

Plan Change 43, Taupo Industrial Zone - Summary of Decisions Sought

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS10.2	Anna	Pol			Plan Change 43 - Taupo Industrial Zone > Planning Maps	Oppose	Submitter opposes the industrial area indicated on the map north and adjacent to Titan Way, due to the elevation and close proximity to rural lifestyle.	Submitter seeks the removal of the proposed industrial area indicated on the map north and adjacent to Titan Way.
OS17.7	Jennifer	Molloy-Hargreaves			Plan Change 43 - Taupo Industrial Zone	Support	Submitter is fully supportive of Plan Change 43.	Retain Plan Change 43 as notified.
OS19.1	Gareth	Moran		Taupo Industrial Estate Limited	Plan Change 43 - Taupo Industrial Zone > Planning Maps	Support	Support is for specifically the rezoning of the 4.5ha of land located at 189 Napier Road and identified in Council's Section 32 analysis as 'Site 7' from Rural Environment to Taupo Industrial.	TIEL seek that that Plan Change 43 (PC43) as notified is approved by Taupo District Council. In particular, TIEL seeks that the land identified in Council's 32 analysis as 'Napier Road' be rezoned from Rual Environment to Taupo Industrial.
OS21.1	Helen	Brosnan		Mega Food Services Limited	Plan Change 43 - Taupo Industrial Zone > Planning Maps	Support	Submitter supports the inclusion of 63 Broadlands Road in the Taupo Industrial zone and seeks this be retained.	Submitter seeks 63 Broadlands Road be retained as industrial land as notified.
OS21.2	Helen	Brosnan		Mega Food Services Limited	Plan Change 43 - Taupo Industrial Zone > 4h.3 Subdivision Rules	Support	Submitter acknowledges that it is appropriate for subdivision of 63 Broadlands Rd being a discretionary activity however seeks the addition of a definition for 'deep geotechnical investigation'.	Submitter seeks an amendment to add a definition for 'deep geotechnical investigation'.
OS21.3	Helen	Brosnan		Mega Food Services Limited	Plan Change 43 - Taupo Industrial Zone > Section 32	Support	The submitter supports the section 32 and its recommendation to include 63 Broadlands Road as Taupo Industrial Environment.	Retain the s32 report and retain its recommendation to include 63 Broadlands Road as Taupo Industrial Land.
OS21.4	Helen	Brosnan		Mega Food Services Limited	Plan Change 43 - Taupo Industrial Zone > Planning Maps	Support	Submitter supports the planning maps including 63 Broadlands Road as Taupo Industrial with the sensitive land overlay and seeks this be retained.	Retain the planning maps inclusion of 63 Broadlands Road as Taupo Industrial Environment with the sensitive land overlay.

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OS21.5	Helen	Brosnan		Mega Food Services Limited	Plan Change 43 - Taupo Industrial Zone > 4h.3 Subdivision Rules	Seek amendment	Submitter has attached the Preliminary Geotechnical report undertaken for this site to this submission and no recommendation for a deep geotechnical investigation has been made in this report. The assessment must be informed by the deep geotechnical investigation following and shall also include, but not be limited to.	Amend - strike out the words 'the assessment must be informed by deep geotechnical investigation and shall also include'
OS29.19	Joao Paulo	Silva	Waikato Regional Council		Plan Change 43 - Taupo Industrial Zone > Planning Maps	Oppose	WRC opposes the proposed rezoning of sites 4 and 7 for industrial development. We recommend TDC to assess areas for development that do not pose risks for Significant Natural Areas (SNAs) and for Significant Geothermal Features (SGFs) and are free from geothermal hazards as these can pose risks for human health.	That site 4 and site 7 are not rezoned for industrial purposes. This is our preferred relief. If not possible to assess other areas for industrial development, that TDC only rezones parts of the sites that are free from geothermal hazards and provide strict controls to manage development within and adjoining sites 4 and 7, including planted buffers protecting the SNAs and SGFs from development and buffers to mitigate air quality issues as well as setbacks from the hot ground overlay. Further, plan provisions must only allow for light commercial activities as permitted activities.
OS29.20	Joao Paulo	Silva	Waikato Regional Council		Plan Change 43 - Taupo Industrial Zone > 4h.3 Subdivision Rules	Seek amendment	Submitter opposes this provision in part and seeks an amendment.	Amend the rule 4h.3.7 as follows:In applying this Rule to the Sensitive Land Overlay within Section 14 SO 40438782 and Lot 1 DP 445148 and Lot 2 DP499406,...
OS29.26	Joao Paulo	Silva	Waikato Regional Council		Plan Change 43 - Taupo Industrial Zone	Seek amendment	Change 1 to the WRPS has been notified and so is a 'proposed policy statement'. District Councils are required, when preparing a change to the district plan, to have regard to the WRPS under section 74(2)(a)(i) of the RMA	Give regard to Change 1 to the WRPS as a 'proposed policy statement' in the proposed plan changes.

