



BEFORE THE HEARINGS PANEL

In the Matter of: The Resource Management Act 1991

And Proposed Plan Change 48
Designations

Application by: Taupō District Council

Section 42A of the RMA Report BY
CHRISTLE PILKINGTON

Dated: 29 May 2026

1.0 EXECUTIVE SUMMARY

1.1 This report considers submissions received by Taupō District Council (**TDC**) in relation to the designations contained within the proposed Taupō District Plan (**TDP**).

1.2 A designation is a form of 'spot zoning' over a site or area that authorises a requiring authority's work and activities without the need to comply with zone rules or obtain a land use consent, although an outline plan of works may still be required. The underlying zone and associated provisions remain for all other activities, but the designation prevails to the extent of any inconsistency. Designations provide for works and activities that are reasonably necessary to achieve the requiring authority's objectives, and protect the designated purpose by restricting activities by third parties that would prevent or hinder its implementation. Requiring authorities include Ministers of the Crown, local authorities and network utility operators approved under the Resource Management Act 1991 (**RMA**). Conditions on designations manage effects and set parameters for activities undertaken in accordance with a designation's purpose.

1.3 TDC, in undertaking a sectional review of the District Plan, gave notice to all requiring authorities with designations in the District Plan that had not lapsed, in accordance with Clause 4 of Schedule 1 to the RMA.

1.4 Thirteen requiring authorities sought to roll over 82 designations, with or without modification. Two requiring authorities lodged 12 notices of requirement which were notified in the proposed TDP in accordance with s170 of the RMA. Eight designations lapsed, either at the request of the requiring authority or pursuant to cl4(4) of Schedule 1 to the RMA.

1.5 Ten submissions were received on 24 designations, and most of these sought relief in the form of correcting errors or making minor amendments to the designations as notified, or the Planning Maps. Three submitters sought relief in the form of requesting conditions be attached to designations.

1.6 One submission received was late, and a recommendation to the Panel on whether to waive the failure to comply with time limits pursuant to s37 and s37A of the RMA follows.

1.7 Four further submissions were received, all supporting original submissions in full or in part.

1.8 I consider most of the submissions to be appropriate and have revised the chapter accordingly (refer Appendix A). I have considered the effects on the environment of each Notice of Requirement as well as existing designations sought to be rolled over with or without modification. I have made recommendations pursuant to cl9 of Schedule 1, and sections 168A and 171 of the RMA.

1.9 In accordance with cl9(3) of Schedule 1 to the RMA, any designation sought to be rolled over without modification and on which no submissions were received, must be included in the proposed District Plan without any further assessment required. Those designations rolled over without modification and for which no submissions were received are shown in plain black text in Appendix A to this report.

1.10 Having considered all of the submissions and further submissions received, and the matters set out in sections 168A and 171 of the RMA, I recommend that the Panel recommend the designations included in the proposed TDP be confirmed, or modified and confirmed, as set out in Appendix A.

2.0 PROCEDURAL MATTERS

2.1 No site visits or pre-hearing meetings were considered necessary with respect to PC48.

2.2 Submissions on PC48 closed at 4.30pm on Thursday 19 March 2026. A late submission was received from Ms Carole Stratford on behalf of the Whakamoenga Point Management Co Ltd, via email on Monday 23 March 2026.

2.3 Cl1 of Schedule 1 to the RMA provides that, where any time limit is set under the Schedule, a local authority may extend it under s37. Cl5(3)(b) of Schedule 1 states that, in the case of a proposed change to a District Plan, the closing date for submissions shall be no less than 20 working days after public notification. PC48 was notified on 19 February 2026, and submissions closed 19 March 2026 – providing a submission period of 20 working days.

2.4 The late submission received from Ms Stratford was received 22 working days from notification of the proposed Plan Change.

2.5 S37(1) of the RMA states that:

A consent authority or local authority may, in any particular case, -

- (a) extend a time period specified in this Act or in regulations, whether or not the time period has expired; or*
- (b) waive a failure to comply with a requirement under this Act, regulations, or a plan for the time or method of service of documents.*

2.6 S37A specified the requirements for waivers and extensions as:

- (1) A consent authority or local authority must not extend a time limit or waive compliance with a time limit, a method of service, or the service of a document in accordance with section 37 unless it has taken into account –*

- (a) the interests of any person who, in its opinion, may be directly affected by the extension or waiver; and*
- (b) the interests of the community in achieving adequate assessment of the effects of a proposal, policy statement, or plan; and*
- (c) its duty under section 21 to avoid unreasonable delay.*

- (2) A time period may be extended under section 37 for -*

- (a) a time not exceeding twice the maximum time period specified in this Act; or*
- (b) a time exceeding twice the maximum time period specified in this Act if the applicant or requiring authority requests or agrees.*

- (6) A consent authority or a local authority must ensure that every person who, in its opinion, is directly affected by the extension of a time limit or the waiver of compliance with a time limit, a method of service, or the service of a document is notified of the extension or waiver.*

2.7 The nature of the late submission relates to a single designation and a single site, and seeks that conditions are imposed on the designation to suitably avoid adverse environmental effects – on the environment and on persons - within an Outstanding Natural Landscape and Significant Natural Area.

2.8 The submission is within the scope of the Plan Change.

2.9 It is not considered that the late submission would prejudice any person should the Panel accept it, and it is considered to be in the interests of the community to have the matters raised appropriately tested through the Schedule 1 process.

2.10 Accordingly, having considered the matters set out in s37A(1) of the RMA, I recommend the Panel accept the late submission.

2.11 There are not considered to be any other procedural matters to note.

3.0 INTRODUCTION

3.1 My full name is Christle Olive Pilkington. I have been employed by TDC since April 2024 and currently hold the position of Senior Policy Advisor within the Policy (Resource Management) team.

3.2 I hold the qualification of Bachelor of Resource and Environmental Planning with Second Class honours from Massey University. I am an Intermediate Member of the New Zealand Planning Institute.

3.3 I have seven years of planning and resource management experience in both consenting and policy roles, in local government and the private sector. In my current role I have been involved in the implementation of National Planning Standards (2019) and the ongoing sectional review of the TDP.

3.4 My role in the preparation of this report is that of an expert in planning.

3.5 I confirm that I have read the Code of Conduct for Expert Witnesses in the Environment Court Practice Note 2023 and that I have complied with it when preparing this report. I have not omitted to consider material facts known to me that might alter or detract from the opinions I express. Any data, information, facts, or assumptions I have considered in forming my opinions are set out in the part of the evidence in which I express that opinion.

3.6 I am authorised to give this evidence on TDC's behalf.

4.0 MATTERS RAISED IN SUBMISSIONS

4.1 Having read the written notices submitted by requiring authorities and TDC as territorial authority, and submissions and further submissions received, I consider that the following matters are the key issues contended:

- a. The extent of designation TDC05 as it applies over private residential properties adjacent to Hot Water Beach. Three submissions and one further submission were received on this matter, supporting the removal of the designation as it extends over private residential property;
- b. The requirement for conditions associated with TDC17 and TDC20 as they are located within an amenity landscape area (TDC17), and outstanding landscape, and significant natural area (TDC20);
- c. Minor corrections to designation purposes, site identifiers, designation hierarchies, requiring authority responsible, and spatial extent of designations as shown on Planning Maps. The modifications sought in written notices are shown in green, bold text in Appendix C, and deletions shown in red strikethrough. Further changes sought through submissions and further submissions are inserted in green, bold text in Appendix A, and deletions shown in red strikethrough;
- d. Rollover of designation TRU01, with modification to site identifier, and requiring authority details.

5.0 BACKGROUND AND STATUTORY CONTEXT

5.1 The proposed TDP has been prepared in accordance with the RMA and, in particular, the requirements of cl4 of Schedule 1.

5.2 Cl4(1A) and cl4(6) provide that requiring authorities and territorial authorities, respectively, that have existing designations for which they are responsible be invited to 'roll over' those designations with or without modification.

5.3 In August 2024, TDC issued a written notice to requiring authorities pursuant to the relevant subclauses of cl4. The notice also invited authorities to provide notice of any new

designations required, with supporting information, to be included through this process and requested these be provided no later than 21 November 2024.

5.4 Pursuant to s37 of the RMA, and upon receipt of two requests for an extension of time from NZTA, and TDC as requiring authority, the requested return date was extended by a further 40 working days to 5 February 2025. Additional requests for extensions were received on 5 February 2025, seeking a further extension until 28 February 2025. Given proposed PC48 was being progressed in a bundle of plan changes, for which some chapters were still being drafted, Council officers were amenable to a further extension of time.

