase like 'renewable electricity core sites'. This would have the effect of creating a much wider exception than was intended and is not supported.
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 <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> · ... · Drilling Rigs for up to 60 days per well allotment – no height limit.	Accept in part. Accepting all amendments apart from the deletion of "with an electricity generation core site".
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 <u>Electricity Generation Activities</u> 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...	Reject, the proposed wording extends to all electricity generation activities that are not geographically defined. When the district plan transitions into national planning standards format the new Energy chapter will include provisions which clarify this matter.
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 that 300m away from any aforementioned Consent Area....</u>	Accept in part. Accept the word "unit" but reject the inclusion of clause c) as it is too prescriptive. When the district plan transitions into national planning standards format the new Energy chapter will include provisions which cover this matter. As an alternative set of relief to address the matter but with increased certainty for landowner, an additional exception is recommended within 4b.2.7 that "Within allotments located within Area X or Area Y on Planning Map D3, that any minor residential unit 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 that 300m away from any aforementioned Consent Area."

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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. 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....	Reject. The inclusion of clause iii) as is too prescriptive. When the district plan transitions into national planning standards format the new Energy chapter will include provisions which cover this matter.
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	Accept submission point in part, insofar as some minor wording amendments are recommended to the suite of noise provisions in response to acoustic technical advice.
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	Accept submission point in part, insofar as some minor wording amendments are recommended to the suite of noise provisions in response to acoustic technical advice.
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	Accept submission point in part, insofar as some minor wording amendments are recommended to the suite of noise provisions in response to acoustic technical advice.
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	Accept submission point in part, insofar as some minor wording amendments are recommended to the suite of noise provisions in response to acoustic technical advice.
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, bursting discs, emergency or upset operating conditions and hydro spills associated with the operation of Renewable Electricity Generation Activities Core sites. Provided that the activity shall comply with the requirements of S16 of the Resource Management Act 1991.	Accept, with the amendments proposed by the submitter, as the additional wording is a useful amendment for clarity. The exception to this is to reject the amendment that widens the applicability of the rule to 'Renewable Electricity Generation Activities' rather than solely the 'core sites' as the statutory effect of that change would be significant.
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.	Accept in part, as whilst the submitter is correct that NPS-UD resulted in minimum car parking requirements being removed from district plans, that district plans still typically contain requirements regarding loading spaces, spaces for disabled persons and minimum dimensions for any parking spaces that are provided. Retaining 4b.2.14 which is a cross-reference only is not considered contrary to the NPS-UD requirements.
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.	Accept submission point in full.
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.	Accept, as the inclusion of the additional assessment matter provides a useful addition to the set of assessment matters with a focus on the functioning of the Rural Environment and activities within it.

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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.	Accept, as the inclusion of the additional assessment matter provides a useful addition to the set of assessment matters with a focus on the functioning of the Rural Environment and activities within it.
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) Any effects on the functioning of the Rural Environment including adverse effects on infrastructure, renewable electricity generation activities and access to renewable energy resources.	Accept, as the inclusion of the additional assessment matter provides a useful addition to the set of assessment matters with a focus on the functioning of the Rural Environment and activities within it.
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.	Accept submission point in full.
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.	Accept submission point in full.
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	Accept submission point in full.
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.	Accept submission point in full.
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.	Accept submission point in full.
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.	Accept submission point in full.

