
BEFORE THE HEARINGS PANEL

In the Matter of: The Resource Management Act 1991

And Proposed Plan Change 38:
Strategic Directions

Application By: Taupō District Council

**Section 42A of the RMA Report BY
ROWAN SAPSFORD**

Dated: 3 July 2023



Taupō District Plan

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1 Preamble

- 1) This report is prepared under s42A of the Resource Management Act 1991. It has been prepared at the request of Taupō District Council (TDC) in relation to Plan Change 38 – Strategic Directions (PC38).
- 2) My full name is Michael Rowan Sapsford. I am a Director of ROAM Consulting in Taupō. I have held this position since 2018.
- 3) I hold a Bachelor of Resource and Environmental Planning (Massey University 1998) and a Post Graduate Diploma in Rural Studies - Natural Resource Management (Massey University 1998). I have been employed in the practice of planning and resource management both in Aotearoa New Zealand and overseas for some 25 years. This experience includes working as a Senior Planner and Team Leader Environmental Policy at Taupō District Council from 2004 to 2011.
- 4) I was commissioned by Taupō District Council to assist in considering the Plan Change both in terms of this Section 42A Report and developing the First Schedule Section 32 report in December 2020. I have read all the submissions and further submissions made on this plan change.
- 5) I confirm that I have read and am familiar with the Environment Court’s Code of Conduct for Expert Witnesses, contained in the Environment Court Practice Note 2023, and agree to comply with it. My qualifications as an expert are set out above. Other than where I state that I am relying on the advice of another person, I confirm that the issues addressed in this statement of evidence are within my area of expertise. I have not omitted consideration of material facts known to me that might alter or detract from the opinions that I express.
- 6) Terms and coding used in the evidence include:
 - **NPS-FM** – National Policy Statement Freshwater Management
 - **NPS-IB** – National Policy Statement Indigenous Biodiversity
 - **NPS-UD** – National Policy Statement Urban Design
 - **Overarching s42a** – Overarching s42a report prepared by Hilary Samuel
 - **PC38** – Plan Change 38 Strategic Directions
 - **RMA or the Act** – The Resource Management Act 1991
 - **TD2050** – Taupō District Growth Strategy (updated 2018)
 - **TDC** – Taupō District Council
 - **TDP / District Plan** – Operative Taupō District Plan
 - **WRC** – Waikato Regional Council
- 7) The purpose of this s42A Report is to recommend to the Hearings Panel whether PC38 as notified, or amended by submissions, will better meet the purpose of the Resource Management Act 1991 compared to the existing provisions.

2 Introduction

- 8) PC38 has been prepared and notified on 14 October 2022 in accordance with s74 of the RMA, and the first part of Schedule 1, which outlines the requirements for changing a district plan. It is part of the Taupō District Council Sectional District Plan Review.

- 9) For additional background refer to the Overarching s42a Report prepared by Hilary Samuel that covers the timeline for preparing this plan change, engagement, and additional legislative context.
- 10) The timeline for preparing this plan change is set out in the Overarching s42a.
- 11) The current district plan became fully operative in 2007. The Council is required to commence a review of those provisions in the district plan that have not been reviewed in the last 10 years, pursuant to s79 of the RMA.
- 12) There is no Strategic Directions Chapter in the ODP. Chapter 2 of the ODP contains Significant Resource Management Issues. The Strategic Directions chapter replaces the existing ODP Chapter 2, in its entirety, with statutory direction on key matters of importance for the district. While the existing Chapter 2 contains useful discussion on key district wide issues, the Strategic Directions chapter provides guidance on key district wide matters through objectives and policies. This approach is more consistent with that set out in the 2019 national planning standards.
- 13) The strategic objectives set the direction for the TDP and help to implement the Council's community outcomes. They are indicative of the matters which are important to the Taupō District community and reflect the intended outcomes to be achieved through the implementation of the TDP.
- 14) Chapter 2 - Strategic Directions includes the following subsections:
 - Introduction to the chapter and its role relative to the wider plan.
 - **Strategic Direction 1 Tangata Whenua** Objectives and Policies to better recognise and take into account the principles of the Treaty of Waitangi and the relationship that Māori have with land, water, and significant sites.
 - **Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai** Objective and Policies that recognise the importance of water quality in the Taupō District and support land use that enhances water quality rather than causing a decline.
 - **Strategic Direction 3 Urban Form and Development** Objectives and Policies to make sure that urban development occurs in a planned and efficient manner consistent with the NPS-UD and in line with effective infrastructure provision.
 - **Strategic Direction 4 Climate Change** Objectives and Policies to support positive climate change outcomes and ensure that land being developed is resilient to the effects of climate change.
 - **Strategic Direction 5 Nationally and Regionally Significant Infrastructure** Objectives and Policies provides for the development of important infrastructure to support the ongoing functioning of the district's urban and rural communities.
 - **Strategic Direction 6 Natural Environment Values** Objectives and Policies that recognise the importance of natural areas and landscapes within the district.
- 15) This report analyses and responds to submissions received on those provisions as proposed in PC38.

2.1 Structure of this S42A Report

- 16) For efficiency and in accordance with Clause 10(3) of the First Schedule of the RMA, the following evaluation has been undertaken on an issues-based approach, as opposed to a submission-by-submission approach. This analysis is provided for each component of PC38.
- 17) The evaluations provided should be read in conjunction with the summaries of submissions and the submissions themselves.
- 18) Appendix 1 of this report contains a schedule of all PC38 submission points and associated further submissions. The officer's recommended response is identified for each of those submission points.
- 19) Appendix 2 contains a running text version of PC38 that sets out the officers recommended amendments showing the recommended changes to PC38 because of submissions. Recommended additions are shown as underlined text as follows: new text. Recommended deletions are shown as struck through text as follows: ~~deleted text~~. Each change is footnoted with the corresponding submission point associated with the change.

3 Statutory Considerations

3.1 Statutory Requirements

- 20) Before a plan change request can be incorporated into a district plan it must fulfil several statutory requirements set down in the RMA, including:
 - a) Part II, comprising Section 5, Purpose and Principles of the Act; Section 6, Matters of National Importance; Section 7, Other Matters; and Section 8, Treaty of Waitangi;
 - b) Section 31, Functions of Territorial Authorities;
 - c) Section 32, Duty to consider alternatives, assess benefits and costs;
 - d) Section 74, Matters to be considered by territorial authorities; and
 - e) Section 75, Contents of district plans.
- 21) The statutory requirements under the RMA for each aspect of the Plan Change have been summarised in the s32 Report and are only referenced within this report. Analysis of the degree to which PC38 is consistent with the relevant provisions listed above is undertaken within the body of the s32 report and in the concluding statements as considered necessary.
- 22) The purpose of this s42a assessment is to determine whether the provisions of PC38 should be confirmed, amended, or deleted, after consideration of the alternative provisions sought in submissions.

3.1.1 Section 32AA Matters

- 23) This report is structured by strategic direction and then submissions are grouped by 'key issues' to evaluate and provide reasons for the recommended decisions on similar matters raised in submissions. An evaluation is required under s32AA of the RMA for any recommended changes to the Plan Change.
- 24) The s32AA further evaluation is done for each Strategic Direction and considers:
- Whether the amended objectives are the best way to achieve the purpose of the RMA.
 - The reasonably practicable options for achieving those objectives.
 - The environmental, social, economic, and cultural benefits and costs of the amended provisions.
 - The efficiency and effectiveness of the provisions for achieving the objectives.
 - The risk of acting or not acting where there is uncertain or insufficient information about the provisions.
- 25) The s32AA further evaluation contains a level of detail that corresponds to the scale and significance of the anticipated effects of the changes that have been made. Recommendations on editorial, minor, and consequential changes that improve the effectiveness of provisions without changing the policy approach are not re-evaluated.
- 26) The s32AA evaluation process is undertaken on a section-by-section basis throughout the report.

3.1.2 Procedural Matters

- 27) No site visits or pre-hearing meetings were considered necessary in respect to PC39.
- 28) As noted in the overarching s42a report a meeting was held with representatives of Te Kotahitanga Ngāti Tūwharetoa to discuss their submissions and the matters raised.

4 Consideration of Submissions Received

4.1 Overview of Submissions Received

- 29) PC38 was notified on 14 October 2022 for a period of 40 working days. PC38 was notified as part of a series of plan changes (Plan Changes 38 – 43) to the TDP as part of the sectional review of the Plan. Submissions closed at 4:30pm on Friday, 9 September. 294 submission points were made on PC38. 195 oppose/seek amendment, 98 supported and 1 did not state.
- 30) Submissions were received from iwi, industry, individuals and infrastructure and energy providers. A full list of submissions and further submissions on PC38 is contained in Appendix 1 – Submissions. Appendix 1 also contains the officer’s recommendation for each submission.
- 31) There are several submissions in support of the provisions that form PC38. In all cases the support of these submissions is noted and generally accepted. There are situations where the provision supported is recommended for change. In such cases the submissions are accepted in part given the recommended changes to the supported provisions.

4.2 General Submissions

- 32) The following matters raised in submissions relate to the plan change generally, the introduction or matters which are relevant to more than one of the strategic directions.