5.5 All requests for rollovers and new designations were received by 28 February 2025.

5.6 Thirteen requiring authorities sought to roll over 82 designations into the proposed TDP. 26 of these were without modification, and 56 with modification.

5.7 In July 2025, the Government issued a media release advising that legislation was to be introduced preventing Councils from undertaking District Plan reviews and requiring the withdrawal of all proposed plans that were not at the hearings stage. Some Plan Changes met the criteria for an automatic exemption to the Plan Stop legislation, but others that were considered to support the Government's priorities in areas like housing were eligible to be considered through – and subject to – an exemption process.

5.8 TDC applied for an exemption for PC48 on 26 August 2025 and received an exemption to continue this proposed Plan Change from the Government on 3 December 2025, along with full exemptions for proposed Plan Changes 47 (Māori Purpose Zone; PC47) and 49 (Minor Corrections; PC49).

5.9 PC48 was notified on 19 February 2026, and submissions were open until 19 March 2026. Further submissions opened and closed on 16 April 2026 and 30 April 2026, respectively.

5.10 It is further noted that, between the initial call for rollovers and notification of PC48, TDC implemented the National Planning Standards (**NPS**), and revised the operative Designations chapter in accordance with the Designations Standard. Some Requiring Authorities sought modification to their designations to align them with the NPS. Where the changes sought had already been made to the Designations chapter by TDC in

implementing the NPS, those modifications were not notified as a modification in PC48 and instead treated as a rollover without modification.

5.11 There were minor variations in the way designations were sought to be formatted in the requests for roll overs; the use of macrons between requiring authority acronym and the designation number, or use of titles outside of the designation tables, for example.

5.12 For consistency, I have displayed all designations in the same format in the notified version of Chapter 15 of the TDP, including where this required variation from the format requested by the requiring authority. It is important to note that no submissions were received from the requiring authorities in this regard, with the exception of NZTA who sought their State Highways were given new designation identifiers to ensure they were listed numerically.

5.13 I therefore consider there to be no outstanding relief sought regarding the formatting of designations as proposed in the notified version of PC48.

5.14 The submission process for PC47, PC48, and PC49 ran in parallel. For PC48, ten submissions were received on 24 designations, and most of these sought relief in the form of correcting errors or making minor amendments to the designations as notified, or the Planning Maps. Three submitters sought relief in the form of requesting conditions be attached to designations. Four further submissions were received, all supporting original submissions in full or in part.

5.15 All designations were notified with their pre-NPS designation references and rollover status as new text in the “Additional Information” field. No submissions were received in this regard, and the change has no material impact on the designation schedule. This modification is therefore not elaborated on further within this report.

5.16 The requirements for recommendations and decisions on notices of requirement for new designations and existing designations in the proposed TDP are set out in cl9 of Schedule 1. Consideration of requirements and designations must take into account the matters set out in sections 168A and 171 of the RMA.

SECTION 168A NOTICE OF REQUIREMENT BY TERRITORIAL AUTHORITY

5.17 In considering a notice of requirement by a territorial authority, section 168A of the RMA states:

(2A) When considering a requirement and any submissions received, a territorial authority must not have regard to trade competition or the effects of trade competition;

(3) When considering a requirement and any submissions received, a territorial authority must, subject to Part 2, consider the effects on the environment of allowing the requirement, having particular regard to –

(a) any relevant provisions of –

(i) a national policy statement;

(ii) a New Zealand coastal policy statement;

(iii) a regional policy statement or proposed regional policy statement;

(iv) a plan or proposed plan; and

(b) whether adequate consideration has been given to alternative sites, routes, or methods of undertaking the work if –

(i) the requiring authority does not have an interest in the land sufficient for undertaking the work; or

(ii) it is likely that the work will have a significant adverse effect on the environment; and

(c) whether the work and designation are reasonably necessary for achieving the objectives of the requiring authority for which the designation is sought; and

(d) any other matter the territorial authority considers reasonably necessary in order to make a decision on the requirement.

(3A) The effects to be considered under subsection (3) may include any positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from the activity enabled by the requirement, as long as those effects result from measures proposed or agreed to by the requiring authority.

(4) The territorial authority may decide to –

(a) confirm the requirement;

(b) modify the requirement;

(c) impose conditions;

(d) withdraw the requirement.

(5) Sections 173, 174, and 175 apply, with all necessary modifications, in respect of a decision made under subsection (4).

5.18 The following sections of this evidence outline my recommendations, and reasons for those recommendations, on whether the designations sought by TDC should be confirmed, modified, withdrawn, or conditions imposed. My evidence also addresses any relief sought by submitters and further submitters on these.

SECTION 171 NOTICE OF REQUIREMENT BY TERRITORIAL AUTHORITY

5.19 In considering a notice of requirement from a territorial authority, section 171 of the RMA states:

(1A) When considering a requirement and any submissions received, a territorial authority must not have regard to trade competition or the effects of trade competition.

(1) When considering a requirement and any submissions received, a territorial authority must, subject to Part 2, consider the effects on the environment of allowing the requirement, having particular regard to –

(a) any relevant provisions of –

(i) a national policy statement;

(ii) a New Zealand coastal policy statement;

(iii) a regional policy statement or proposed regional policy statement;

(iv) a plan or proposed plan; and

(b) whether adequate consideration has been given to alternative sites, routes, or methods of undertaking the work if –

(i) the requiring authority does not have an interest in the land sufficient for undertaking the work; or

(ii) it is likely that the work will have a significant adverse effect on the environment; and

(c) whether the work and designation are reasonably necessary for achieving the objectives of the requiring authority for which the designation is sought; and

(d) any other matter the territorial authority considers reasonably necessary in order to make a recommendation on the requirement.

(1B) The effects to be considered under subsection (1) may include any positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from the activity enabled by the designation, as long as those effects result from measures proposed or agreed to by the requiring authority.

(2) The territorial authority may recommend to the requiring authority that it –

- (a) confirm the requirement;*
- (b) modify the requirement;*
- (c) impose conditions;*
- (d) withdraw the requirement.*

(2A) However, if the requiring authority is the Minister of Education or the Minister of Defence, the territorial authority may not recommend imposing a condition requiring a financial contribution (as defined in section 108(9)).

(3) The territorial authority must give reasons for its recommendation under subsection (2).

5.20 The following sections of this evidence outline my recommendations, and reasons for those recommendations, on whether the designations sought should be confirmed, modified, withdrawn, or conditions imposed. My evidence also addresses any relief sought by submitters and further submitters on these.

ROLLED OVER DESIGNATIONS

5.21 In accordance with Clause 9(3) of Schedule 1 to the RMA, where a designation has been rolled over without modification and on which no submissions have been received, the rolled over designation must be included in the proposed TDP with no further formality.

INTERIM EFFECT OF REQUIREMENTS FOR DESIGNATIONS

5.22 Requests for modifications were treated as having interim effect pursuant to sections 178(1)(d) and 178(3)(d) of the RMA, on the day from which the requirement was received. New notices of requirement were treated as having interim effect pursuant to sections 178(1)(e) and 178(3)(e) on the date of notification of PC48.

5.23 Consequently, corrections to the designations layer of the Planning Maps were made to reflect the interim effect of modifications sought to spatial boundaries, and new designations sought.

6.0 SCOPE

- 6.1** This report considers the effects on the environment of any proposed modification to a designation or notice of requirement for a new designation.
- 6.2** Where a requiring authority has stated that a designation is to be included in the proposed plan with modifications or a notice of requirement provided, the reasons for these need to be included in the written notice. As such, where the effects on the environment have been comprehensively considered by the requiring authority - unless otherwise specified - I adopt the assessment provided by the requiring authority in its written notice. My evidence will only further assess designations where my opinion differs from that of the requiring authority in their assessment of effects.
- 6.3** With regard to the decision-making criteria of s171(1) of the RMA, the assessment of effects are focused on the actual or potential adverse effects of a modification. Given the nature of designations, to provide essential infrastructure and services to the community, positive effects are inferred and not elaborated on herein.
- 6.4** Where a new Notice of Requirement relates to existing infrastructure or development, a comprehensive assessment of the proposal against relevant policy statements and plans is also not provided. Nor is consideration of alternative sites, routes, and methods as required by s171(b), given any actual or potential adverse effect on the environment would not reasonably be considered 'significant'.
- 6.5** Similarly, where a modification sought is immaterial – such as correcting a site identifier, typographical error, or spatial boundary that would not prejudice any potential submitter – I have not provided comprehensive analysis when making my recommendation(s).
- 6.6** The same approach has been taken where a requiring authority has not sought to roll over a designation for which it is responsible; these designations have been removed from the designations schedule through PC48.
- 6.7** This report also addresses specific relief sought by submitters and further submitters, including TDC as requiring authority, on the notified provisions of PC48.