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OS29.32	Joao Paulo	Silva	Waikato Regional Council		Plan Change 43 - Taupo Industrial Zone	Seek amendment	WRC considers that PPC38-43 should follow the new plan format provided with the National Planning Standards.	Update PC43 to the new plan format provided with the National Planning Standards 2019
OS41.18	John	Lenihan		Rangatira Block Trusts	Plan Change 43 - Taupo Industrial Zone > Planning Maps	Seek amendment	The new provisions of the RMA and other relevant legislation has recognised that Māori are entitled, within certain limits, to develop practices and exploit their resources by acquiring and adapting new skills and technology in the same way as other communities.	Amend to zone part of the Rangatira E land as industrial as the section 32 evaluation & methodology are flawed and had no regard for the RMA requirement to consider the development of maori owned land as to the following.
OS46.5	Chris	Marshall	Tukairangi Trust		Plan Change 43 - Taupo Industrial Zone > 4h Taupo Industrial Environment and Centennial Industrial Environment	Seek amendment	The Industrial Zones identified on Broadlands Rd ,adjacent to Broadlands Geothermal Reserve an SNA vested to Iwi is inappropriate without some protection offered. In the past industrial businesses/properties bordering significant geothermal sites have used them as dumps, excavated within the SNAs or caused fires and damaged geothermal flora.	If industrial land is to be zoned by these areas a buffer zone should be afforded or vested for access for essential ecological work, businesses audited for incursion onto SNAs and business owners educated on the ecological significance/ importance and their responsibilities as neighbours to such sites.
OS46.14	Chris	Marshall	Tukairangi Trust		Plan Change 43 - Taupo Industrial Zone > Planning Maps	Oppose	The Industrial Zones identified on Broadlands Rd ,adjacent to Broadlands Geothermal Reserve an SNA vested to Iwi is inappropriate without some protection offered. In the past industrial businesses/ properties bordering significant geothermal sites have used them as dumps, excavated within the SNAs or caused fires and damaged geothermal flora.	If industrial land is to be zoned by these areas a buffer zone should be afforded or vested for access for essential ecological work, businesses audited for incursion onto SNAs and business owners educated on the ecological significance/ importance and their responsibilities as neighbours to such sites. The damage caused by the above activities in SNAs with geothermal features are in direct conflict with the objectives designed to protect them.

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OS46.15	Chris	Marshall	Tukairangi Trust		Plan Change 43 - Taupo Industrial Zone > Planning Maps	Oppose	Another strange Industrial Zone suggestion is on Poihipi Rd, it doesn't seem appropriate, given the premise to consolidate zones. It is out on a limb in a rural area. It would be easier to make an assessment as to its suitability for industrial zoning if land tenure and proposed use (if known) were made public when calling for submissions.	Do not zone Poihipi Road land as Industrial.
OS47.1	Catriona	Eagles		Wairarapa Moana Incorporation Ltd	Plan Change 43 - Taupo Industrial Zone > Planning Maps	Seek amendment	There is a lack of provision for Industrially zoned land in Mangakino. We note that the scope of the Industrial Plan Change and the S32 assessment does not include assessment of industrial needs of Mangakino and the surrounding area.	To amend the Industrial zoning to include in this plan change provision for Industrial zoned land in Mangakino for future business growth to support Mangakino and surrounding areas.
OS55.6	Rick	Keehan		Enterprise Great Lake Taupo trading as Amplify	Plan Change 43 - Taupo Industrial Zone > Planning Maps	Support	Amplify supports the changes. We agree that there is a demand and need for additional industrial land within the Taupo District. It is important for the economic growth and development of the region that a suitable supply of appropriate land is available and support the plan to rezone land to either Taupo or Centennial Industrial Environment. We would encourage more industrial land to be made available than just the proposed areas for assessment. This would assist to provide simplicity for development in the future.	Retain