4.2.1 Issue 1.1: Recognition of the Rural Environment

- 33) Submissions from the NZ Pork Industry Board (OS22.23) Federated Farmers of New Zealand (OS91.1), Horticulture New Zealand (OS26.59) and Angela Bell (OS90.1) seek the inclusion of a new strategic direction or new objectives and policies that recognise of the importance of the Taupō District rural environment. The submissions state that there is specific recognition of the urban environments but not rural. There are concerns that the rural environment is at risk from inappropriate subdivision and development and reverse sensitivity effects. The submitters are correct that there are no provisions within PC38 that explicitly address the matters raised in their submissions. Strategic Direction 3, Urban Form and Development, does address this matter however with reference to Taupō District 2050 which establishes land use patterns for the district. This includes identifying areas appropriate for urban development. PC42 (General Rural and Rural Lifestyle Environments) includes specific direction through objectives, policies, and rules. It also identifies and zones those areas which can be developed for rural residential land uses.
- 34) The protection of the rural environment from inappropriate subdivision, land use and development are a key focus of TD2050. The proposed provisions under Strategic Direction 3, support that outcome however they do so in an implicit fashion. The addition of specific direction that supports this outcome would provide useful guidance to plan users and decision makers on the importance of this matter to the district. They would also provide additional support and direction to the provisions proposed in

PC42. The recommended direction would also ensure that there is appropriate recognition of Section 7 matters including providing for the efficient use and development of the rural land resource and maintaining the rural amenity. The recommend changes also recognise that the rural environment is a finite area which is to be protected.

35) It is recommended that Objective 2.3.2.2 be amended as follows:

Subdivision, use and development of land will be consistent with TD2050 2018 to protect the effective functioning of the Rural Environment, maximise the efficient use of zoned and serviced urban land and is co-ordinated with the provision of cost effective infrastructure.

36) It is recommended that Policy 2.3.3.3 be amended as follows:

Avoid fragmented urban development that results in inefficient ~~uses~~:

- a. Use of land in,*
- b. ~~the~~ provision and functioning of infrastructure, and*
- c. ~~land~~ use functioning of the General Rural Environment*

4.2.2 Issue 1.2: Prioritisation of Provisions

37) The Pukawa D2 Trust (OS58.1) and the Pukawa D3 Trust (OS95.1) seek that a hierarchy be assigned to the strategic directions generally and the objectives associated with Strategic Direction 1 (OS95.3 and OS58.3). The reason for this proposed change is to assist planners when making assessments against the TDP and clearly state the importance of each direction.

38) There is no legal requirement or direction for establishing such a hierarchy of provisions. The 2019 National Planning Standards do not provide any direction that a hierarchy should be attributed to provisions within plans.

39) The provisions within Chapter 2 are to be applied on a case-by-case basis as appropriate. There will be some resource consents and potentially plan changes when it will not be appropriate or necessary to consider some of the strategic directions. The relative importance of the provisions will be determined by the relevance of those provisions to the activity or change being considered.

4.2.3 Issue 1.2: Recognition of te Tiriti o Waitangi

40) Te Kotahitanga o Ngāti Tūwharetoa submit that the content and interpretation of the provisions of PC 38 respects and reflects a genuine understanding and commitment to the principles of Te Tiriti/The Treaty of Waitangi (OS115.21).

41) PC38 includes a new objective which specifically directs that the principles of te tiriti o Waitangi are taken into account through district plan planning and decision making (2.1.2.6). This Objective reiterates the direction within Section 8 of the RMA, embeds that direction into the plan and provides additional direction on how this is to be done. The plan change also contains other provisions which actively protect Māori interests and support more informed and participatory planning processes to provide better involvement by Māori in planning processes and recognition of tikanga, mana whakahaere, kaitiakitanga, manaakitanga, whakapapa, māutaranga Māori and te whanake. This

direction is not constrained within one part of PC38 as there are provisions throughout all parts of PC38 that recognise and protect Māori rights, including their relationship with their ancestral lands, waters, and other taonga. It is my view that provisions within PC38 do reflect the principles of te tiriti o Waitangi.

4.2.4 Issue 1.3: Inclusion of an Energy Chapter

- 42) Submissions by Genesis Energy (OS84.47) and Contact Energy (OS93.1) seek the inclusion of an Energy Chapter in the Plan. The addition of such a chapter as part of PC38 is out of scope of the plan change. The addition of a new chapter off the back of a submission would not enable an appropriate level of community participation or consultation in the development of the chapter. As noted in the submissions, Chapter 4 of the 2019 National Planning Standards requires that district plans include an 'Energy, infrastructure, and Transport'. It is anticipated that this chapter will form part of a later stage of the sectional review of the TDP.

4.2.5 Issue 1.4: Typographical Errors

- 43) Submissions by Genesis Energy (OS84.09) Director General of Conservation (OS89.1) Contact Energy Limited (OS93.2 OS93.3 OS93.4 OS93.5, OS93.16 and OS93.17) Mercury (OS98.1) and Waikato Regional Council (OS29.1, OS29.9 and OS29.13) have identified typographical errors in PC38 and the associated Section 32 report. It is recommended that these submissions be accepted as they correct errors in the proposed provisions.
- 44) Waikato Regional Council correctly identifies that State highways 30 and 46 are missing from the text and should be added. This amendment will improve the accuracy of the Plan.

4.2.6 Issue 1.5: Heritage Protection

- 45) Heritage New Zealand Pouhere Taonga is submitting (OS96.1) that cultural and historic heritage is not robustly protected in PC38, through scheduling of cultural and historic heritage items and appropriate protective objectives, policies, and rules. PC38 does not contain any methods including rules. Such provisions are contained in the subsequent chapters in the Plan. PC38 does contain policy 2.3.3.12 which clearly states that subdivision and development which will inappropriately affect heritage sites will not be supported. It is also anticipated that additional and more detailed direction on historic heritage will be provided in the provisions that make up the wider district plan review. No further changes need to be made to PC38 as a result.

4.2.7 Issue 1.6: Degrowth Philosophy

- 46) The submission by the Tukairangi Trust (OS46.2) seeks that the Council adopts a degrowth philosophy that would result in a reduction in unnecessary production. Such matters are outside of the scope of the TDP however it is noted that the proposed provisions support efficient urban form and climate change outcomes. Such an approach would also be inconsistent with the direction in the NPS-UD and WRPS Plan Change 1.

4.2.8 Issue 1.7: Consistency with National and Regional Direction

- 47) Waikato Regional Council (OS29.27) has submitted that the Taupō District Plan be reformatted to follow the new plan format provided with the 2019 National Planning Standards. As noted in the Overarching 42A Report, under the National Planning Standards Taupō District Council would need to ensure consistency in terms of requirements for structure and form by November 2024, with consistency with Definitions by November 2026.
- 48) Accordingly, for the purposes of these Plan Changes there is not a mandatory requirement to amend provisions in accordance with the requirements of the National Planning Standards. To do so risks unintended consequences within the architecture of the TDP outside a more fulsome or complete review.
- 49) It is intended that the entire TDP will be moved into the National Planning Standard format as a comprehensive unit. This ensures that definitions, numbering, and format remain consistent between chapters and sections. However, it should be noted that where possible, the National Planning Standards terminology (for example Strategic Directions) has been used where it fits and will not compromise the structure of the Operative Plan.
- 50) Te Kotahitanga o Ngāti Tūwharetoa are seeking the objectives and policies in PC38 to reflect the new wording of the NBE and SP Acts once they are enacted (OS115.27). It is not appropriate to adopt any wording from a Bill that that may not be in the final statute. As noted in the submission, the local planning framework will need to be reviewed in the advent of any new resource management and planning legislation. The TDP, including those parts amended by PC38-43, will be reviewed, and revised as required by the new legislation.
- 51) Waikato Regional Council (OS29.21) has submitted that PC38 needs to have regard to proposed Change 1 to the Waikato Regional Policy Statement (WRPS). District plans are required to have regard to proposed regional policy statements under s74 (2) of the RMA. Of relevance to PC38 WRPS Change 1 includes:
- A revised urban form and development chapter, to ensure that the WRPS is giving effect to the NPS-UD.
 - Deleting the specific provisions relating to growth strategies prepared by territorial authorities outside of the Future Proof subregion. These have been replaced with generic provisions to guide preparation of, and give weight to, growth strategies.
- 52) On review of WRPS Change 1 it is my view that PC38 does have regard to the proposed plan changes, specifically as it relates to matters of climate change and urban form and development and including reference to TD2050 as an agreed council-approved growth strategy.

4.2.9 Issue 1.8: Aggregate

- 53) The Aggregate and Quarry Association are seeking (OS76.1 and OS76.2) additional recognition placed into the Strategic Directions chapter to ensure that the strategic importance of aggregate is taken account of.
- 54) Aggregate is not considered to be a strategic issue within the district. While its importance is acknowledged, there is no national level direction through legislation or national policy requiring specific recognition of the aggregate resource. Background work that has supported the review of the plan, has not identified aggregate as a need or issue requiring specific provision within the strategic directions chapter of the Plan. I do note that aggregate is generally sourced from within the Rural Environment within the Taupō District. The approach taken by PC42 to manage non rural activities in the rural environment will support the access to aggregate within rural areas. On this basis it is my view that there is no specific recognition of aggregate is required within PC38.

4.2.10 General Submission Section 32AA Evaluation

- 55) The changes proposed to Objective 2.3.2.2 in isolation are not considered to be a significant departure from the PC38 as notified. Accordingly, no Section 32AA analysis is required noting that the recommended changes to Objective 2.3.2.2 and Policy 2.3.3.3:

Effectiveness and Efficiency

- 56) The recommended amendments to PC38 recognise the importance of sections 7(b), (c) and (g) of the RMA. They also better reflect the application of TD2050 and as such WRPS Plan Change 1.
- 57) The amendments also provide clarification to assist with the understanding of the provisions as they relate to the Taupō District in that they have a focus beyond established urban areas.
- 58) The recommended amendments are consistent with the intent of the suggested changes received in submissions.