7.0 ANALYSIS OF MODIFICATIONS, NOTICE OF REQUIREMENTS, SUBMISSIONS AND FURTHER SUBMISSIONS

REMOVAL OF TDC05 IN SPECIFIED LOCATIONS

7.1 Submissions were received from submitters #3, #4, and #5¹, seeking removal of the TDC05 designation as it applies to their individual properties at 201 Lake Terrace, 5/203, 6/203, and 10/203 Lake Terrace (Fig. 1, below).



Fig. 1: TDC05 Hot Water Beach Designation

7.2 A further submission was received from Taupō District Council as requiring authority, supporting submitters #3, #4, and #5, and seeking the modification of TDC05 to also remove the designation from the property at 4/204 Lake Terrace. Consequential amendments would be required to the Site Identifier field of TDC05, and these have been shown as strikethrough text in Appendix A.

Assessment of rolled-over designation

7.3 TDC05 was sought to be rolled over without modification; however, submissions were received on the proposed designation and therefore further assessment is required.

¹ Submitter 3: Christina Bunny on behalf of Jennifer Bishop (Faulkner Family), Submitter 4: Christina Bunny on behalf of Mary Wilson (Whelch Family Trust), and Submitter 5: Damion Nathan.

7.4 I consider the designation is reasonably necessary in respect of providing certainty for the ongoing operation and maintenance of the recreation reserve along Hot Water Beach.

7.5 Notwithstanding, I concur with the submissions received seeking modification to the spatial extent of TDC05 - removing the designation from the private properties along Lake Terrace. I note that a consequential in-text modification would be required to update the Site Identifier details of TDC05 accordingly.

7.6 Consequently, I recommend the Panel recommend to TDC that TDC05 be confirmed as modified in Appendix A.

CONDITIONS REQUIRED FOR TDC17 AND TDC20

7.7 TDC included 11 NoR's with their request for rollovers, which included two water treatment plants notified as TDC17 – Blue ridge: Water Supply, and TDC20 – Whakamoenga Point Water Treatment Facility.

7.8 TDC17 – Blue Ridge: Water Supply is located in the Low Density Residential Zone, within an Amenity Natural Features and Landscapes (**ANFL**) overlay - being ANFL22 as identified within the TDP. The designated area affects a single Site owned by TDC, containing existing water supply infrastructure. An assessment of environmental effects was provided with the written notice of the NoR, and I largely agree with this assessment. Therefore, a detailed consideration of relevant policy statements and plan provisions, alternative sites, routes, and methods pursuant to s171(b) has not been undertaken.

7.9 Where my opinion differs from that of the RA, is in relation to the need for conditions attached to the designation. The assessment provided with the NoR notes existing vegetation as a mitigating factor for any actual or potential adverse visual effects generated by any future upgrades of the existing infrastructure.

7.10 Submitter #1 provided photos attached to their submission showing the existing infrastructure as viewed from their property, refer Figures 2. and 3., below.



Fig. 2: Existing water reservoir at Blue Ridge Drive as viewed from the property at 72 Blue Ridge Drive, Taupō



Fig. 3: Existing water reservoir at Blue Ridge Drive as viewed from the property at 72 Blue Ridge Drive, Taupō

- 7.11** Submitters #1 and #6 submitted that conditions be attached to the designation to
- a. limit the height of structures to 6m;
 - b. require screen planting along the eastern boundary immediately adjacent to the water reservoir structure;
 - c. request setback and site coverage rules of the District Plan prevail over the designation; and
 - d. require the exterior finish of any upgraded infrastructure be sensitive to and in keeping with the existing environment.
- 7.12** The Site is located within an ANFL, and residents can reasonably expect a certain level of amenity be retained within the receiving environment in this location. I have therefore recommended conditions attached to TDC17 in the revised Chapter 15 attached to this report as Appendix A.
- 7.13** I do not consider the condition sought imposing setback and site coverage rules of the District Plan to be appropriate. It is unclear what benefit repeating District Plan performance standards as a condition would have.
- 7.14** Any actual or potential adverse effect of replacement water reservoirs would reasonably be mitigated through the imposition of conditions limiting the height of the structure to less than that permitted by the Plan, requiring planting, and requiring the external appearance of the structure be in keeping with the receiving environment.
- 7.15** Further, an Outline Plan process would provide a further avenue to address adverse effects in this regard.
- 7.16** TDC20 – Whakamoenga Point Water Treatment Facility is located within the General Rural Zone, within a Significant Natural Area (**SNA**) and an Outstanding Natural Features and Landscapes (**ONFL**) overlay.
- 7.17** An assessment of environmental effects was provided with the written notice of the NoR, and I largely agree with this assessment. Therefore, a detailed consideration of relevant policy statements and plan provisions, alternative sites, routes, and methods pursuant to s171(b) has not been undertaken.

7.18 Submitter #10 similarly submitted that TDC20 be subject to conditions as follows:

- a. limiting the height of the structures;
- b. requiring the exterior finish of the tanks to be in suitable cladding;
- c. requiring a landscape and visual assessment;
- d. ensuring the effects of potential flooding are considered when tanks are emptied;
and
- e. planning to manage the impacts on private roads within Whakamoenga Point during upgrade works.

7.19 I consider the conditions sought to limit the height of the structures, and ensure the external finish is sensitive to the receiving environment to be appropriate, given the Site's location within an ONFL and SNA overlay. Adjoining residents can reasonably expect a certain level of amenity associated with the area, and the conditions sought would effectively mitigate any adverse visual effect associated with the Site's use for provision of water infrastructure.

7.20 I do not, however, consider that particular conditions are required to be imposed requiring consideration of matters relating to landscape, potential flooding, and impacts on roading. Any future upgrades of the existing infrastructure will be subject to an Outline Plan process, and subject to s176A of the RMA. An assessment of landscape and transport matters are both matters for consideration in preparing an Outline Plan and duplicating this requirement through conditions on the designation would be, in my view, arbitrary.

7.21 Rather, I have recommended the following condition be attached to TDC20, as shown in Appendix A:

a. **Outline Plan:**

The Requiring Authority shall submit an Outline Plan prior to the commencement of works on the site, in accordance with section 176A of the Act. The Outline Plan shall include the following information (in addition to the requirements of section 176A of the Act):

- Landscape Planting Plan;
- Identification, and implementation, of management responses to avoid or mitigate the adverse effects on natural values, including those matters identified in the NPS-Indigenous Biodiversity (2024) Clause 3.10(2), associated

with the removal of indigenous vegetation where the vegetation to be cleared:

- Exceeds 3 metres in height; and
- Exceeds 1% of the site;

For the purpose of providing access or for the renewal of buildings associated with reservoir replacement.

- A drainage plan for the tanks;
- Final site layout, reservoir location and design, details of colours, cladding materials and reflectivity, noting that there is flexibility for changes to the reservoir design and site layout at Outline Plan stage, the activity shall be undertaken in general accordance with the information submitted in the Notice of Requirement application as follows:
 - a. The Notice of Requirement application prepared by Planz Consultants, dated 27 February 2025 but received by Taupō District Council on 25 February 2025.

MINOR CORRECTIONS SOUGHT TO DESIGNATIONS -

CNZ - Chorus NZ Ltd

7.22 Chorus NZ Limited (Chorus) is a requiring authority under section 69XI of the Telecommunications Act 2001, which approves Chorus as a requiring authority under the RMA.

7.23 Chorus sought to rollover all nine of the existing designations for which they are responsible, in Chapter 15 of the proposed TDP. No modifications were sought for any of the designations, being CNZ01 – Taupō Exchange, CNZ02 – Tūrangi Exchange, CNZ03 – Mangakino Exchange, CNZ04 – Omori Exchange, CNZ05 – Pihanga Radio Station, CNZ06 – Rangitaiki Exchange, CNZ07- Wairakei Exchange, CNZ08 – Whakaparataranga Radio Station, and CNZ09 – Whakatau Radio Station.

7.24 No submissions were received on any of the aforementioned designations, and therefore these will be rolled over with no further formality pursuant to cl9(3) of Schedule 1 to the RMA.

KL – Kordia Ltd

7.25 Kordia Limited (Kordia) is a requiring authority under section 167 of the RMA.

7.26 Kordia sought to roll over their existing designation, being KL01 – Tuhingamata Broadcast Facilities, with modification to condition f of the condition schedule attached to the designation. The designation as shown in the District Plan schedule of designations was to remain unchanged.

7.27 No submissions were received in relation to KL01, and I do not consider the modification sought to have any material impact on the application of the condition to which it relates. Rather, it removes what appears to be a typographical error within the condition.