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OS62.1	Alana	Delich		Waikato	Plan Change 43 - Taupo Industrial Zone	Seek amendment	<p>In New Zealand, areas of geothermal vegetation are classified as naturally uncommon ecosystems, as they were rare prior to human colonisation. Of the five geothermal ecosystem types that have been identified, three are found within Broadlands Road geothermal area. These are Heated Ground, Fumaroles and Hydrothermally altered ground – now cool. All three of these rare geothermal ecosystems have been described as a critically endangered (Holdaway et al. 2012, Wiser et al. 2013). Geothermal ecosystems require the correct surrounding geological conditions to exist. They cannot be created like a native forest or a wetland. That is why it is particularly important to protect the geothermal ecosystems we have left. Geothermal kanuka (<i>Kunzea tenuicaulis</i>) is the predominant geothermal vegetation at Broadlands Road geothermal area and is a Threatened – Nationally Endangered species (De Lange et al. 2017).</p>	<p>If “Broadlands West” is to be re-zoned, I suggest that the following bulleted additions to the text in plan change 43, 4h.3.7 would address the concerns of this submission: “...shall also include, but not be limited to: • Ecological assessment of potential geothermal features, • Ecological mitigation plan • Hydrological assessment of effects of development on groundwater recharge.”</p>
OS62.2	Alana	Delich		Waikato	Plan Change 43 - Taupo Industrial Zone	Seek amendment	<p>Mitigation to create an indigenous dominant buffer and increase the resilience of a geothermal ecosystem include fencing to exclude vehicles and industrial encroachment, weed control, planting of native buffer vegetation, and animal pest control. Weed and pest control also critical.</p>	<p>As the landholders will benefit financially from any plan change which re-zones this land to industrial land, it is prudent to think about the potential for future developers to contribute to ecological mitigation at this site. There are opportunities to improve the existing geothermal ecosystem from the current baseline, which would also increase the resilience of this ecosystem to any potential environmental effects.</p>

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OS62.3	Alana	Delich		Waikato	Plan Change 43 - Taupo Industrial Zone > Section 32	Seek amendment	The S32 does review "Natural Values" within SNA108, and I note that "site 4" is set back 100m from SNA 108. However, the geothermal values have not been adequately taken into account. The 100m setback from SNA108 does not include the potential geothermal vents in the centre of the site (outlined in pink in the attached Figure 1 map).	The S32 should review the Geothermal Module of the Waikato Regional Plan in the context of the Broadlands Road West site, and Significant Geothermal Features are not mapped. (Most recent map, as per Wildlands 2021 included in Figure 1).
OS62.4	Alana	Delich		Waikato	Plan Change 43 - Taupo Industrial Zone > Section 32	Seek amendment	There are relevant rules in the Geothermal Module to the proposed plan change 43 at Broadlands Road West. In particular section 7.6.6 – Surface Activities Affecting Significant Geothermal Features. The geothermal module of the regional plan does not seem to have been reviewed as part of this plan change.	Review the Geothermal Module as part of the section 32 for Plan Change 32.
OS62.5	Alana	Delich		Waikato	Plan Change 43 - Taupo Industrial Zone	Seek amendment	The Broadlands Road West Site has not had adequate ecological assessment completed as part of this proposed plan change. Potential hot vents towards the centre of the site (likely geothermal heated ground, or hydrothermally altered ground now cool – both critically endangered ecosystems) have not been included in the 100m setback from SNA108.	These areas must be assessed by a qualified ecologist, and if found to be geothermal ecosystems, must be excluded from the plan change with an appropriate buffer (minimum 20m). Any development of this site must come with conditions of contributing to the restoration of the adjoining geothermal systems, in order to halt the on-going decline of these critically endangered ecosystems.

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OS67.1	Warren	Ladbrook		Advance Properties Group Limited	Plan Change 43 - Taupo Industrial Zone > Planning Maps	Oppose	<p>The land proposed to be zoned for industrial purposes adjoins residentially zoned land. Residential and industrial land uses are considered to be inherently incompatible. The proposed rezoning is incompatible with the Consent Notice due to the notice limiting access onto Napier Taupo and the prescribed landuse which is a campus precinct.</p> <p>Although the s32 report supporting the Plan Change considers site constraints, the report does not refer to the Land Use Consent or the Consent Notice, nor does it assess the effects of the proposed rezoning on the land use outcomes intended through the EUL consent (including the range of residential, accommodation, educational, and commercial activities provided for in The Campus Precinct).</p>	That the rezoning be disallowed
OS79.8	Catriona	Eagles		Cheal Consultants	Plan Change 43 - Taupo Industrial Zone > 4h Taupo Industrial Environment and Centennial Industrial Environment	Seek amendment	<p>The provision of additional industrially zoned land is excellent to support industrial growth. Map 2 provides for an area of Industrial land in close proximity to Residential zoned land. Neither the subdivisions rules or the assessment criteria address this. There are provisions relating to avoiding non-industrial activities within the Industrial Zone and existing policy 3t.2.6 requires consideration of this matter. Careful consideration is required to ensure that this policy is sufficient for this location and is reflected in a controlled activity subdivision</p>	<p>Ensure that the future interface of Map 2 industrial zone with Residential zone, and the amenity of the Eastern gateway to Taupo is considered at the time of subdivision in particular if a controlled activity subdivision is proposed. Identifying the land as Sensitive with specific assessment criteria could address this. Or the addition of assessment criteria in 4h.4.12.</p>