Costs/Benefits

- 59) The recommended amendments will support the efficient and effective role and functioning of the Rural Environment as a productive area. This includes through the control of subdivision and development which may adversely affect existing and future rural activities within that environment.

Risk of acting or not acting

- 60) There is no risk in accepting the amendments to this provision as there is sufficient information to act on the submission.

Decision about most appropriate option

- 61) The changes are therefore considered to be more appropriate in achieving the purpose of the RMA than the notified version of PC38.

4.3 Matters Raised in Submissions on Strategic Direction 1 – Tangata Whenua

4.3.1 Issue SD1.1: Papakāinga

62) Kainga Ora (OS104.1 and OS104.2) are seeking specific recognition of papakāinga within objective 2.1.2.4 and policy 2.1.3.6, specifically on urban sites and general land title.

63) Objective 2.1.2.4 reads as follows:

Support development on Māori land that meet the needs of those landowners and respects the exercise of kaitiakitanga, self-determination and the relationship of tāngata whenua with their land, water, significant sites and wāhi tapu.

64) The change proposed by the submitter will restrict the application of these provisions to papakāinga development only and potentially restrict it further to urban land. The intent of the provisions is to support development on Māori land generally. Papakāinga development can be considered under the proposed provisions as proposed. The provisions will apply to development on urban and rural zoned land, and it is not considered appropriate to restrict the application of those provisions solely to urban environments. There is more specific policy relating to Papakāinga proposed through PC42 as it relates to the Rural Environment. The review of the residential chapters will also look at how the plan provides for Papakāinga development within residential environments too.

4.3.2 Issue SD1.2: Recognition of te Tiriti o Waitangi and Māori Values

1. The Pukawa D2 Trust (OS58.4) and the Pukawa D3 Trust (OS95.4) is seeking an amendment to Objective 2.1.1.6 to read *“The Principles of te tiriti o Waitangi ~~are~~ must be taken into account...”* to be more consistent with Clause 4 of the Natural and Built Environment Bill. The NBE Bill has yet to gain assent through the statutory process and is subject to change. It is not appropriate to adopt any wording from a Bill that that may not be in the final statute. I do however consider that Objective 2.1.1.6 to have the same meaning as what is proposed by the submitter. They have the same degree of imperative associated with them, i.e., it is a requirement to take into account the principles, however the wording in 2.1.1.6 as notified is more consistent with Section 8 of the Act.

4.3.3 Issue SD1.3: Recognition and Engagement with Iwi

65) Pukawa D2 Trust (OS58.2) and Pukawa D3 Trust (OS95.2) are seeking an amendment to Objective 1.1.1.1 to specify the need to listen to mana whenua. I agree that it is important to listen to mana whenua and I am of the view that this approach is inherent through the recognition of their values, rights, and interests in Objective 2.1.2.1. Recognition means that the council must make actual provision for such matters. I do not believe that this is possible without listening to mana whenua first. In the interests of efficient policy development, I do not feel that it is necessary to amend the Objective as requested by the submitter.

66) Submitters Debs Morrison (OS63.1) and Richard Thompson (OS65.1) are seeking an amendment to the proposed provisions to include all peoples and ensure that there has been a robust consultative process

with all peoples. The Tangata Whenua section has been developed to respond specifically to requirements under Part 2 of the RMA to ensure that matters pertaining to iwi and their values etc are duly reflected in the Plan. Not doing so would mean that the Council would not be meeting their statutory obligations under Part 2 of the RMA.

- 67) Section 6 of the Section 32 document for PC38 sets out the process for engaging with iwi and the wider community in the development of the plan change. It is my view that a robust and inclusive consultative process has been followed.
- 68) Te Kotahitanga o Ngāti Tūwharetoa are seeking amendments to PC38 to include additional objectives (OS115.3) and recognise and provide for the vision, objectives, values, and desired outcomes in Te Kaupapa Kaitiaki (OS115.15).
- 69) Te Kaupapa Kaitiaki was established under S180 of the Ngāti Tūwharetoa Claims Settlement Act 2018 with a purpose of identifying matters (including the vision, objectives, values, and desired outcomes) relating to the Lake Taupō catchment to
- (a) promote the sustainable and integrated management of the Taupō Catchment environment for the benefit of Ngāti Tūwharetoa and all people in the Taupō Catchment (including future generations); and
 - (b) provide for the relationship of Ngāti Tūwharetoa and their culture and traditions with their ancestral lands, water, sites, geothermal resources, wāhi tapu, and other taonga; and
 - (c) respect Ngāti Tūwharetoa tikanga in the management of the Taupō Catchment.
- 70) Under S181 of the Ngāti Tūwharetoa Claims Settlement Act TDC must recognise and provide for the vision, objectives, desired outcomes, and values of Te Kaupapa Kaitiaki when they prepare or review the TDP. On review of these matters, I note that some of them are already contained with PC38 (i.e., references to the protection of indigenous biodiversity) while others sit outside the scope of the TDP and RMA processes. Given the importance of Te Kaupapa Kaitiaki and the challenge of capturing and applying the relevant vision, objectives, desired outcomes, and values within the TDP, it is recommended to include explicit reference to the document within the TDP. This reference should reflect the status of the document and the need to recognise and provide for it by adding a new policy as follows:
- Recognise and provide for the vision, objectives, values and desired outcomes in Te Kaupapa Kaitiaki.
- 71) On review of the suite of policy within section 2.1.3 of PC38, a number refer to ‘recognising and providing’ for various matters. There is an opportunity to combine those policy under one for the sakes of efficiency and coherency in plan drafting. On this basis I recommend that policy 2.1.3.1 is amended as follows:
- Recognise and provide for the following in land use planning and decision making:
 - a. The relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu (sacred sites), and other taonga (treasures).

- b. Mātauranga Māori, kaitiakitanga and tikanga Māori.
- c. The unique role of mana whenua hapū as kaitiaki at place of nga taonga tuku iho.
- d. The vision, objectives, values and desired outcomes in Te Kaupapa Kaitiaki.

The revised policy 2.1.3.1 includes the new policy relating to Te Kaupapa Kaitiaki as well as including changes recommended because of other submissions.

72) Te Kotahitanga o Ngāti Tūwharetoa (OS115.2) are seeking amendments to policy to ensure that the wording including how the expression of Māori values and tikanga etc in PC38, is done in an appropriate manner. It is my view that the proposed amendments better express these values etc in a manner which is consistent with the intent of the policy. The changes identified in the submission should generally be adopted except for the following:

- Policy 2.1.3.2 has a focus on the owners of Māori owned land and not wider. The changes suggested by the submitter would move the focus from owners to mana whenua. This change would not recognise the important role of those owners (who could also be mana whenua) of the specific piece of land being considered.
- Policy 2.1.3.6¹ is focussed on acknowledging the differences between Māori land as compared to freehold title. There are often a range of reasons that the land has the specific tenure characteristics it has. The effects which this tenure may have on any existing planned or use and development may vary also. The changes proposed by the submitter may restrict or over complicate the application of this policy as it may move the focus onto the nature of how the constraints came about rather than acknowledging that these constraints exist. It is my view that the presence of the policy reflects that there is an inequity in Māori land tenure that should be recognised in planning and decision making.

73) In addition, it is appropriate to change reference in specific cases from 'Māori' to 'Māori/iwi/hapū'. This change better recognises that there are differences within Māori, within iwi and within hapū in respect to culture and traditions. It also provides better recognition of the different structures that exist within Maoridom throughout the Taupō District. Similarly, some hapū are developing environmental management plans which are also important to be recognised through this policy.

74) On this basis I recommend that policies within 2.1.3 are amended. The following sets out the recommended changes to these provisions with those that result from this submission point, highlighted:

- *Recognise and provide for the following matters in land use planning and decision making:*
 - a. *The relationship of Māori /iwi/hapū and their culture and traditions with their ancestral lands, water, sites, wāhi tapu (sacred sites), and other taonga (treasures).*
 - b. *mātauranga Māori, kaitiakitanga and tikanga Māori.*
 - c. *The unique role of mana whenua hapū as kaitiaki at place of nga taonga tuku iho.*

¹ Running text version policy number.

d. The vision, objectives, values and desired outcomes in Te Kaupapa Kaitiaki.

- Provide for development on Māori land that enables tāngata whenua:
 - a. to exercise their mana whakahaere and kaitiakitanga ~~act in a way that is~~ consistent with their kawa, tikanga and mātauranga culture and traditions.
 - b. to fulfil cultural, economic and social aspirations, rights and interests of those owners.
 - ~~c. enhance their ability to exercise kaitiakitanga.~~
 - d. strengthens their relationships with land, water, significant sites and wāhi tapu.
- ~~Recognise and provide for the importance of mātauranga Māori, kaitiakitanga and tikanga Māori in land use planning and decision making.~~
- Recognise and support opportunities for tangata whenua to exercise their customary responsibilities as mana whenua.
- ~~Recognise and provide for the unique role of mana whenua hapū as kaitiaki at place of nga taonga tuku iho.~~
- Recognise the wider existing and historical constraints on the utilisation and development of Māori² land as different from land in freehold title.
- ~~Enable development of Māori Land within the provisions of the plan for the purposes of fulfilling the economic and social aspirations of those owners.~~
- Provide opportunities for Māori involvement in decision-making and monitoring of the District Plan, resource consents, designations and heritage orders including in relation to sites of significance to Māori and issues of cultural significance.
- Recognise, in decision making, the importance of iwi and or hapū environmental management plans in providing important guidance and direction on the sustainable use and development of the environment and natural resources.
- Recognise and support kawa and the incorporation of tikanga and mātauranga Māori principles into the planning, design, development and/or operation of land use activities.