7.28 I therefore recommend the modification sought be confirmed.

MCOR – Minister of Corrections

7.29 The Minister of Corrections is a requiring authority under section 166 of the RMA.

7.30 The Minister of Corrections sought to roll over their three designations, being MCOR01 – Tongariro Prison, MCOR02 – CCS Taniwha Street Taupō, and MCOR03 – CCS Atirau Road Tūrangi, with modifications to designation titles, designation purposes, and the site identifier for MCOR01. The modifications sought are outlined in the following table:

Designation	Operative Text		Proposed Modified Text	
MCOR01	Purpose	Prison	Purpose	Prison Purpose
	Identifier	State Highway 1 Pt Sec 1 SO 37156	Identifier	Area 1 DP 489525
MCOR02	Title	Taupō Periodic Detention Centre	Title	CCS Taniwha Street Taupō
	Purpose	Periodic Detention Centre	Purpose	Community Corrections Activity
MCOR03	Title	Tūrangi Probation Reporting and Periodic Detention Centre	Title	CCS Atirau Road Tūrangi
	Purpose	Probation Reporting and	Purpose	Community Corrections Activity

		Periodic Detention Centre		
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7.31 Mr Sam Gifford, on behalf of the Minister of Corrections, submitted on MCOR01 seeking a further modification to the Site Identifier, to also include Area 2 DP 489525. This land parcel was included in the modification to Planning Maps but not provided in the proposed modified text.

7.32 No submissions were received in relation to MCOR01, MCOR02, or MCOR03, or on the submission from the Minister of Corrections, and I do not consider the modifications sought to have any material impact on the existing designations or to generate adverse environmental effects.

7.33 I therefore recommend the modifications sought be confirmed.

MCOU – Minister for Courts

7.34 The Minister for Courts is a requiring authority under section 166 of the RMA.

7.35 The Minister for Courts sought to roll over their single designation in the TDP, being MCOU01 – Taupō Court House, with modification to the designation purpose. The modification sought is outlined in the following table:

Designation	Operative Text		Proposed Modified Text	
MCOU01	Purpose	Taupō Court House	Purpose	Judicial, court, tribunal and related purposes including collection of fines and reparation, administration, support, custodial services, and ancillary activities. Works include development and operation of land and buildings for aforementioned purposes.

7.36 No submissions were received in relation to MCOU01, and I do not consider the modification sought to have any material impact on the existing designation.

7.37 I therefore recommend the modification sought be confirmed.

MSNZ – Meteorological Service of New Zealand

7.38 The Meteorological Service of New Zealand (MetService) is a requiring authority under section 167 of the RMA.

7.39 MetService sought to roll over their single designation in the TDP, being MSNZ01 – Taupō Automatic Weather Station, with modification to the designation site identifier. The modification sought is outlined in the following table:

Designation	Operative Text		Proposed Modified Text	
MSNZ01	Site Identifier	Taupō Airport, Taupō Pt Lot 49 SO 43084 Block IV Tauhara SD	Site Identifier	Taupō Airport, Taupō Section 1 SO 534655

7.40 Modification to the Planning Maps was also requested, reflecting that the Automatic Weather Station had been relocated some 100m to the west, but still within the Taupō Airport Site.

7.41 No submissions were received in relation to MSNZ01, and I do not consider the modification sought to have any material impact on the existing designation. The amendment to the Planning Maps more accurately reflects the location of the designated infrastructure, and is entirely within the original designation site.

7.42 I therefore recommend the modification sought be confirmed.

MEDU - Minister of Education

7.43 The Minister of Education is a requiring authority under section 166 of the RMA.

7.44 The Minister of Education sought to roll over their 19 designations with modification, as outlined in the following table:

Designation	Operative Text		Proposed Modified Text	
	Purpose	School	Purpose	Education purposes

MEDU01 – Hilltop School	Site Identifier	Rokino Road, Taupō Part Section 7 Block II Tauhara SD (SO 42209)	Site Identifier	Hilltop School Rokino Road, Taupō Part Section 7 Block II Tauhara SD (SO 42209)
MEDU02 – Te Kura o Hirangi	Title	Hirangi School	Title	Te Kura o Hirangi
	Purpose	School	Purpose	Education purposes
	Site Identifier	Mawake Place, Tūrangi Lot 104 DP 2822	Site Identifier	Te Kura o Hirangi Mawake Place, Tūrangi Lot 104 DP 2822
MEDU03 – Kuratau School	Purpose	School	Purpose	Education purposes
	Site Identifier	State Highway 41, Tūrangi Waituhi Kuratau 1A1A Block	Site Identifier	Kuratau School State Highway 41, Tūrangi Waituhi Kuratau 1A1A Block
MEDU04 – Mangakino School	Title	Mangakino Area School	Title	Mangakino School
	Purpose	School	Purpose	Education Purposes
	Site Identifier	Karamu Street, Mangakino Part Pouakani Block (SO 42746)	Site Identifier	Mangakino School Karamū Street, Mangakino Part Pouakani 2 Block (SO 42746)
MEDU05 – Marotiri School	Purpose	School	Purpose	Education purposes
	Site Identifier	Tihoi Road, Whakamaru Part Tihoi 3B, 8B, 2B, 3, 4, 6 & 8 subdivision of B Block	Site Identifier	Marotiri School Tihoi Road, Whakamaru Part Tihoi 3B, 8B, 2B, 3, 4, 6 & 8 subdivision of B Block (SO 40256)
MEDU06 – Mountview School	Purpose	School	Purpose	Education purposes
	Site Identifier	Rangatira Street, Taupō Lot 42 DP 13555	Site Identifier	Mountview School Rangatira Street, Taupō Lot 42 DPS 13555
MEDU07 – Rangitaiki School	Purpose	School	Purpose	Education purposes
	Site Identifier	Rangitaiki School Road, Rangitaiki Part Wharetoto No.9 Block (SO 58884)	Site Identifier	Rangitaiki School Rangitaiki School Road, Rangitaiki Part Wharetoto 9 Block (SO 58884)
MEDU08 – Tauhara College	Purpose	School	Purpose	Education purposes
	Site Identifier	Invergarry Road, Taupō Part Lot 1 DP 13303, Part Section 30 Block II	Site Identifier	Tauhara College Invergarry Road, Taupō

		Tauhara SD (SO 48662)		Section 1-2 Survey Office Plan 48662
MEDU09 – Tauhara School	Purpose	School	Purpose	Education purposes
	Site Identifier	Crown Road, Taupō Part Section 30 Block II Tauhara SD (SO 38578), Part Section 30 Block II Tauhara SD (SO 40838)	Site Identifier	Tauhara School Crown Road, Taupō Part Section 30 Block II Tauhara SD (SO 38578), and Part Section 30 Block II Tauhara SD (SO 40838)
MEDU10 – Taupō Intermediate	Purpose	School	Purpose	Education purposes
	Site Identifier	Kotare Street, Taupō Part Section 30 Block II Tauhara SD, Part Section 1 SO 56911	Site Identifier	Taupō Intermediate Kōtare Street, Taupō Part Section 30 Block II Tauhara SD (SO 42527), and Section 1 SO 57384
MEDU11 – Taupō Nui-a-Tia College	Purpose	School	Purpose	Education purposes
	Site Identifier	Spa Road, Taupō Section 5 Suburbs of Taupō, Allotments 3 and 4 Suburbs of Taupō, Closed Street Block II Tauhara SD (SO 37406), Lot 1 and 2 DP 36655, Section 22 Block II Tauhara SD	Site Identifier	Taupō Nui-A-Tia College Spa Road, Taupō Section 3-5 Suburbs of Taupo and Closed Road Survey Office Plan 37406 and Lot 1-2 Deposited Plan 36655 and Section 22 Suburbs of Taupo
MEDU12 – Taupō School	Purpose	School	Purpose	Education purposes
	Site Identifier	Tamamutu Street, Taupō Sections 1 to 16 Block XV Town of Taupō	Site Identifier	Taupō School Tamamutu Street, Taupō Block XV Town of Taupō
MEDU13 – Tirohanga School	Purpose	School	Purpose	Education purposes
	Site Identifier	Tirohanga Road, Tirohanga Sec 17 Block XII Atiamuri SD	Site Identifier	Tirohanga School Tirohanga Road, Tirohanga Section 17 Block XII Atiamuri SD (SO 39498)
MEDU14 – TKKM o Whakarewa I Te Reo ki Tuwharetoa	Purpose	School	Purpose	Education purposes
	Site Identifier	Waikato Street, Taupō	Site Identifier	TKKM o Whakarewa I Te Reo ki

