

Plan Change 41, Removal of Fault Lines - Summary of Decisions Sought

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS16.1	Jo	Horrocks	Toka Tū Ake EQC		Plan Change 41 - Removal of Fault lines	Oppose	The proposal to remove the regulatory fault overlays from the Taupo District Plan and remove the requirement for development to occur at least 20 m away from these faults, is contrary to advice in MfE's Active Fault Guidelines[1]. We consider that this change weakens the provisions in the district plan to minimise the risk from earthquakes to people and property in the Taupo District.	Toka Tu Ake EQC request that the Taupo District Council retain regulatory fault overlay maps in the district plan, as well as all rules in the district plan that pertain to the fault hazard overlay.
OS16.2	Jo	Horrocks	Toka Tū Ake EQC		Plan Change 41 - Removal of Fault lines	Oppose	We request that Taupo District Council follow the recommendations of GNS Science in Litchfield et al's (2020) report <i>Active fault hazards in the Taupo district</i> , and replace the fault lines in the operative Taupo District Plan with the new and more accurate fault lines mapped in said report.	Toka Tu Ake EQC request that the Taupo District Council retain regulatory fault overlay maps in the district plan, as well as all rules in the district plan that pertain to the fault hazard overlay. We request that Taupo District Council follow the recommendations of GNS Science in Litchfield et al's (2020) report <i>Active fault hazards in the Taupo district</i> , and replace the fault lines in the operative Taupo District Plan with the new and more accurate fault lines mapped in said report.
OS17.6	Jennifer	Molloy-Hargreaves			Plan Change 41 - Removal of Fault lines	Support	Submitter is fully supportive of Plan Change 41.	Retain Plan Change 41 as notified.
OS24.2	Paul	Taylor	Classic Builders Lakes District		Plan Change 41 - Removal of Fault lines > Plan Change Provisions	Support	Submitter supports the deletion of the faultlines from the planning maps.	Delete the faultlines from the plan as notified.
OS29.24	Joao Paulo	Silva	Waikato Regional Council		Plan Change 41 - Removal of Fault lines	Seek amendment	Change 1 to the WRPS has been notified and so is a 'proposed policy statement'. District Councils are required, when preparing a change to the district plan, to have regard to the WRPS under section 74(2)(a)(i) of the RMA	Give regard to Change 1 to the WRPS as a 'proposed policy statement' in the proposed plan changes.
OS29.30	Joao Paulo	Silva	Waikato Regional Council		Plan Change 41 - Removal of Fault lines	Seek amendment	WRC considers that PC41 should follow the new plan format provided with the National Planning Standards.	Update PPC38-43 to the new plan format provided with the National Planning Standards 2019

Plan Change 41, Removal of Fault Lines - Summary of Decisions Sought

OS31.1	Alistair	Wilton			Plan Change 41 - Removal of Fault lines	Support	That while the fault line mapping will be removed and GNS a data used going forwards, that existing and already recognised / held professional geotechnical reports held now or provided in future around sites are retained or continue to be accepted over and above GNS data.	Support the removal of the faultlines, however seeks that site specific geotechnical reports be accepted over and above the GNS data.
OS61.9	Kirsteen	McDonald		McKenzie & Co	Plan Change 41 - Removal of Fault lines > Planning Maps	Support	Submitter supports the provision.	Retain.
OS69.1	Lyndon	Haugh		No	Plan Change 41 - Removal of Fault lines	Seek amendment	Submitter supports the removal of the current faultlines however has concerns about the reliance on the 2020 GNS report when it seems likely that in the future there will be further refinements/improvements in the data.	Plan change 41 wording specifically encompasses not just the August 2020 GNS report but also any changes to the report conclusions arising from improved information from the recent LIDAR Survey. Plan change 41 also includes a requirement for a regular (every 5? Years) review by GNS of the current knowledge of faultlines in the District so that any Resource Consents that need to consider faultlines are reviewed with information as current as possible at the time of Consent.
OS79.7	Catriona	Eagles		Cheal Consultants	Plan Change 41 - Removal of Fault lines > Plan Change Provisions	Seek amendment	No fault line rules in the District Plan means that if owners are building a building which doesn't need resource consent, the identification of fault lines and setbacks is potentially only identified at PIM stage or via the Waikato hazard portal. This could be quite late in the process for this matter to be identified. If not in the District Plan, Council must be diligent in providing this information in LIMs and in PIMs, and on enquiry.	At a minimum there should still be reference in 'other information' to fault lines. An alternative could be a permitted activity rule to built near or on fault lines identified with the provision of a supportive geotechnical report. This rule would really reinforce the building act requirements and push everyone to the geotechnical report early.

Plan Change 41, Removal of Fault Lines - Summary of Decisions Sought

OS91.8	Colin	Guyton	Federated Farmers of New Zealand – Rotorua / Taupō		Plan Change 41 - Removal of Fault lines	Seek amendment	While the removal of the outdated fault lines and associated provisions from the district plan maps means that more accurate data can be relied upon for subdivision and development resource consents and building consents, it is uncertain if plan users will be able to access this data. This creates an unfairness as without the fault lines being identified in the District Plan, the subdivision consent and Building Act/ building consent processes will be the primary mechanisms for ensuring that the risks posed to buildings from potential fault lines are mitigated.	(a) the retention of a reference in the district plan that tells plan users where they can access the up-to-date data on fault lines; and (b) that the Council provides access to the up-to-date fault line data from the GNZ report to district plan users; and (c) any consequential amendments required as a result of the relief sought.
OS93.22	Mark	Chrisp		Contact Energy Limited	Plan Change 41 - Removal of Fault lines	Support	Contact supports the deletion of fault lines from the planning maps and the associated rule in Section 4e.10 of the Taupo District Plan. Dealing with any risks associated with fault lines at the subdivision and/or building consent stage of a proposed development is efficient and appropriate	Contact seeks that Taupo District Council adopts PC41 as notified.
OS115.18	George	Asher	Te Kotahitanga o Ngati Tuwharetoa		Plan Change 41 - Removal of Fault lines	Seek amendment	That the objectives and policies of the strategic directions and Plan Changes 38 to 43 recognise and provide for the vision, objectives, values, and desired outcomes in Te Kaupapa Kaitiaki as set out within Section 181 of the Settlement Act.	Amend PC41 recognise and provide for the vision, objectives, values, and desired outcomes in Te Kaupapa Kaitiaki.
OS115.24	George	Asher	Te Kotahitanga o Ngati Tuwharetoa		Plan Change 41 - Removal of Fault lines	Seek amendment	That the content and interpretation of the objectives, policies, rules and performance standards of Plan Changes 38-43 respect and reflect a genuine understanding and commitment to the principles of Te Tiriti/The Treaty of Waitangi.	Amend Plan Change 41 to respect and reflect a genuine understanding and commitment to the principles of Te Tiriti/The Treaty of Waitangi.
OS115.30	George	Asher	Te Kotahitanga o Ngati Tuwharetoa		Plan Change 41 - Removal of Fault lines	Seek amendment	That TDC ensure that the content and interpretation of the objectives and policies of Plan Change 38-43 reflect the new wording of the NBE and SP Acts once these are ratified by the appropriate regional authorities.	Amend Plan Change 41 to reflect the new wording of the NBE and SP Acts once these are ratified by the appropriate regional authorities.