75) The Rangatira Block Trusts (OS41.3) are seeking amendment to policy 2.1.3.5, to add to the policy that public structure planning processes would enable the re-zoning of land and provision of infrastructure to remove constraints and enable development of Multiple Māori owned land. Policy 2.1.3.5 is focussed on acknowledging the differences between Māori land as compared to freehold title. There are often a range of reasons that the land has the specific tenure characteristics it has. The effects which this tenure may have on any existing planned or use and development may vary also. This may affect a wide range of development and consenting scenarios.

76) The change proposed by the submitter would shift the scope of the policy and identify a specific method which may not be relevant to the use and / or development of Māori land throughout the district. It should be noted that the policy applies to urban land as well as that zoned rural. It also supports the development and application of wider policy in the TDP such as that relating to Papakāinga and those within section 2.6 for instance. On this basis the suggested changes by the submitter are not supported.

² OS93.5 Contact Energy

4.3.4 Issue SD1.4: Iwi Documents

- 77) Pukawa D2 Trust (OS58.6) and Pukawa D3 Trust (OS95.6) are seeking that iwi management plans are recognised in the TDP as 'Higher order' statutory documents. Iwi management plans are important documents to inform the development of district plans. Section 72.2A of the Act requires that iwi management plans are taken into account when council is preparing or changing a district plan. They are not recognised under the Act as statutory documents and are therefore accorded a different level of recognition from legislation or documents developed under the Act. It would be incorrect to refer to iwi management plans as higher order statutory documents.

4.3.5 Issue SD1.6: Policy Duplication

- 78) Mercury Energy (OS68.1) has submitted that policy 2.1.3.6 be deleted as it duplicates the contents of policy 2.1.3.2. On review of 2.1.3.6 including recommended changes from submissions, I agree with this view. Deleting policy 2.1.3.6 will provide for a more efficient policy framework and still enable the development of Māori land as set out in the policy.
- 79) The Rangatira Block Trusts (OS41.4) are seeking that 2.1.3.6 be revised to remove the inclusion of 'within the provisions of the plan'. As a result of submission point OS68.1 it is proposed that 2.1.3.6 be deleted as it duplicates 2.1.3.2. This proposed change will address the concerns raised by the Rangatira Block Trusts.

4.3.6 Tangata Whenua Section 32AA Evaluation

Effectiveness and Efficiency

- 80) The recommended amendments are considered more appropriate in achieving the purpose of the RMA than the notified version of PC38.
- 81) The recommended amendments better reflect the importance of Part 2 of the RMA specifically, sections 6 (e) and (g), 7 (a) and Section 8.
- 82) The recommended amendments are consistent with the intent of the suggested changes received in submissions.

Costs/Benefits

- 83) The recommended amendments will provide better recognition of tāngata whenua values within PC38 and support Māori as mana whenua and kaitiaki.
- 84) The recommended amendments better recognise and provide for Te Kaupapa Kaitiaki as required under S181 of the Ngāti Tūwharetoa Claims Settlement Act.

Risk of acting or not acting

- 85) There is no risk in accepting the recommended amendments to this provision as there is sufficient information to act on the submission.

Decision about most appropriate option

- 86) The recommended amendments are therefore considered to be more appropriate in achieving the purpose of the RMA than the notified version of PC38.

4.4 Matters Raised in Submissions on Strategic Direction 2 – Freshwater Quality / Te Mana o Te Wai

4.4.1 Issue SD2.1: Scope and Approach

87) Submitters New Zealand Pork Industry Board (OS22.17 and OS22.19) and Horticulture New Zealand (OS26.60) have raised concerns about whether it is within TDC's function, power, and duties to include consideration of water quality within the TDP. The TDP has a responsibility to manage the adverse effects on the environment that may arise from subdivision and land use in the district. Managing the adverse effects on waterways resulting from subdivision and land use forms part of that responsibility and there are clear benefits from doing this. The state of the district's freshwater resources is of significant interest to the Taupō District community, and it is important that positive freshwater outcomes are achieved through the application of the Plan.

88) In addition, section 3.5(4) of the NPS Freshwater Management states the following:

Every territorial authority must include objectives, policies, and methods in its district plan to promote positive effects, and avoid, remedy, or mitigate adverse effects (including cumulative effects), of urban development on the health and well-being of water bodies, freshwater ecosystems, and receiving environments.

89) The proposed provisions have been developed to refer to land use to ensure that they are not straying into regional council functions.

90) Kaianga Ora is seeking (OS104.3) an additional objective to be added into the plan to support the application of Te Ture Whaimana within the district plan. As noted above the proposed policies and objectives within 2.3 have a focus on the management of subdivision and land use activities to achieve positive outcomes for water quality within the district. This is due to the limited scope that the district plan can play in this area. While the proposed provisions will, to an extent, support the restoration and protection of the Waikato River, I am conscious that the suggested objective seeks a much wider scope that is able to be accommodated in the TDP. I do note that proposed policy 2.2.3.3 does include reference to Te Ture Whaimana o Te Awa o Waikato, meaning that the objectives, outcomes, and values of that document will be recognised and provided for in planning and decision making under the TDP.

4.4.2 Issue SD2.2: Consistency with National Policy and Direction

91) Federated Farmers in their submission (OS91.3) seek that the provisions are amended to ensure that they are consistent with the National Objectives Framework. Ngāti Tahu-Ngāti Whaoa Runanga Trust (OS66.2) and Te Kotahitanga o Ngāti Tūwharetoa (OS115.4) are also seeking amendment to the provisions to provide context for the relevance and importance of Te Mana o te Wai.

92) As notified, it is my view that the provisions are consistent with Section 3.5(4) of the NPS Freshwater Management which states the following:

Every territorial authority must include objectives, policies, and methods in its district plan to promote positive effects, and avoid, remedy, or mitigate adverse effects (including cumulative effects), of urban development on the health and well-being of water bodies, freshwater ecosystems, and receiving environments.

- 93) There is however benefit in providing additional linkages to the national level direction on freshwater management and ensuring that the terminology used in the proposed provisions is consistent with the NPS-FM. This includes additional reference to Te Mana o te Wai, which is a concept that refers to the fundamental importance of water and recognises that protecting the health of freshwater protects the health and well-being of the wider environment. Te Mana o te Wai is about restoring and preserving the balance between the water, the wider environment, and the community. This reference provides more context around the connection between land use and freshwater management.
- 94) It is not considered necessary to repeat the defined National Objectives Framework process in the TDP as it is set out in the NPS-FM itself. Additional reference to the national level direction in the introduction and reference to Te Mana o Te Wai should be added to policy 2.2.3.5. Policies 2.2.3.4 and 5 should also be amended to refer to 'waterbodies, freshwater ecosystems and receiving environments' to improve consistency with the National Policy Statement.
- 95) Contact Energy (OS93.6) are seeking amendments to clarify the role of the Plan in this area as it relates to national level direction. While the wording proposed by the submitter is generally agreed with, I am of the view that the Plan has a 'responsibility' under the Act and National Policy Statement to assist with the management of adverse effects on the environment.
- 96) Based on the submissions referred to above it is recommended to change the introductory text to Section 2.2 as follows:
- “...agriculture and other industry; as well as pressures arising from land management practices, land use change and intensification. Protecting the health of freshwater protects the health and well-being of the wider environment. It protects the mauri of the wai. Te Mana o te Wai is about restoring and preserving the balance between the water, the wider environment, and the community.*
- Holistic and integrated management of land and water resources is critical to reversing declining trends.*
- The Taupō District Plan has a responsibility under the Resource Management Act and the National Policy for Freshwater Management to ~~manage~~ assist with the management of the adverse effects on the environment that may arise from subdivision and land use in the District. Managing the adverse effects on waterways resulting from subdivision and land use forms part of that responsibility and there are clear benefits from doing this. The state of the District's freshwater resources is of significant interest to the Taupō District community, and it is important that positive freshwater outcomes are achieved through the implementation ~~application~~ of the Plan.*
- 97) Debs Morrison (OS63.2) and Richard Thompson (OS65.2) have submitted that policy 2.2.3.4 is defunct as it is already catered for by the RMA. Policy 2.2.3.4 provides specific direction recognising those

beneficial activities which will contribute to the enhancement of water quality. This policy is providing district level direction which is consistent with but not repeating that found in the RMA and national level planning documents.

- 98) The Waikato Regional Council have requested (OS29.5) that Policy 2.2.2.3 be revised to better reflect Section 181 of the Ngāti Tūwharetoa Claims Settlement Act 2018. Section 181 places an obligation on the Council to:

“recognise and provide for the vision, objectives, desired outcomes, and values of Te Kaupapa Kaitiaki each time the authority—

(a) prepares an RMA planning document; or

(b) reviews or varies an RMA planning document.”

On this basis the changes sought by the submitter would make the policy more consistent with the direction within the legislation and the policy should be revised to reflect this as follows:

Recognise and provide for the vision, objectives, and outcomes and values in Te Ara Whanui o Rangitāiki (Pathways of the Rangitāiki) and Te Kaupapa Kaitiaki ~~documents~~ and to give effect to Te Ture Whaimana o Te Awa o Waikato - the Vision and Strategy for the Waikato River.