		Block II Tauhara SD, Section 1 SO 59805		Tuwharetoa Waikato Street, Taupō Section 1 SO 59805
MEDU15 – Tongariro School	Title	Tongariro High School	Title	Tongariro School
	Purpose	School	Purpose	Education purposes
	Site Identifier	Waipapa Road, Tūrangi Lot 1 DP 29783	Site Identifier	Tongariro School Waipapa Road, Tūrangi Part Lot 1 DP 29783
MEDU16 – Waipahihi School	Purpose	School	Purpose	Education purposes
	Site Identifier	Parata Street, Taupō Pt Section 39 Block VI Tauhara SD Lot 270 DP 22877 & Part S39 Block VI Tauhara SD	Site Identifier	Waipahihi School Parata Street, Taupō Part Section 39 Block VI Tauhara SD and Lot 270 DPS 22877
MEDU17 – Wairakei School	Purpose	School	Purpose	Education purposes
	Site Identifier	Kauri Drive, Wairakei Village Lot 115 DPS 53288 Part Block X Tatua SD	Site Identifier	Wairakei School Kauri Drive, Wairakei Village Lot 115 DPS 53288
MEDU18 – Te Kura o Waitahanui	Title	Waitahanui Bilingual School	Title	Te Kura o Waitahanui
	Purpose	School	Purpose	Education purposes
	Site Identifier	State Highway 1, Waitahanui Part Tauhara Middle No 4A Block	Site Identifier	Te Kura o Waitahanui State Highway 1, Waitahanui Part Tauhara Middle 4A Block
MEDU19 – Whakamaru School	Purpose	School	Purpose	Education purposes
	Site Identifier	Kaahu Road, Whakamaru Pouakani Part B10 Block	Site Identifier	Whakamaru School Kaahu Road, Whakamaru Section 1 SO 39744

7.45 Modifications were also sought to the Planning Maps to more accurately reflect the spatial boundaries of MEDU02 – Te Kura o Hirangi, MEDU03 – Kuratau School, MEDU05 – Marotiri School, MEDU11 – Taupō Nui-a-Tia College, MEDU12 – Taupō School, MEDU15 – Tongariro School, and MEDU19 – Whakamaru School.

7.46 Modifications sought to the spatial extent of the designations affect operational educational facilities and would not reasonably enable adverse environmental effects beyond those already generated through the existing and ongoing operation of the education facilities.

7.47 All designations were requested to be modified to refer to an explanatory note, defining “Education Purposes” as referred to in designation purpose.

7.48 No submissions were received in relation to any of the modified roll overs sought by the Minister of Education, and I do not consider the modifications sought to the designation schedule to have any material impact on the existing designations to which they relate.

7.49 I therefore recommend the modifications sought be confirmed.

MPOL – Minister of Police / NZ Police

7.50 The Minister for Police (NZ Police) is a requiring authority under section 166 of the RMA.

7.51 The NZ Police sought to roll over three of their existing four designations in the TDP, being MPOL01 – Mangakino Police Station, MPOL02 – Taupō Police Station, and MPOL04 – Tūrangi Police Station, with modifications to the site identifiers. MPOL03 – Tūrangi Police Station was requested to lapse.

7.52 The table below outlines the modifications sought:

Designation	Operative Text		Proposed Modified Text	
MPOL01	Site Identifier	Rimu Street, Mangakino Part Pouakani Māori Land Plan: ML 14984 SO 42746	Site Identifier	88 Rangatira Drive, Mangakino Part Pouakani Māori Land Plan: ML 14984 SO 42746
MPOL02	Site Identifier	21 Story Place, Taupō Sec 2 SO 57934	Site Identifier	20 Story Place, Taupō Sec 2 SO 57934

MPOL04	Site Identifier	Lots 239 - 242 DP 28538 2 & 4 Ohuanga Road	Site Identifier	2 & 4 Ohuanga Road
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7.53 It was also sought to modify the Planning Maps with respect to MPOL04 – Tūrangi Police Station, to reduce the extent of the designation to only affect the properties at 2 and 4 Ohuanga Road, Tūrangi.

7.54 Whilst no longer mandatory, standard 9 of the National Planning Standards requires that one or more of the following be included in the site identifier field:

- a. A legal description
- b. A physical address
- c. A site name
- d. A site description

I do not consider that “2 & 4 Ohuanga Road” is a complete physical address and recommend that, in lieu of any additional information, the site identifier be expanded to also include “Tūrangi” for completeness.

7.55 No submissions were received in relation to any of the modified roll overs sought by the Minister of Police, and I do not consider the modifications sought to the designation schedule or Planning Maps to have any material impact on the existing designations to which they relate.

7.56 I therefore recommend the modifications sought to MPOL01 and MPOL02 be confirmed, and modification sought to MPOL04 be further modified and confirmed.

NZTA – New Zealand Transport Agency

7.57 New Zealand Transport Agency (NZTA) is a requiring authority under section 167 of the RMA.

7.58 Nine designations in the District Plan related to six State Highways. Through its request for roll overs, NZTA requested that three of the designations lapse, and six be modified to

correlate with a single State Highway. Minor modifications were also sought to titles, designation purposes, site identifiers, designation hierarchies, and additional information sections of the designation schedule in the TDP as outlined in the table below:

Designation	Operative Text		Proposed Modified Text	
NZTA01 – State Highway 1	Title	SH1-SH5 Roundabout	Title	State Highway 1
	Purpose	State Highway 1	Purpose	To construct, operate, maintain, and improve a state highway, cycleway and / or shared path, and associated infrastructure
	Site Identifier	Auckland – Wellington	Site Identifier	State Highway 1 from the South Waikato District boundary in the north to the Ruapehu District boundary in the south.
	Designation Hierarchy under Section 177 of the Resource Management Act	Primary	Designation Hierarchy under Section 177 of the Resource Management Act	Varies
	Additional Information	n/a	Additional Information	<i>Refer new text in Appendix C to this report.</i>
NZTA03 – State Highway 41	Purpose	State Highway 41	Purpose	To construct, operate, maintain, and improve a state highway and associated infrastructure
	Site Identifier	Taumarunui – Turangi	Site Identifier	State Highway 41 from the intersection with State Highway 1 in the south-east to the Ruapehu District boundary in the west.

	Additional Information	n/a	Additional Information	<i>Refer new text in Appendix C to this report.</i>
NZTA04 – State Highway 5	Purpose	State Highway 5	Purpose	To construct, operate, maintain, and improve a state highway, cycleway and / or shared path, and associated infrastructure.
	Site Identifier	Rotorua – Taupō – Napier	Site Identifier	State Highway 5 from the Rotorua Lakes District boundary in the north-east to the Hastings District boundary in the south-east.
	Designation Hierarchy under Section 177 of the Resource Management Act	Primary	Designation Hierarchy under Section 177 of the Resource Management Act	Varies
	Additional Information	n/a	Additional Information	<i>Refer new text in Appendix C to this report.</i>
NZTA05 – State Highway 30	Purpose	State Highway 30	Purpose	To construct, operate, maintain, and improve a state highway and associated infrastructure
	Site Identifier	Te Kuiti – Whakamaru	Site Identifier	State Highway 30 from the intersection with State Highway 32 in the east to the Waitomo District boundary in the west.
	Designation Hierarchy under Section 177 of the Resource	Primary	Designation Hierarchy under Section 177 of the Resource Management Act	Varies

	Management Act			
NZTA06 – State Highway 32	Purpose	State Highway 32	Purpose	To construct, operate, maintain, and improve a state highway and associated infrastructure.
	Site Identifier	Rotoaira	Site Identifier	State Highway 32 from the intersection with State Highway 30 in the north to the intersection with State Highway 41 in the south.
	Designation Hierarchy under Section 177 of the Resource Management Act	Primary	Designation Hierarchy under Section 177 of the Resource Management Act	Varies
	Additional Information	n/a	Additional Information	<i>Refer new text in Appendix C to this report.</i>
NZTA07 – State Highway 46	Purpose	State Highway 46	Purpose	To construct, operate, maintain, and improve a state highway and associated infrastructure.
	Site Identifier	Rotoaira	Site Identifier	State Highway 46 from the intersection with State Highway 1 in the east to the to the Ruapehu District boundary in the west.

7.59 The modifications sought were included in the proposed TDP when notified, though renumbering of State Highways in numerical order as requested was not corrected in some instances. However, the submission received from NZTA reiterated this earlier request and Appendix A is updated to reflect the reallocation of Designation references to different State Highways so they are listed in numerical order in the District Plan.

7.60 NZTA also submitted a Notice of Requirement to designate State Highway 47, an existing formed and operational State Highway gazetted as a state highway from 1 April 1960. A shapefile was provided with the notice, affecting SH47 for the length of the state highway located within the Taupō District.

7.61 Given the designation affects existing operational infrastructure, I do not consider an extensive assessment of environmental effects or assessment of alternatives to be necessary. I concur with the assessment provided by NZTA and notified with PC48, and note that no submissions were received on this.