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OS89.21	Ashley	Sycamore	Department of Conservation	Penny Nelson, Director-General of Conservation	Plan Change 43 - Taupo Industrial Zone	Oppose	Identified Site 4 is proposed to be rezoned from Rural Environment to Industrial Land. There is a lack of detail in the Section 32 Evaluation Report for Plan Change 43 in relation to the potential adverse effects on SNA180 from the rezoning of Site 4 to Industrial Land.	<p>Retain identified Site 4 at 63 Broadlands Road and 261 Broadlands Road, Taupo as Rural Environmental Zone.</p> <p>Alternatively, complete additional investigations to determine whether there are any adverse effects on SNA180 or any area that meets the criteria of a SNA or geothermal SNA from the proposed rezoning of identified Site 4 to Industrial Land. Suggested relief includes, but is not limited to:</p> <ol style="list-style-type: none"> 1. A suitably qualified ecologist confirms whether identified Site 4 qualifies as an SNA or a geothermal SNA. 2. Complete further investigation to determine if other aspects of the NPS-IB should be explored in relation to the proposed rezoning. The NPS-IB is expected to be gazetted in December 2022. 3. Provide an Ecological Assessment to determine the indigenous biodiversity values of SNA180 and the impact (if any) of the proposed Industrial Land rezoning on those values through the application of the effects management hierarchy.
OS91.22	Colin	Guyton	Federated Farmers of New Zealand – Rotorua / Taupō		Plan Change 43 - Taupo Industrial Zone	Support	<p>Federated Farmers supports proposed plan change 43 in its entirety. The new land to be rezoned is located adjacent to the existing industrial zone which should allow for easy access to the required infrastructure.</p> <p>The industrial zone is located on the edge of Taupo, and it makes sense to rezone land next to the existing zone rather than locating a new industrial zone elsewhere where it could impact on the rural environment.</p>	<p>(d) the retention of the proposed plan change as currently drafted or with wording to similar effect; and</p> <p>(e) any consequential amendments required as a result of the relief sought.</p>

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OS93.77	Mark	Chrisp		Contact Energy Limited	Plan Change 43 - Taupo Industrial Zone	Support	Contact supports the proposed rezoning on Napier Road.	Contact seeks that Taupo District Council adopt PC43 as notified insofar as it relates to the 3.5 hectare block of land on the corner of Napier Road and the ETA, i.e. rezone it to Taupo Industrial Environment.
OS93.82	Mark	Chrisp		Contact Energy Limited	Plan Change 43 - Taupo Industrial Zone > Planning Maps	Oppose	Contact opposes PC43 it in part. The eastern half (approximately) of the Broadlands Road site is land owned by Contact. It is unclear as to why Taupo District Council is proposing to rezone Contact's land in this locality to Taupo Industrial Environment. Contact has previously advised Taupo District Council that it has no intention to develop (or allow others to develop) this part of its property for industrial purposes (at least in the foreseeable future). Contact is concerned that rezoning this land might create false expectations and the outcome will not assist Taupo District Council meet its obligations under the National Policy Statement on Urban Development 2020.	Contact seeks its land proposed as industrial zoning remain as rural.
OS101.10	Jane	Penton		LWAG	Plan Change 43 - Taupo Industrial Zone > 4h.3 Subdivision Rules	Support	Ref 4.h.37 & our previous comment: 'Low-impact design principles require monitoring and enforcing.	LWAG support the requirement for 'a stormwater management plan' and ask that these are enforceable.