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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 of 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 recreational 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.	Accept in part. The location should not be removed from Rural Lifestyle Environment, however there is a need to recognise the importance of the need to avoid further rural residential intensification in this location, given proximity to the geothermal field and electricity generation infrastructure, to the motorsports park and the Industrial Environment. Amendments are recommended in response to restrict minor residential units, and to strengthen the policy framework as it applies to this locality.
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: 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.	Accept, with the insertion of the proposed definition of the phrase 'reverse sensitivity', as inclusion of the definition will enhance the operation of the district plan.
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).	Accept in part. Further subdivision of these properties is limited by rules 4b.5.6 iv and v, and the PC42 analysis identified the properties as part of the wider Oruanui Road Rural Lifestyle Environment. Any subdivision of land would be either a discretionary or non-complying activity. The assessment matters include matters of control identified in rules 4b.5.3 and 4b.5.5, and in response to other submission points this includes a recommended matter of discretion 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'. This is considered effective in addressing the submitter's concern.
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 along SH5. View full submission for map.	Accept, as on the basis of the additional material provided by the submitter, it is agreed that this area is unsuitable for inclusion within the Rural Lifestyle Environment. This is due to absence of any existing rural lifestyle development, and being within the Tauhara Geothermal field.

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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).	Accept in part. Further subdivision of these properties is limited by rules 4b.5.6 iv and v, and the PC42 analysis identified the properties as part of the wider Tukairangi Road and Poihipi Road Rural Lifestyle Environment. Any subdivision of land would be either a discretionary or non-complying activity. The assessment matters include matters of control identified in rules 4b.5.3 and 4b.5.5, and in response to other submission points this includes a recommended matter of discretion 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'. This is considered effective in addressing the submitter's concern.
OS94.1	Lyndon	Haugh			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.	Reject. This is contrary to the RPS regarding subdivision on the State Highway Network.
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.	Reject, as it was determined during Plan Change 42 formulation that earthworks in the district's rural areas are well managed by the Waikato Regional Plan rules, and that district plan rules on earthworks and land modification was unnecessary. Whilst the submitter's point regarding heritage is acknowledged, this needs to be preceded by a study on heritage values and sites of significance within the district's rural area, to avoid such earthworks rules applying everywhere in the Rural Environment, which would be poorly targeted and ineffective.
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): "Any actual or potential effects on areas or features of cultural, historic, landscape or natural value as identified in the Plan" are retained.	Accept in part. As above, management of historic values is dealt with in the Operative District Plan within a district-wide section, and in the future national planning standards district plan format there will be an 'Historical and Cultural Values' section. It is also not within the scope of Plan Change 42 to introduce heritage provisions as sought by the submitter.
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.	Accept in part. As above, management of historic values is dealt with in the Operative District Plan within a district-wide section, and in the future national planning standards district plan format there will be an 'Historical and Cultural Values' section. It is also not within the scope of Plan Change 42 to introduce heritage provisions as sought by the submitter.
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.	Accept in part. As above, management of historic values is dealt with in the Operative District Plan within a district-wide section, and in the future national planning standards district plan format there will be an 'Historical and Cultural Values' section. It is also not within the scope of Plan Change 42 to introduce heritage provisions as sought by the submitter.

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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.	Reject, as whilst there may be merit to doing this in a future review, the current bonus lot provision is formulated solely to protect Significant Natural Areas. The rule has been developed to protect areas of natural value in line with the creation of similar sized lots in the wider General Rural Environment. This topic can be addressed more fully in the future 'historical and cultural values' chapter which is to be introduced into the TDP under wider plan review process. Note that subdivision for the purposes of creating access is considered as a discretionary activity.
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.	Accept submission in full, no amendment
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>	Accept in part, as whilst historic heritage is a section 6 RMA matter of national importance, heritage is managed within a district-wide chapter of the operative district plan, and also the response to this submission request will primarily be via the transition to national planning standards, within the 'Historical and Cultural Values' chapter.
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>	Accept in part, as whilst historic heritage is a section 6 RMA matter of national importance, heritage is managed within a district-wide chapter of the operative district plan, and also the response to this submission request will primarily be via the transition to national planning standards, within the 'Historical and Cultural Values' chapter.
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.	Accept in part, insofar as it is not agreed that the deletion of the proposed Rural Lifestyle Environment at Centennial Drive (and retention of the current Rural Environment) is appropriate, given the existing rural lifestyle development that exists. Amendments are recommended to the land use provisions that apply, particularly to restrict any further minor residential units, and it is noted that further subdivision is not possible given existing lot sizes.