7.62 Modifications to the Planning Maps were requested, to align designation boundaries to surveyed legal road boundaries. It was also sought to extend designations beyond the legal road boundary in some locations, to correlate with existing and operational road corridors and affects areas of Crown, Council, and privately owned land that is already used exclusively for roading purposes.

7.63 NZTA, in a submission on PC48, requested further amendments to the Planning Maps to include or exclude additional land parcels not captured correctly in the initial request for rollovers with modification.

7.64 No other submissions were received in relation to the modifications sought by NZTA, or the Notice of Requirement relating to State Highway 47.

7.65 A further submission was received on the submission by NZTA, seeking further modification, in partial support of points raised relating to NZTA01 and NZTA03, with no further relief sought.

7.66 I therefore recommend the Panel recommends the modifications sought by NZTA be confirmed.

SPK – Spark New Zealand Trading Ltd

7.67 Spark New Zealand Trading Limited (Spark) is a requiring authority under section 69XI of the Telecommunications Act 2001 which approves Chorus as a requiring authority under the RMA.

7.68 Spark sought to roll over their existing two designations in the TDP, being SPK01 – Taupō Exchange and SPK04 – Mt Maroanui Radio Station. Only one modification was sought, correcting the designation hierarchy of SPK01 as outlined in the table below:

Designation	Operative Text		Proposed Modified Text	
SPK01	Designation hierarchy under Section 177 of the Resource Management Act	Primary	Designation hierarchy under Section 177 of the Resource Management Act	Secondary

7.69 No submissions were received in relation to the modification sought, and I do not consider it to have any material impact on the designation to which it relates.

7.70 I therefore recommend the modification sought be confirmed. SPK01 will roll over with no further formality pursuant to cl9(3) of the First Schedule to the RMA.

TDC – Taupō District Council

7.71 TDC is a requiring authority under section 166 of the RMA.

7.72 TDC sought to roll over 13 of its existing designations without modification, being TDC01 – Kinloch Reservoir & Treatment Site, TDC02 – Acacia Bay Reservoir Site, TDC03 – Cherry Lane Reservoir Site, TDC05 – Hot Water Beach, TDC06 – All Weather Synthetic Sports Field Site (Hockey Turf), TDC08 – Lake Terrace Water Treatment Plant, TDC09 – Locheagles Water Reservoirs, TDC10 – Kinloch Water Treatment Plant, TDC11 – Atiamuri Water Treatment Plant, TDC12 – River Road Water Treatment Plant, TDC13 – Omori Water Treatment Plant, TDC14 – Tauhara Ridge Reservoir, and TDC15 – Whareroa Water Treatment Plant. It was not sought to roll over TDC07 – West Kinloch Arterial Road (WeKA), and this designation is to lapse through review of the District Plan pursuant to cl4(4) of Schedule 1 to the RMA. A minor modification to the site identifier is sought to TDC04 – Tauhara Reservoir, as outlined in the table below:

Designation	Operative Text		Proposed Modified Text	
TDC04 – Tauhara Reservoir	Site Identifier	Crown road, Lot 4 DPS 78266	Site Identifier	Crown Road, Taupō Lot 1 DP 315897

7.73 In addition to the roll overs sought, TDC lodged 11 Notice of Requirements for various water and wastewater infrastructure assets across the District.

7.74 Each of the Notice of Requirements were submitted with an assessment of environmental effects and relate to existing infrastructure. I concur with the assessments provided, and do not consider that any actual or potential significant effects would be generated which would warrant further assessment or consideration of alternatives.

7.75 Particular regard has been had at 6.7 – 6.20 of this report to TDC17 – Blue Ridge: Water Supply, and TDC20 – Whakamoenga Point Water Treatment Facility, upon which several submissions were received. Conditions have been recommended accordingly.

7.76 Regard was also had to TDC05 – Hot Water Beach, which was subject to submissions and a single further submission, with a recommendation to modify and confirm the spatial extent and site identifier of that designation to exclude the private properties at Lake Terrace.

7.77 With regard to the modification sought to TDC04, I do not consider this to have any material impact on the designation and therefore recommend it be confirmed.

7.78 TDC01 – Kinloch Reservoir & Treatment Site, TDC02 – Acacia Bay Reservoir Site, TDC03 – Cherry Lane Reservoir Site, TDC05 – Hot Water Beach, TDC06 – All Weather Synthetic Sports Field Site (Hockey Turf), TDC08 – Lake Terrace Water Treatment Plant, TDC09 – Locheagles Water Reservoirs, TDC10 – Kinloch Water Treatment Plant, TDC11 – Atiamuri Water Treatment Plant, TDC12 – River Road Water Treatment Plant, TDC13 – Omori Water Treatment Plant, TDC14 – Tauhara Ridge Reservoir, and TDC15 – Whareroa Water Treatment Plant were sought to be rolled over with no modification, and no submissions were received. Therefore, these designations will roll over with no further formality in accordance with Clause 9(3) of the First Schedule to the RMA.

7.79 I recommend the Panel recommends the modifications and Notices of Requirement sought by TDC be confirmed, or modified and confirmed as discussed.

TLC – The Lines Company

7.80 The Lines Company is a requiring authority under section 167 of the RMA.

7.81 The Lines Company sought to rollover its two designations, being TLC01 – Marotiri Substation and TLC02 – Maraetai Electrical Substation, with no modification.

7.82 No submissions were received on either of the two designations, and therefore these will be rolled over with no further formality pursuant to cl9(3) of Schedule 1 to the RMA.

TPR – Transpower New Zealand Limited

7.83 Transpower New Zealand Limited (Transpower) is a requiring authority under section 167 of the RMA.

7.84 Transpower sought to roll over its 11 designations, being TPR01 – Aratiatia Electricity Outdoor Switch Yard, TPR02 – Atiamuri Electricity Outdoor Switch Yard, TPR03 – Maraetai Outdoor Electricity Switchyard 1A Maraetai Outdoor Electricity Switchyard 1B, TPR04 – Ohakuri Electricity Outdoor Switchyard, TPR05 – Rangipo Electricity Outdoor Switchyard, TPR06 – Tokaanu Electricity Outdoor Switchyard, TPR07 – Wairakei Electricity Outdoor Switchyard, TPR08 – Whakamaru North and Whakamaru South Electricity Substation, Switchyard, and Line Connections, TPR09 – Whakamaru to Brownhill Electricity Transmission Line, TPR10 – Wairakei to Whakamaru C Line (WRK-WKM C Line) Electricity Transmission Line, and TPR11 – Tauhara Electricity Substation, with modification to designation titles, site identifiers, purposes, and conditions as outlined in the table below:

Designation	Operative Text		Proposed Modified Text	
TPR01 - Aratiatia Electricity Outdoor Switch Yard	Title	Aratiatia Outdoor Switch Yard	Title	Aratiatia Electricity Outdoor Switch Yard
	Purpose	Outdoor Switchyard	Purpose	Electricity Outdoor Switchyard
TPR02 - Atiamuri Electricity	Title	Atiamuri Outdoor Switch Yard	Title	Atiamuri Electricity Outdoor Switch Yard

Outdoor Switch Yard	Purpose	Outdoor Switchyard	Purpose	Electricity Outdoor Switchyard
	Site Identifier	State Highway 1, Atiamuri Section 1 SO 59579, Atiamuri SD	Site Identifier	State Highway 1, Atiamuri Section 1 SO 59579, Atiamuri SD Section 22 SO 514338
TPR03 - Maraetai Outdoor Electricity Switchyard 1A Maraetai Outdoor Electricity Switchyard 1B	Title	Maraetai Outdoor Switchyard 1A Maraetai Outdoor 1B Maraetai Outdoor Switchyard II	Title	Maraetai Outdoor Electricity Switchyard 1A Maraetai Outdoor Electricity Switchyard 1B
	Purpose	Outdoor Switchyard	Purpose	Electricity Outdoor Switchyard
	Site Identifier	Waipapa Road, Mangakino Section 2 SO 59599 Section 1 SO 59598	Site Identifier	Waipapa Road, Mangakino Section 2 SO 59598 Section 1 SO 59598
TPR04 - Ohakuri Electricity Outdoor Switchyard	Title	Ohakuri Outdoor Switchyard	Title	Ohakuri Electricity Outdoor Switchyard
	Purpose	Outdoor Switchyard	Purpose	Electricity Outdoor Switchyard
TPR05 – Rangipo Electricity Outdoor Switchyard	Title	Rangipo Outdoor Switchyard	Title	Rangipo Electricity Outdoor Switchyard
	Purpose	Outdoor Switchyard	Purpose	Electricity Outdoor Switchyard
	Site Identifier	State Highway 22 Rangipo Section 1 SO 37059 Block XVI Pihanga SD	Site Identifier	Kaimanawa Road, Rangipo Section 3 SO 455493
TPR06 - Tokaanu Electricity Outdoor Switchyard	Title	Tokaanu Outdoor Switchyard	Title	Tokaanu Electricity Outdoor Switchyard
	Purpose	Outdoor Switchyard	Purpose	Electricity Outdoor Switchyard
TPR07 - Wairakei Electricity Outdoor Switchyard	Title	Wairakei Outdoor Switchyard	Title	Wairakei Electricity Outdoor Switchyard
	Purpose	Outdoor Switchyard and the construction, operation, maintenance and	Purpose	Electricity Outdoor Switchyard and Ancillary Structures and Activities