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OS113.37	Luke	Braithwaite	Waka Kotahi NZ Transport Agency	Waka Kotahi NZ Transport Agency	Plan Change 43 - Taupo Industrial Zone > Planning Maps	Seek amendment	The submitter appreciates that that the Taupo Future Industrial Land Option Economic Multi-Criteria Analysis 2022 indicates that there is a shortfall in industrial land supply. However, considers that not enough investigation has been undertaken against key documents to show the suitability of this rezoning. In order for these two locations (particularly Site 4 - Broadlands) to be considered suitable for rezoning as industrial land, further evaluation of the ability to reduce Vehicle kilometres travelled and service the sites with active and public transport should be undertaken.	The submitter seeks the following relief: For an assessment to be undertaken as to how Site 4 and Site 7 will align with the Waikato Regional Policy Statement - Change 1, the NZ Emissions Reduction Plan, reduction in vehicle kilometres travelled (VKT) and the provision of active and public transport. Subject to the assessments indicating that these measures can be achieved, provision should be made through the rules/standards to ensure delivery of these measures for Site 4 and Site 7.
OS114.14	Alana	Delich		Taupō Climate Action Group	Plan Change 43 - Taupo Industrial Zone > Planning Maps	Seek amendment	The submitter encourages caution towards the rezoning of the Broadlands Road West Area. Geothermal ecosystems represent a unique habitat type that cannot be artificially created, and ongoing development of these areas contributes to the decline of these critically endangered ecosystems. Industrial development on the edge of other geothermal areas within the Taupo District has led to damage.	The submitter seeks that provisions include, but not be limited to the inclusion of an ecological assessment of potential geothermal features,
OS114.15	Alana	Delich		Taupō Climate Action Group	Plan Change 43 - Taupo Industrial Zone > Planning Maps	Seek amendment	The submitter encourages caution towards the rezoning of the Broadlands Road West Area. Geothermal ecosystems represent a unique habitat type that cannot be artificially created, and ongoing development of these areas contributes to the decline of these critically endangered ecosystems. Industrial development on the edge of other geothermal areas within the Taupo District has led to damage.	Submitter seeks that provisions include, but not be limited to an ecological mitigation plan

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OS114.16	Alana	Delich		Taupō Climate Action Group	Plan Change 43 - Taupo Industrial Zone > Planning Maps	Seek amendment	The submitter encourages caution towards the rezoning of the Broadlands Road West Area. Geothermal ecosystems represent a unique habitat type that cannot be artificially created, and ongoing development of these areas contributes to the decline of these critically endangered ecosystems. Industrial development on the edge of other geothermal areas within the Taupo District has led to damage.	The submitter seeks that provisions include, but not be limited to a hydrological assessment of effects of development on groundwater recharge.
OS114.17	Alana	Delich		Taupō Climate Action Group	Plan Change 43 - Taupo Industrial Zone > Planning Maps	Oppose	Submitter considers the inclusion of the site at 189 Napier Road from Rural to Industrial as inconsistent with 2.4 Strategic Direction Climate Change when there is already a large industrial area opposite this site.	The submitter seeks that the Industrial Zone at 189 Napier Road be removed.
OS115.20	George	Asher		Te Kotahitanga o Ngati Tuwharetoa	Plan Change 43 - Taupo Industrial Zone	Seek amendment	That the objectives and policies of the strategic directions and Plan Changes 38 to 43 recognise and provide for the vision, objectives, values, and desired outcomes in Te Kaupapa Kaitiaki as set out within Section 181 of the Settlement Act.	Amend PC43 to recognise and provide for the vision, objectives, values, and desired outcomes in Te Kaupapa Kaitiaki.
OS115.26	George	Asher		Te Kotahitanga o Ngati Tuwharetoa	Plan Change 43 - Taupo Industrial Zone	Seek amendment	That the content and interpretation of the objectives, policies, rules and performance standards of Plan Changes 38-43 respect and reflect a genuine understanding and commitment to the principles of Te Tiriti/The Treaty of Waitangi.	Amend Plan Changes 43 to respect and reflect a genuine understanding and commitment to the principles of Te Tiriti/The Treaty of Waitangi.
OS115.32	George	Asher		Te Kotahitanga o Ngati Tuwharetoa	Plan Change 43 - Taupo Industrial Zone	Seek amendment	That TDC ensure that the content and interpretation of the objectives and policies of Plan Change 38-43 reflect the new wording of the NBE and SP Acts once these are ratified by the appropriate regional authorities.	Amend Plan Change 43 to reflect the new wording of the NBE and SP Acts once these are ratified by the appropriate regional authorities.