- 99) In respect to Te Kotahitanga o Ngāti Tūwharetoa submissions (OS115.4 and OS115.5) as well as ensuring that there is recognition of Te Mana O Te Wai, several new and amended objectives and policies are recommended. In considering these submissions, I am conscious of the role of the district plan as it relates to freshwater management. It is my view that the proposed changes to the Objectives are either out of scope of the TDP or, in the case of reference to Te Kaupapa Kaitiaki, already reflected within policy in 2.3.3. On this basis I do not recommend any further changes to 2.2.2 because of this submission. Changes to the introductory text in section 2.2 would be beneficial to ensure that there is better understanding of Te Mana o te Wai within the TDP as raised by other submitters discussed above.

- 100) Submission OS115.5 also seeks amendments to existing policies as well as the addition of new ones to better reflect iwi values as they relate to water. Like the changes proposed through OS115.4, they are generally out of scope of the TDP as they have a focus on the active management of water as opposed to land use. The suggested change to 2.2.3.6 is agreed with however as the requirement to recognise and provide for the relationship of tangata whenua with waterbodies is consistent with the direction in Section 6e of the Act. 2.2.3.6 is recommended to be changed as follows:

Recognise and provide for ~~the relationship of tangata whenua as kaitiaki with waterbodies is respected,~~ ~~enhanced and supported~~

4.4.3 Issue SD2.3: Implementation

- 101) Submissions by Lakes and Water Action Group (OS101.1 and OS101.2) seek the addition of implementation methods, such as application of Low Impact Design methods and use of rainwater harvesting systems. The objectives and policies in PC38 set high level direction on key matters within

the district. Specific and detailed methods for the implementation of these provisions are more appropriately considered through the wider Plan and not within the Strategic Directions chapter.

- 102) The New Zealand Pork Industry Board (OS22.18) is seeking, in the absence of methods, additional clarity on the benefits sought by Section 2.2. It is my view that the reasons for these provisions are set out in the introduction to the section. Additional explanation is also contained in the Section 32 document and no further explanation in the plan is considered necessary.

4.4.4 Freshwater Quality / Te Mana o te Wai Section 32AA Evaluation

Effectiveness and Efficiency

- 103) The recommended amendments to policies are considered more appropriate in achieving the purpose of the RMA than the notified version of PC38.
- 104) The recommended amendments better reflect the importance of Part 2 of the RMA specifically, sections 5 (a) and (b), 6 (a), (b), (e) and (g), 7 (a) and Section 8.
- 105) The recommended amendments ensure consistency between PC38 and the NPS-FM.
- 106) The recommended amendments to 2.2.3.3 mean that there is more accurate recognition of key documents through reference to values.
- 107) The recommended amendments are consistent with the intent of the suggested changes received in submissions.

Costs/Benefits

- 108) The recommended amendments will provide better recognition of the relationship between tāngata whenua and wai.
- 109) The recommended amendments better recognise and provide for key statutory documents and their role in the protection and enhancement of waterbodies.
- 110) The recommended amendments to 2.2.3.4 provide better direction to plan users about potential freshwater benefits.

Risk of acting or not acting

- 111) There is no risk in accepting the recommended amendments to this provision as there is sufficient information to act on the submission.

Decision about most appropriate option

- 112) The recommended amendments are therefore considered to be more appropriate in achieving the purpose of the RMA than the notified version of PC38.

4.5 Matters Raised in Submissions on Strategic Direction 3 – Urban Form and Development

4.5.1 Issue SD3.1: Subdivision and Development

- 113) The Director General of Conservation (OS89.5) is requesting a change to Objective 2.3.2.7 to widen the scope to include ‘use and development’ as well as subdivision. Strategic Direction 4 is concerned with Urban form and Development which are largely determined by subdivision, land use and land development. Extending the focus of Objective 2.3.2.7 wider than subdivision would better reflect the intent of this Strategic Direction.
- 114) Objective 2.3.2.7 should be amended to include reference to land use and development as follows:
“Subdivision, use and development is designed to avoid, remedy or..”
- 115) Waka Kotahi is seeking amendments to 2.3.3.2. The policy directs planning and development to positively contribute to well-functioning urban environments. This policy has a focus on ensuring that these environments can function effectively for the purpose for which they are zoned. This will include ensuring that the right form of development is able to occur in these areas as well as ensuring they are supported by an appropriate amount of infrastructure. The proposed changes by the submitter are not considered appropriate. The specificity of the submitted to be introduced could unnecessarily constrain and focus the application of the policy to transport related models. It is my view that the matters raised by the submitter can be considered through the current wording of the policy and no additional changes are necessary.

4.5.2 Issue SD3.2 Development of Māori Land

- 116) The Rangatira Block Trusts (OS41.5, OS41.6, OS41.7, OS41.8, OS41.9, OS41.10 and OS41.11) and Te Kotahitanga o Ngāti Tūwharetoa (OS115.7 and OS115.8) have raised several points regarding the development of Māori land including how 2.3 provides for the development of Māori land.
- 117) PC38 has not discounted Māori land from future development and infrastructure solutions. PC38 throughout the plan change, including specific recognition of Māori land including provisions that enable Papakāinga on Māori land throughout the district. The provisions in Section 2.3, as distinct from the wider plan change, have a focus on ensuring that urban development, subdivision, and changes in land use occurs in a planned and efficient manner and is adequately serviced by infrastructure. This is important for all land in the district so not to create adverse effects wider than the land in question.
- 118) Strategic Direction 1 – Tāngata Whenua also includes specific objectives and policies that support development of Māori land.
- 119) Reference to TD2050 within the TDP is important to support a coordinated and planned approach to managing land use in the district. It is appropriate for reference to TD2050 to be included in the TDP as

it provides important direction on urban land development in the wider district. This reference is to the whole document and not just those areas mapped and identified for urban growth. For instance, this reference also accommodates section 3.6 of TD2050 which relates to Tangata Whenua and Multiply – owned Māori land. Section 3.6 acknowledges that:

“The previous approach required an extensive structure planning process where all landowners agree on the nature and scale of development, infrastructure requirements and staging. This mechanism has proven to be unrealistic for multiply-owned Māori land and is no longer considered an appropriate approach to managing urban growth.

While these relationships and processes are still establishing and evolving, it is clear tangata whenua will hold a key role in land development in the district. A strong relationship between Council and tangata whenua is critical.”³

Section 3.6 also includes Action 26. Which reads as follows:

Work with the owners of Paenoa te Akau and Rangatira E Trust to consider alternative development opportunities better suited to the tenure.

- 120) TD2050 was developed in consultation with the wider community and key landowners including the Rangatira Block Trusts and TKNT. Through that process land that was suitable for urban development was identified and a process for its development was set out. In respect to the submitters land, both the Rangatira E and Paenoa Te Akau blocks were previously identified as growth areas in the original version of TD2050 but were excluded from TD2050 (2018) on request of the Trust. I understand from discussions with Hilary Samuel that TDC committed to working with the Trusts through the review of the TDP. TDC is currently in the process of putting together an agreement on how TDC and the Trusts can work together on a structure plan process.
- 121) Section 3.6 of TD2050 sets out the council’s approach to working with Tangata Whenua and multiply owned land. I note that in the preamble to that section it is noted that the structure planning process (referred to above) has proven to be unrealistic for multiply owned Māori land and is no longer considered to be an appropriate approach to managing urban growth.
- 122) Section 3.6 of TD2050 also include reference to enabling Papakāinga and marae development. On review of Section 3.6 and the reference to TD2050 in the Section 2.3, it is my view that development of Māori land is supported in a more flexible and inclusive manner than other land in the district.
- 123) I do note that the Rangatira Block Trusts land is identified in Section 33.6.1 of the TDP as an urban growth area. Urban growth areas can be developed for urban uses once a structure plan and associated plan change process is completed. This process recognises that the land is an important resource for providing for new urban land development and as a focus for future urban growth. Further investigations and planning are however required to identify the specifics of the land development in

³ P15, Taupo District 2050

that location. Such a process is important to consider matters including infrastructure provision, natural hazards, urban form, and densities etc. The retention of the submitters land as an urban growth area means that there is an anticipation that the land is developed for urban use.

- 124) The proposed provisions within section 2.3 of the proposed strategic Directions chapter relate to development within existing urban areas as well as providing direction about development in the wider district. Proposed objective 2.3.2.6 requires consideration of the planned urban built form when considering proposed development via resource consents or plan changes etc. Planned urban built form is set out in the TDP through zones, rules, identified growth areas and performance standards etc. For those currently zoned areas boundaries of such areas are defined using zones in the TDP. The term 'planned urban built form' is used in Policy 6 of the NPS-UD which objective 2.3.2.6 and policy 2.3.3.8 are giving effect to. The submitter is concerned that this Objective can be interpreted to be exclusionary of Māori land. The application of this objective will depend on the nature of the proposed development etc. In any case the Objective will need to be considered in the wider context of the Plan including the wider objectives and policies in Section 2 and not isolation. It is my view that when considering the wider direction in 2.1 and 2.3 that the objective does not exclude development of Māori land.
- 125) The submitter is seeking the removal of Policy 2.3.3.8 as it is unclear. Town centres are the primary commercial etc areas within the district. There are multiple town centre environments identified in the TDP. It is important to ensure that these areas function effectively so that they remain as resilient and effective centres. These areas are primary commercial, retail, recreational, cultural and entertainment centres over and above neighbourhood shops or other smaller areas which may have similar uses. It is also important to ensure that the residential environment can function for its intended use without the intrusion of non-residential activities. Non-residential uses can lead to effects, such as traffic and noise etc, that may adversely affect the functioning and form of those residential areas.
- 126) In considering the matters raised in the submission, I am of the view that there is scope for amendments to be made to Policy 2.3.3.8 to provide additional clarity in the intent and application of the policy. On this basis I recommend that the policy is amended as follows:

Maintain strong boundaries to the Town Centres to consolidate and intensify retail, commercial and office activities within the city Town Centres and to protect the planned urban built form and use of the residential environment neighbourhoods.