		protection of a new termination bay for the new double circuit duplex 220 kV transmission line between the Wairakei and Whakamaru Substations, and the existing termination bay for the Ohaaki - Wairakei A Line. This includes all structures and activities including gantries, circuit breakers, switch gear, transformers and other electrical equipment, temporary construction areas and facilities, earthworks, and construction works		
	Site Identifier	746 State Highway 1, Wairakei Lot 1 DP 73757 and Section 1 SO 59580	Site Identifier	746 State Highway 1, Wairakei Section 1 SO 59580
TPR08 - Whakamaru North and Whakamaru South Electricity Substation, Switchyard, and Line Connections	Title	Whakamaru North and Whakamaru South Substation, Switchyard, and Line Connections	Title	Whakamaru North and Whakamaru South Electricity Substation, Switchyard, and Line Connections
	Purpose	The construction, operation and maintenance of a new 220 kV substation and other components at the existing Whakamaru Substation and a new 400 kV substation, on a staged basis as	Purpose	Electricity Substation, Switchyard, and Line Connections.

		part of the upper North Island Grid Upgrade Project, including support structures and line connections.		
	Site Identifier	State Highway 30, Whakamaru Pt Sec 81, and Secs 83 and 96 Blk X Whakamaru SD; Lots 1, 2 and 3 DPS 42222; Pt Pouakani 1 Blk; and Sec 1 SO 59577	Site Identifier	State Highway 30, Whakamaru Pt Sec 81, and Secs 83 and 96 Blk X Whakamaru SD; Lots 1, 2 and 3 DPS 42222; Pt Pouakani 1 Blk; and Lot 2 DP 501855
TPR09 – Whakamaru to Brownhill Electricity Transmission Line	Title	Whakamaru to Brownhill Overhead Transmission Line	Title	Whakamaru to Brownhill Electricity Transmission Line
	Purpose	The construction, operation, and maintenance of part of a 400 kV capable transmission line.	Purpose	Electricity Transmission Line
	Site Identifier	State Highway 30, Whakamaru Lake Maraetai, Crown Lands Survey Office Plan 36206, Sec 2 BLK X Whakamaru SD; and Sec 2 BLK VI Whakamaru SD	Site Identifier	State Highway 30, Whakamaru Lake Maraetai, Crown Lands Survey Office Plan 36206, Sec 2 BLK VI Whakamaru SD
TPR10 - Wairakei to Whakamaru C Line (WRK-WKM C Line) Electricity Transmission Line	Title	Wairakei to Whakamaru C Line (WRK-WKM C Line)	Title	Wairakei to Whakamaru C Line (WRK-WKM C Line) Electricity Transmission Line
	Purpose	The construction, operation, maintenance and protection of a double circuit duplex 220 kV transmission line between the 42 Wairakei and Whakamaru Substations, and ancillary structures	Purpose	Electricity Transmission Line

		and works including but not limited to support structures (towers), conductors, earth wires (including fibre optic telecommunication cables), insulators and fittings, temporary construction areas and facilities, temporary hurdles, earthworks, vegetation removal, vegetation trimming and planting, and construction works.		
	Site Identifier	The designation applies to the land located between the Wairakei and Whakamaru Substations, Taupō District to the extent of that shown on the plans listed in General Condition 2 for the designation. Sec 1 SO 59580, Lot 1 DPS 73757, Sec 8 SO 61681, Sec 1 SO 355555, Sec 2 SO 355555, Sec 4 SO 355555, Sec 1 SO 58808, Lot 2 DPS 21500, Sec 35 Blk IX Tatua SD, Lot 11 DPS 12765, Lot 3 DPS 13187, Lot 3 DPS 84787, Lot 2 DPS 77167,	Site Identifier	The designation applies to the land located between the Wairakei and Whakamaru Substations, Taupō District to the extent of that shown on the plans listed in General Condition 2 for the designation. Sec 1 SO 59580, Sec 2 SO 355555, Sec 4 SO 355555, Sec 35 Blk IX Tatua SD, Lot 11 DPS 12765, Lot 3 DPS 13187, Lot 3 DPS 84787, Lot 2 DPS 77167, Lot 1 DPS 77167, Lot 4 DPS 32836, Lot 3 DPS 32836, Lot 2 DPS 32836, Lot 1 DPS 66446, Lot 2 DPS 66446,

		Lot 1 DPS 77167, Lot 4 DPS 32836, Lot 3 DPS 32836, Lot 2 DPS 32836, Lot 1 DPS 66446, Lot 2 DPS 66446, Lot 3 DP 309900, Lot 2 DP 309900, Lot 1 DPS 86062, Pt Sec 1 Blk IV Tuhingamata West SD, Lot 1 DPS 38737, Lot 2 DP 369311, Lot 1 DP 338327, Lot 2 DPS 51496, Pt Waipapa 6, Pt Tuaropaki E, Pt Pouakani B6B (Roadway), Pt Waipapa 9, Pt Pouakani D2B1, Sec 34 Blk III Marotiri SD, Lot 1 DPS 85325, Pt Sec 19 Blk XV Whakamaru SD, Sec 17 Blk XV Whakamaru SD, Sec 16 Blk XV Whakamaru SD, Lot 2 DP 373946, Sec 14 Blk XI Whakamaru SD, Sec 12 Blk XI Whakamaru SD, Lot 1 DP 373946, Sec 5 Blk XI Whakamaru SD, Sec 7 SO 326120, Sec 9 Blk X Whakamaru SD, Sec 1 SO 59108, Pt Pouakani 1, Sec 1 SO 59577, Sec 83 Blk X Whakamaru SD, Lot 2 DPS 42222, Sec 96 Blk X Whakamaru SD and Pt Sec 81 Blk X Whakamaru SD		Lot 3 DP 309900, Lot 2 DP 309900, Lot 1 DPS 86062, Pt Sec 1 Blk IV Tuhingamata West SD, Lot 2 DP 369311, Pt Waipapa 6, Pt Tuaropaki E, Pt Pouakani B6B (Roadway), Pt Pouakani D2B1, Lot 1 DPS 85325, Pt Sec 19 Blk XV Whakamaru SD, Sec 17 Blk XV Whakamaru SD, Sec 14 Blk XI Whakamaru SD, Sec 12 Blk XI Whakamaru SD, Lot 1 DP 373946, Sec 7 SO 326120, Sec 9 Blk X Whakamaru SD, Sec 1 SO 59108, Pt Pouakani 1, Sec 1 SO 59577, Sec 83 Blk X Whakamaru SD, Lot 2 DPS 42222, Sec 96 Blk X Whakamaru SD Pt Sec 81 Blk X Whakamaru SD Lot 4 DP 579518 Lot 1 DP 585936 Lot 3 DP 527990 Lot 2 DP 450835 Section 51 SO 435728 Lot 2 DP 451519 Lot 4 DP 550717 Lot 3 DP 454472 Section 23 SO 438784 Section 21 SO 438784 Section 20 438784
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TPR11 – Tauhara Electricity Substation	Title	Tauhara Substation	Title	Tauhara Electricity Substation
	Purpose	To establish a designation for the purposes of an electricity substation, for the continued and future operation of the substation and associated buildings and infrastructure.	Purpose	Electricity Substation
	Site Identifier	261 Broadlands Road, Taupō Proposed Lot 1 LT 598890 of Lot 1 DP 445148 contained within Record of Title 563557	Site Identifier	261 Broadlands Road, Taupō Lot 1 DP 445148
	Conditions	No	Conditions	Yes

7.85 Minor modifications to the Planning Maps were also sought, as outlined in Transpower’s rollover notice and provided with notification of the District Plan.

7.86 Transpower also sought that conditions attached to TPR02 (TPR01 in the condition schedule) be modified to delete advice notes relating to the designation process and incorporation of the designation into the District Plan. Deletion of the advice notes would have no bearing on the application of the designation, and I recommend the relief sought in this regard be accepted. A revised condition schedule is attached to this report as Appendix B.

7.87 TPR02 in the designation condition schedule applies to both TPR08 and TPR09. Transpower sought to remove conditions 6-8, and 17-35 as they relate to confirmation of the designation and construction of the asset. Consequential amendments and updated references to relevant guidelines were also sought. Similar modifications were requested for conditions attached to TPR10. No submissions were received on the modifications to conditions sought, and I do not consider they materially affect the designation. They have therefore been amended in Appendix B and I recommend these be confirmed.

7.88 A notice of requirement was confirmed by TDC for TPR11 – Tauhara Electricity Substation on 17 December 2024 and inserted into the District Plan. However, the conditions schedule was not updated to include the conditions attached to TPR11. Transpower sought to correct this omission in their written notice and I consider it appropriate to update the conditions schedule accordingly with the conditions imposed.

7.89 Through their submission on PC48 as notified, Transpower sought further modifications to their designations as outlined in the table below:

Designation	Notified Provision		Modification Sought through Submission	
TPR01 - Aratiatia Electricity Outdoor Switch Yard	Planning Maps	As notified	Planning Maps	Amend per image provided within submission
TPR02 - Atiamuri Electricity Outdoor Switch Yard	Planning Maps	As notified	Planning Maps	Amend per image provided within submission
	Conditions	As notified	Conditions	Delete advice notes as per written notice
TPR07 - Wairakei Electricity Outdoor Switchyard	Planning Maps	As notified	Planning Maps	Amend per image provided within submission
TPR09 - Whakamaru to Brownhill Electricity Transmission Line	Site Identifier	State Highway 30, Whakamaru Lake Maraetai, Crown Lands Survey Office Plan 36206, Sec 2 BLK VI Whakamaru SD	Site Identifier	State Highway 30, Whakamaru Crown Lands Survey Office Plan 36206, Sec 2 BLK VI Whakamaru SD
	Conditions	As notified	Conditions	Delete conditions specified within written notice
TPR10 - Wairakei to Whakamaru C Line (WRK-WKM C Line) Electricity Transmission Line	Site Identifier	As notified	Site Identifier	Remove reference to 'Pt Sec 19 Blk XV Whakamaru SD'
	Conditions	As notified	Conditions	Delete conditions specified within written notice

7.90 I consider the submission from Transpower on TPR01, TPR02, and TPR09 to be appropriate, and to improve the accuracy of the designations for which they are responsible with no material effect on the environment arising from same.

7.91 I therefore recommend the Panel recommends that the modifications sought by Transpower in their written notice and their submission be confirmed, with the exception of TPR07 and TPR10, discussed below.

7.92 One submission was received from NZTA on TPR11, seeking the designation hierarchy be updated from 'primary' to 'varies'. This reflects the fact that the designation crosses State Highway infrastructure, for which NZTA is the primary designation holder.

7.93 A further submission was received from Transpower, supporting the submission from NZTA but noting the correct designation to be modified as being TPR10. I concur with the further submission from Transpower and therefore recommend TPR10 be modified and confirmed as shown in Appendix A.

7.94 A further submission was also received on TPR07 and TPR10, seeking the original submission points relating to these designations be allowed only in part and suggesting the spatial extent of the designation be reconsidered to account for a License to Occupy between Contact and Transpower, and an area of transmission line over a Contact site.

7.95 As Transpower are the requiring authority responsible for the designation - affecting existing operational infrastructure - I recommend their submission to modify the spatial extent of TPR07 and TPR10 be confirmed, and the further submission from Contact be rejected.

7.96 Notwithstanding, I understand that Transpower and Contact are in correspondence to resolve the matter and I would support further modification to the identified designation boundaries to reflect operational infrastructure more accurately if presented to the Panel through further evidence.

UNL – Unison Networks Limited

7.97 Unison Networks Limited (Unison) is a requiring authority under section 167 of the RMA.

7.98 Unison sought to roll over their nine existing designations, being UNL01 – Waikato Street Substation – Runanga, UNL02 – Marshall Ave Substation – Taupō South, UNL03 – Rakaunui Road Substation – Centennial, UNL04 – Unison Networks Electricity Distribution Substation & Depot – Fleet Street, UNL05 – Te Toke Road Electricity Distribution Substation, UNL06 – Mapara Road Substation, UNL07 – Tauhara Power Station, UNL08 – Te Huka Substation, and UNL09 – Centennial Drive Substation – Taupō East. UNL05, UNL06, UNL07, and UNL08 are rollover designations with no modification, and UNL01, UNL02, UNL03, UNL04, and UNL09 were requested to be rolled over with modification to the designation titles, as outlined in the table below:

Designation	Operative Text		Proposed Modified Text	
UNL01 – Waikato Street Substation – Runanga	Designation Title	Waikato Street Substation	Designation Title	Waikato Street Substation – Runanga
UNL02 – Marshall Ave Substation – Taupō South	Designation Title	Marshall Ave Substation	Designation Title	Marshall Ave Substation – Taupō South
UNL03 – Rakaunui Road Substation – Centennial	Designation Title	Rakaunui Road Substation	Designation Title	Rakaunui Road Substation – Centennial
UNL04 – Unison Networks Electricity Distribution Substation & Depot – Fleet Street	Designation Title	Unison Networks Electricity Distribution Substation & Depot	Designation Title	Unison Networks Electricity Distribution Substation & Depot – Fleet Street
UNL09 – Centennial Drive Substation – Taupō East	Designation Title	Centennial Drive Substation	Designation Title	Centennial Drive Substation – Taupō East

7.99 Modification to conditions 1 and 2, attached to UNL02 – Marshall Ave Substation – Taupō South was also sought. Condition 1 requires the “existing screen planting on site be

retained and replaced as necessary”, and Condition 2 requires weekly inspections be undertaken to monitor for graffiti.

7.100 With regard to the condition requiring screen planting be retained and replaced as necessary, no photos or assessment of effects on people or the environment generated by the removal of the condition has been provided. No evidence of consultation with affected parties has been provided.

7.101 The justification provided in Unison’s written notice references a request from a neighbouring property owner to remove the vegetation due to adverse shading effects.

7.102 I consider the condition as exists provides scope for maintenance of the vegetation to prevent it growing to such height to cause nuisance to adjoining neighbours.

7.103 I therefore recommend the condition be retained.

7.104 I consider that weekly inspections for on-site graffiti be onerous and not correspondent with any actual or potential adverse environmental effect. I therefore concur that a fortnightly inspection, aligning with Unison’s existing maintenance programme of works, be more appropriate.

7.105 I therefore recommend the modification to condition 2 be confirmed.

ROLLOVER OF TRUSTPOWER DESIGNATION TRU01 – Wheao/Flaxy

7.106 Trustpower Limited (Trustpower) has a single designation in the TDP, being TRU01 – Wheao/Flaxy, relating to existing power generation and electricity transmission infrastructure.

7.107 No written notice was received from Trustpower, in response to Council’s August 2024 call for rollovers or any subsequent attempts to make contact. TRU01 therefore was not provided for in PC48, pursuant to cl4(4) of Schedule 1 of the RMA.

7.108 Whilst it is understood that Contact Energy Limited (Contact), a requiring authority under s167 of the RMA, now have financial responsibility for the asset, the designation had not been transferred pursuant to s180 of the RMA prior to notification of PC48.

7.109 Because that transfer had not occurred, Council was obliged to notify Trustpower as the recorded requiring authority responsible, of the Plan review and could not have issued a cl4 invitation to Contact in respect of the designation.

7.110 Contact submitted on PC48, seeking TRU01 be rolled over with modification to the site identifier, requiring authority details, and modifications to the Planning Maps.

7.111 Whilst I concur with the assessment provided in Contact's submission, I do not consider that the submission received satisfies the requirements of Schedule 1 to provide for the designation in the PDP, and to do so would lack any statutory authority.

7.112 I therefore recommend the submission by Contact be rejected.

8.0 CONCLUSION

8.1 This report provides an assessment of, and recommendations on, the designations rolled over with or without modification in the PDP, and the submissions received in relation to these.

8.2 I have considered and made recommendations on the notices of requirement received. I consider that the notices of requirement in the Designations chapters should be modified and/or confirmed as set out in my recommendations contained in this report.

8.3 Having considered all the submissions and reviewed all relevant statutory and non-statutory documents, I recommend the PDP should be amended as set out in Appendix A of this report.

9.0 RECOMMENDATIONS

9.1 I recommend that:

- a. The Hearing Commissioners accept or reject submissions (and associated further submissions) as outlined in preceding sections of this report; and
- b. The Designations chapter of the PDP is amended in accordance with the changes outlined in Appendix A of this report.