- 127) I agree with the submitter that the use of the term fragmented in 2.3.3.4 is ambiguous in the context which it is written. While the term itself is considered clear, it is important that its context is also able to be readily understood and implemented. Changing the policy to 'Avoid fragmented urban development...' provides necessary focus so that it is clear that fragmentation of urban land is the focus. The wider recommended changes to 2.3.3.4 because of other submissions also assist in clarifying the intent of the policy and focussing it towards the effect it is addressing.

- 128) Policy 2.3.3.7 provides specific recognition and support for papakāinga development on Māori land at a strategic level within the TDP. Papakāinga development enables the occupation of ancestral lands by tangata whenua. The plan review process identified that there was a need for the TDP to be more explicit and enabling to ensure that Papakāinga is specifically provided for. The suggested changes by the submitter would remove that support and, in my view, is not consistent with the results of the plan development process. Policy 2.1.3.2 supports the development of specific Papakāinga provisions within the rural environment. This support is important as it is providing for an urban scale of development within the rural environment. Provision for the development of Māori land generally is made through policy 2.1.3.2.
- 129) In respect to the wider matters raised by TKNT in their submissions, these policies are to be read and applied in conjunction with those in the wider Strategic Directions chapter, and wider plan, as required. Provisions in sections 2.1 and 2.2 provide guidance on development of Māori land and the recognition of Te mana o te Wai and Te Kaupapa Kaitiaki. The policies in those sections are supported and guided by associated objectives. Repeating that direction in the provisions in 2.3 would not add anything further to the plan. Likewise, the addition of specified limits to policy 2.3.3.10, as requested by the submitter, repeat direction found in the wider strategic directions chapter, including sections 2.1, 2.2 and 2.6. Policy 2.3.3.10 intended to focus on ensuring that development is in an appropriate location and not adversely affect the wider location where it is proposed. It is important for policies to have a specific focus so that key matters can be addressed. Adding in wider considerations, as requested by the submitter, would in my view, reduce the effectiveness of that policy.
- 130) The Waikato Regional Council is seeking (OS29.6) a change to policy 2.7 to include reference to 'supporting services' associated with papakāinga. PC42 proposes to change the TDP definition to include the following, "...associated social (including health), cultural and economic activities on Māori land..". On this basis it is my view that the changes proposed by the submitter are unnecessary as they are already captured by the revised definition of papakāinga.
- 131) Kaianga Ora (OS104.7) is seeking changes to policy 2.7 to enable papakāinga in urban settings and include general and Māori title land. Policy 2.7 applies across the district and is relevant within urban areas as well as rural. PC42 introduces new objectives, policies and rules supporting papakāinga development within the Rural Environment. The Residential Environment chapter of the TDP is proposed to be reviewed and it is anticipated that more explicit references to Papakāinga will be included in that review as well.
- 132) PC42 proposes to change the definition of papakāinga within the TDP. This definition refers to Māori land within the meaning of Section 129 (1) (a, b, or c) of the Te Ture Whenua Māori Land Act 1993. This definition refers to the following tenure:
- a) Māori customary land
 - b) Māori freehold land
 - c) General land owned by Māori

- 133) It is my view that the tenure includes that which is sought by the submitter as it is wider than that which is under the jurisdiction of the Māori Land Court and includes general title land.

4.5.3 Issue SD3.3: Submissions by Aged Care Companies

- 134) Submissions by the Retirement Villages Association of New Zealand Incorporated (OS98.1, OS98.2, OS98.3, OS98.4, OS98.5, OS98.6, OS98.7, OS98.9 and OS98.10) and Ryman Healthcare Limited (OS59.1, OS59.2, OS59.3, OS59.4, OS59.5, OS59.6, OS59.7, OS59.9 and OS59.10) raise a number of matters in respect to how the proposed provisions in 2.3 relate to housing of the district's aging population and aged care facilities. These submissions are very similar, and I have responded to the points raised by both submitters in the following paragraphs.
- 135) The proposed provisions in 2.3 provide high level direction on urban form and development throughout the Taupō District. This is across all zones including Residential, Town Centre and Industrial etc. These provisions purposefully do not provide direction on more fine-grained matters that are relevant to specific zones such as housing types and density etc. That direction will be provided in the area or activity specific chapters. The submissions by RVA and Ryman seek more direction on the provision for aged care facilities, including policy direction to enable intensification and the development of a variety of housing types. Such matters are more appropriately provided for in the review of the Residential Environment chapter. PC38 does include provision to enable the consideration of the matters raised by the submitter in subsequent plan changes. This includes such matters as 2.3.2.1 d which has an objective of the district developing to meet the communities short, medium, and long-term housing and business needs. While PC38 cannot dictate the detailed contents of subsequent plan changes it does provide direction to enable their consideration.
- 136) Similarly, including a new objective or policy relating to housing and care needs for the aging population is not considered appropriate within the context of the strategic directions chapter. Such direction could be more appropriate within the Residential Chapter which is currently being reviewed. Housing and care needs is a specific urban (predominantly residential) land use which is best provided for within the context of that chapter. Similarly identifying specific methods, such as the use of building typologies, is best done in the Residential Chapter.
- 137) Referencing TD2050 within the TDP will provide recognition within of the coordinated and planned approach to managing land use in the district as identified in that document. TD2050 was developed in consultation with the wider community and includes specific reference to meeting the needs of the increasingly ageing population within the district⁴. The document was originally developed in 2006 and subsequently reviewed in 2018. It is not anticipated that there will be rolling reviews of the document in the future. The review process requires comprehensive community engagement and wider research which informs a wide range of council processes, including the TDP. If the document is reviewed, then

⁴ Section 3.2 of Taupo District 2050 District Growth Management Strategy

the TDP will need to be revised accordingly. It is likely that such changes to the TDP will not be limited to the Strategic Directions chapter.

- 138) I do not agree with adding specific reference to the aging population to be appropriate within the context of proposed Objective 2.3.2.2. The objective is purposefully high level and refers to subdivision, use and development of land generally. References to enabling residential intensification etc are not appropriate as not all such land is proposed to be developed to higher densities than they currently are. Such matters are more appropriately discussed within the specific chapter when it is reviewed.
- 139) The term 'demonstrable' is defined as 'capable of being demonstrated'⁵ or 'clearly apparent or capable of being logically proved'⁶. Essentially those applications and/or plan changes which can demonstrate beneficial social and cultural outcomes will be provided for in that process. The policy will be applied on a case-by-case basis and applies to subdivision, use and development across the district. Further direction on how this provision is applied in a specific zone or area can be discussed within the specific chapter when it is reviewed. I agree that the term 'demonstrable' may not be as accessible as others and recommend that the term 'demonstrate' is used instead.
- 140) I agree that policies 2.3.3.3 and 2.3.3.6 are very similar to their associated objectives. It is the role of the objective to identify an outcome and the policy provides clear direction or a course of action on how that objective is to be achieved. I am mindful of the location of these provisions within the plan and that they are to provide high level direction and not direct more fine-grained methods or outcomes. To achieve these aims and reduce duplication between the objectives and policies it is recommended to amend the provisions as follows:
- Objective 2.3.2.3: Subdivision, use and development of land which can demonstrate ~~will have demonstrable~~ social and cultural benefits to the District's community is recognised and provided for ~~will be supported~~.*
- Policy 2.3.3.3: Avoid the subdivision, use and development of land that is not ~~be~~ consistent with TD2050 2018. to maximise the efficient use of zoned and serviced urban land and is co-ordinated with the provision of effective infrastructure.*
- Policy 2.3.3.6: Support and encourage ~~Provide for~~ subdivision, use and development of land that can demonstrate ~~will lead to demonstrable~~ positive beneficial social and cultural outcomes for the District's community.*
- 141) Mindful of the scope provided by the submissions, the proposed changes are within the intent of the proposed provisions. The purpose of the suggested changes is to better align the wording of each provision with its role (as an objective or policy) and ensure that it is providing effective direction that will assist the plan and plan users in achieving the goals that it was developed to accomplish. As discussed above, specific detail is left for the wider plan to articulate as it relates to the area or activity in question.

⁵ Miriam Webster Online Dictionary.

⁶ Google Dictionary by Oxford Languages

- 142) I note that submission OS106.5 by The Lines Company is supporting the retention of Policy 2.3.3.3 due to its reference to infrastructure. It is my view that this principle is still inherent in the policy given its reference to TD2050 and the growth patterns set out in that document. The importance of coordinating urban development with infrastructure provision is explicit in wider policy in section 2.3 and 2.5 of PC38.
- 143) In respect to the submission points made on 2.3.3.10, it is my view that the requested changes remove important direction from the proposed policy. The proposed policy has been drafted to be purposefully restrictive of the activities or effects listed in a – d. The direction provided by ‘...ensure that it will not:’, is purposeful to set clear direction that those effects or activities are not anticipated by the plan. The wording proposed by the submitter will diminish that direction and reduce the effectiveness of the policy in achieving its aim.
- 144) I do agree that matters ‘b’ and ‘d’ address the same subject of reverse sensitivity and agree that removing one of them will increase the effectiveness of the policy. As it is recommended to make changes to ‘b’ because of another submission, I recommend that ‘d’ should be removed.

4.5.4 Issue SD3.4: Urban Forms

- 145) Waikato Regional Council (OS29.2) have submitted that the term ‘environment’ is more appropriate than ‘forms’ in Objective 2.3.2.1. I agree for the reasons stated by the submitter. The term ‘environment’ is more consistent with the wording of the NPS-UD. 2.3.2.1a should be amended as follows:

- a. *contributes to well-functioning and compact urban ~~forms~~ environments that provide for connected liveable communities;*

- 146) Kaianga Ora (OS104.5) submits that the use of the term ‘detract’ in proposed Objective 2.3.2.6 will limit new or alternative housing developments and higher densities and does not enable change. While how this will be done in the different zones will vary, it is important to plan for an anticipated level of development for each zone. This is important within a rural environment (as established in PC42) and more urban environments. Developments which detract from those environments will need to be managed to ensure that they do not affect the ability of that environment to function. The proposed rural provisions do this by managing non rural activities which could restrict the ability of the rural area from functioning. Restricting the consideration to amenity, as suggested by the submitter, will not enable the consideration of the effects of activities on the ability of the wider environment to function effectively.

4.5.5 Issue SD3.5: Geothermal Vegetation and Hazards

- 147) Waikato Regional Council (OS29.3, OS29.4 and OS29.8) have requested additional reference to geothermal vegetation in section 2.3 of the PC38. Matters relating to natural values etc are contained in Section 2.6 of PC38 and the natural values chapter of the plan. As these provisions are to be applied

together in a relevant situation, there is no benefit in repeating them across chapters. Natural hazards (which will include geothermal hazards) are considered through policy 2.3.3.11.

- 148) Submission point OS29.7 by Waikato Regional Council has requested that 2.3.3.11 is revised to include reference to current and future risk to enable the impact of climate change and its implications for natural hazards to be better considered. I agree with this change for the reasons set out by the submitter and recommend that Policy 2.3.3.11 is amended as follows:

Require the design and location of activities to avoid or mitigate natural hazards to an acceptable level of current and future risk to life, property and the environment.

4.5.6 Issue SD3.6: Town Centres and Reverse Sensitivity

- 149) Submissions by Manawa (OS57.1) Contact Energy (OS93.7 and OS93.9), Mercury Energy (OS68.4) and Genesis Energy (OS84.2) have identified typographical errors in Section 2.3 of PC38. While these suggested corrections are generally accepted, the wider changes requested in these submissions also need to be considered.

- 150) Reference to Development Infrastructure and Additional Infrastructure in the introduction to the chapter and Policy 2.3.3.5 should clarify that these are referring to defined terms. These terms should be capitalised and defined in the definitions section of the TDP. Both terms are used in the NPS-UD and their definitions in the TDP should reflect this. This change will better reflect the submission by the Ministry of Education (OS85.3) too.

- 151) The following definitions should be added to the TDP:

Additional Infrastructure - *has the same meaning as in the National Policy Statement on Urban Development 2020*

Development Infrastructure - *has the same meaning as in the National Policy Statement on Urban Development 2020*

- 152) Proposed amendments to 2.3.3.9 are supported however there are numerous areas zoned as Town Centre within the district. That needs to be reflected in the amendments made. This change will also respond to the matters raised by the Turangi Riverside Area Preservation Group (OS3.5) as The Turangi Town Centre is also zoned as Town Centre in the TDP. For consistency the same change should be made to policies 2.3.3.8 and 2.3.3.9 as follows:

8. Maintain strong boundaries to ~~the~~ Town Centres to consolidate and intensify retail,...

9. Restrict the location and development of retail and commercial activities within non-commercial areas of the district to ensure that Town Centres continue...

- 153) Kaianga Ora (OS104.4, OS104.8 and OS104.9) have requested amendments to Objective 2.3.3.9 and Policy 2.3.3.8 to better recognise that that it is a mixed-use area which does include residential

activities. The intent of the proposed provisions is to identify the primary purpose of the Town Centre as the most appropriate location for specific land uses. These land uses are commercial, retail, recreational, cultural and entertainment centres for the district. These are land uses are not generally anticipated to occur outside of the Town Centre Environment. Residential activities, while not excluded from the Town Centre, are able to occur in other parts of the district. As the purpose of the provisions is to ensure that there is a place for the listed activities and consolidate them to the Town Centre, reference to wider activities will detract from this purpose. The change requested to policy 2.3.3.8 by the submitter, would have the outcome of directing residential activities to be consolidated to the Town Centre which would not a be practical outcome.

- 154) I agree with the proposed change to 2.3.3.10 that extends the consideration of reverse sensitivity to areas wider than adjoining properties. The proposed wording limits the application of the policy in a manner that does not reflect the wider effects associated with activities within parts of the district. Some existing activities within the Rural Environment for instance have wide reaching effects which need to be considered to ensure their continued operation. This would also apply to existing activities located over the road from proposed ones which would not be picked up by this policy. 2.3.3.10 d is proposed to be removed by other submissions. It is recommended to change 2.3.3.10.b as follows:

Policy 2.3.3.10.b: unduly conflict with existing activities on adjoining properties and the surrounding areas.

4.5.7 Issue SD3.7: Natural, Cultural and Historic Values

- 155) Heritage New Zealand Pouhere Taonga (OS96.4 and OS96.6) is seeking greater recognition and clarity over the protection of historic heritage. A new objective is being requested that refers to the protection of cultural and historic values. I agree that recognition of these values is important when considering subdivision, use and development of land. These are also matters identified in part 2 of the RMA. As proposed, 2.3.2.7 includes reference to the protection of natural values. The scope of that objective can be extended to include cultural and historic values which would be more efficient than the addition of a new objective. I recommend that 2.3.2.7 should be amended as follows:

"...environment and occurs in a sequenced and coherent manner that protects or enhances the important natural, cultural and historic values of the environment where it is located."

- 156) Revising the term 'heritage sites' in 2.3.3.12 to 'Sites of Historic Value' as requested by the submitter would provide greater certainty to plan users over the use of the term. I recommend that 2.3.3.12 should be amended as follows:

Do not support subdivision and development which will inappropriately affect heritage sites of Historic Value or areas of important natural and landscape values.

- 157) The Department of Conservation (OS89.7) has submitted that policy 2.3.3.12 be amended to use the term 'avoid' instead of 'do not support', this is based on having regard to Section 6 of the RMA. The policy refers generally to historic sites and areas of important natural and landscape values. These are matters which are covered under Sections 6 and 7 of the RMA. These sections of the RMA require the

protection, maintenance, and regard to be had to the intrinsic values of these matters. They do not require an avoidance of inappropriate effects. More detailed direction will be provided on these matters in the wider plan. The use of the term 'do not support' does not preclude an 'avoid' response as the wider plan is reviewed. No changes should be made to policy 2.3.3.12 because of this submission.

- 158) The Taupō Climate Action Group (OS114.5) are seeking objectives and policy to be included in section 2.3 relating to preserving and enhancing biodiversity in the urban zones. It is my view that these matters are included in 2.3.2.7 and within section 2.6. 2.3.2.7 requires subdivision, use and development of land to be undertaken in a manner which protects or enhances the important natural values of the environment. The objectives and policies proposed in section 2.6 seek the protection of indigenous vegetation and recognise and provide for activities which lead to the enhancement of indigenous biodiversity values. These provisions apply throughout the district including urban areas. This direction is also able to be considered in larger resource consent applications, private plan change and reviews of the wider TDP. No further changes are considered necessary.

4.5.8 Issue SD3.8: Infrastructure

- 159) Submitters Debs Morrison (OS63.3) and Richard Thompson (OS65.3) are seeking more robust planning processes to ensure that the development of infrastructure is well thought out to reduce costly errors. Having development serviced by an appropriate level of infrastructure generally is the intent of the proposed provisions. The provisions establish strong and clear direction to ensure that development is serviced by an appropriate level of infrastructure which meets the needs of that development. Any additional controls or design for specific development would need to be considered through the specific resource consent or plan change process.
- 160) EnviroWaste (OS39.2, OS39.3, OS39.4 and OS39.5) are seeking greater recognition of solid waste facilities. Solid waste facilities are not defined as Infrastructure under the RMA or the NPS-UD definitions for Additional or Development Infrastructure. While solid waste management is an important component of a functioning urban environment it is not something that is required to enable urban development to the same level as three waters and roading infrastructure etc. On this basis I do not support the changes requested by the submitter.
- 161) The Lines Company Limited is seeking (OS106.7) the removal of reference to development and additional infrastructure from Policy 2.3.3.5. Reference to the term 'Infrastructure' would limit the application of the policy to those matters covered in the s2 RMA definition of the term. Additional Infrastructure as defined in section 1.4 of the NPS-UD includes matters such as public open space, which are not included in the RMA definition of Infrastructure. The reference to development and additional infrastructure in 2.3.3.5 means that the policy is consistent with the NPS-UD and includes all relevant infrastructure required to support effectively functioning urban areas. Several submission points (Section 4.5.6) have requested the definition of these terms and it has been recommended that those definitions are added to the TDP.

4.5.9 Issue SD3.9: Role of the East Taupō Arterial

- 162) Contact Energy (OS93.8) and Mercury (OS68.3) are seeking a new objective to state that the East Taupō Arterial (ETA) is to act as an urban fence. They and Genesis Energy (OS84.1) are also seeking amendments to Objective 2.3.2.3 qualifying support for development based on its location.
- 163) High level land use patterns are established via zoning and the provisions of the Plan that relate to that zone or activity. Higher level guidance is provided through the strategic directions which reference the 2018 District Wide Growth Management Strategy, TD2050. It is my view that the reference to TD2050 provides a suitable level of direction relating to land use throughout the district. More site-specific guidance can be provided throughout the wider plan.
- 164) I do not agree with adding the qualifying statement to Objective 3 as suggested by the submitters. The intent of the Objective is to recognise the benefits of those activities which will be socially and culturally beneficial. The location and its appropriateness can be considered on a case-by-case basis in due consideration of the wider plan provisions within the context of the nature of the proposed development.

4.5.10 Issue SD3.10: Urban Form and Transportation

- 165) Waka Kotahi (OS113.1) and Waikato Regional Council (OS29.12) are seeking better recognition of the need to reduce vehicle emissions through positive urban form. This is to provide for direction in the NES-UD and the NZ Emissions Reduction Plan. Waikato Regional Council is also seeking additional changes to objectives to support more planned and efficient landuse. There is currently no recognition of the need to reduce emissions through positive urban planning in the proposed objectives. Consistency with the national level documentation, specifically the NES-UD is required, and in this case relevant to the proposed provisions. While it is my view that the other matters listed in the regional council's submission are already inherent (i.e., reference to TD2050) in the proposed provisions, reference to emissions etc is not.
- 166) I recommend adding a new matter into proposed objective 2.3.2.d as follows:
d. supports emissions reduction through well planned urban form, design and location; and
 The wording proposed is more consistent with the strategic nature of the provisions than referring directly to vehicle kilometres travelled, however the outcome is the same and it also supports consideration of wider matters such as multi modal transport planning.
- 167) Waka Kotahi (OS113.2) are seeking an additional focus on active and public transport in policy 2.3.3.2. The policy provides direction for urban environments through providing a mix of land uses and multi modal transport choice with a focus on active and public transport. The change requested by the submitter will change the focus of the policy from one that seeks well-functioning urban environments generally to being more focussed on the additional points raised in the submission. This additional level of specificity would detract from the intent of the policy and potentially restrict its application to those

matters suggested by the submitter. Those matters are considered in wider policy in this section including 2.3.3.5 and 2.3.3.13. On this basis I do not support the suggested changes to policy 2.3.3.2.

4.5.11 Urban Form and Development Section 32AA Evaluation

Effectiveness and Efficiency

- 168) The recommended amendments to policies are considered more appropriate in achieving the purpose of the RMA than the notified version of PC38.
- 169) The recommended amendments better recognise the importance of Part 2 of the RMA specifically sections 6 (e) and (f).
- 170) The recommended amendments ensure consistency between PC38 and the NPS-UD, specifically Policies 5, 6 and 10.
- 171) The recommended amendments are consistent with the intent of the suggested changes received in submissions.

Costs/Benefits

- 172) There may be additional costs to developments proposed on sites of cultural or historic values.
- 173) The recommended amendments will provide better recognition of the full range of infrastructure required to support urban environments including providing more certainty on what that infrastructure is.
- 174) The recommended amendments provide wider recognition of the positive benefits associated with some forms of urban development.
- 175) The recommended amendments provide greater protection to sites of cultural and historic value.
- 176) The recommended amendments will better support the functioning of all Town Centres as well as the district's environments for their intended purposes.

Risk of acting or not acting

- 177) There is no risk in accepting the recommended amendments to this provision as there is sufficient information to act on the submission.

Decision about most appropriate option

- 178) The recommended amendments are therefore considered to be more appropriate in achieving the purpose of the RMA than the notified version of PC38.

4.6 Matters Raised in Submissions on Strategic Direction 4 – Climate Change

4.6.1 Issue SD4.1: Implementation

- 179) Several submissions by LWAG (OS101.3 and OS101.4) New Zealand Pork Industry Board (OS22.20 and OS22.2) EnviroWaste Services Ltd (OS39.6) Tukairangi Trust (OS46.6, OS46.7, OS46.8, OS46.9 and OS46.10) and the Taupō Climate Action Group (OS114.2, OS114.3 and OS114.4) seek more detail on the implementation of these provisions and /or ask for specific methods to be added into the plan. Federated Farmers submission (OS91.5) relates to those activities which have a functional need to occur and may not be able to achieve a positive climate change outcome.
- 180) As stated in the introduction of the chapter, the provisions provide high level guidance which will inform the development of the wider plan and be applied in the consideration of resource consent and plan change applications. The provisions will be applied on a case-by-case basis depending on the nature of the application or plan change etc. As an example, resource consent applications for activities which will be able to demonstrate that they will result in a positive climate change outcome will be supported by the proposed policy 2.4.3.1. 2.4.3.1 does not discourage or oppose those activities which do not result in such outcomes, however. The nature of those developments will be considered on a case-by-case basis as they are submitted with a view to recognise and provide for those activities which will result in positive climate change outcomes.
- 181) Proposed policy 2.4.3.2 discourages those land use activities which will ‘unduly’ accelerate the effects of climate change. The use of the term ‘unduly’ recognises that that some land use activities may not have options to do otherwise due to the nature of the development or its location etc. The policy is also focussed on activities which will accelerate climate change effects. It is important to note that this policy will not affect legally established land use activities which have existing use rights.
- 182) LWAG has asked for clarity on how the reduction of greenhouse gas emissions are to be measured and monitored. The implementation of the proposed provisions will support positive change in some aspects of reducing greenhouse gas emissions associated with built development. There will be other non-regulatory measures instigated by local and central government as well as private initiatives which will be part of this reduction effort.

4.6.2 Issue SD4.2: Recognition of Renewable Power Generation Activities

- 183) Submissions by Genesis Energy (OS84.3, OS84.4 and OS84.5), Contact Energy (OS93.10, OS93.11 and OS93.12), Manawa (OS57.2, OS57.3 and OS57.4) and Mercury (OS68.5, OS68.6 and OS68.7). seek changes to the introduction text and the addition of new provisions to specifically recognise and provide for renewable power generation activities in section 2.4. This is based on renewable power generation activities having positive climate change outcomes. As noted in the preamble of the NPS for Renewable Electricity Generation 2011, *“The contribution of renewable electricity generation, regardless of scale,*

towards addressing the effects of climate change plays a vital role in the wellbeing of New Zealand, its people and the environment.”. This point is reiterated in Policy A of that NPS.

- 184) The amendments to the introductory text proposed by the submitters are supported, as they add additional context to the nature of climate change effects and activities etc.
- 185) Renewable electricity generation activities are specifically recognised and provided for in Section 2.5 of the Strategic Directions Chapter. Proposed Policy 2.5.3.1 specifically identifies the benefits of renewable electricity generation in relation to climate change. Renewable electricity generation activities are implicitly supported within proposed policy 2.4.3.1. Given the current level of recognition of such activities in the strategic directions chapter of the plan I do not feel that it is necessary to include additional policies that duplicate the intent of existing. As noted in the proposed plan change the proposed chapter provides an outline of the key strategic and significant resource management matters for the Taupō District. Each section does not intend to provide detailed direction on all activities in every case, especially where they are appropriately provided for in the wider chapter.

4.6.3 Issue SD4.3: Transportation

- 186) Waka Kotahi NZ Transport Agency in their submission (OS113.3) is seeking the addition of a provision seeking a reduction in vehicle kilometres travelled. This is a specific method which is not consistent with the approach of chapter two to set strategic directions for the district. The submission does however highlight the importance of considering transport infrastructure and travel patterns associated with urban development as opportunities to reduce greenhouse gas emissions. While this is implicit in the policy, it is an important factor and should be more explicitly referenced to ensure that it is considered in planning and decision making. Reference to infrastructure generally is recommended as it encompasses transport infrastructure and wider matters such as power supply etc.
- 187) Policy 2.4.3.3 should be amended as follows:
Urban and built development must be designed in a manner which considers the need to reduce greenhouse gas emissions associated with that development the ~~and~~ resulting land use and the infrastructure required to service that development.

4.6.4 Issue SD4.4: Recognition of Māori Values

- 188) TKT are seeking (OS115.9) the expansion of Objective 2.4.2 to include wider cultural based matters.
- 189) The proposed climate change objectives and policy reflect the role that the TDC must play in climate change through the TDP. This role is quite narrow and focusses on land use management as opposed to one based on more active management. The current focus of Strategic Direction 2.4 is on managing the use and development of land which may lead to an increase in greenhouse gasses and managing the effects of climate change through land use and development planning.

190) The application of these provisions will potentially play a part in reducing the effects identified in the submission. However, it is acknowledged that actions outside of the scope of the district plan are those which are more likely to make a difference to the matters raised.

191) Given the scope of the matters raised by the submitter It is my view that such matters are better addressed in the wider TDC climate change policy, as well as the roles and functions of regional and wider central government agencies.

4.6.5 Issue SD4.5: National Policy Statement – Urban Development

192) The Taupō Climate Action Group (OS114.1 and OS114.18) seek stronger direction in the proposed provisions to drive low emissions development in the district. It is important to note that there will be other non-regulatory measures instigated by local and central government as well as private initiatives which will be part of this emissions reduction effort. The district plan has an important role in this process however, as noted in the Section 32 assessment, is limited in its scope as they only consider new activities and the Council’s role in this process as a district council, i.e. they do not regulate discharges etc.

193) The proposed provisions are consistent with the direction in the NPS-UD specifically Objective 8 and Policy 2.2 which require urban environments to:

- support reductions in greenhouse gas emissions; and
- are resilient to the current and future effects of climate change.

194) On review of the amendments proposed to Objective 2.4.2.1, I do not feel that they add anything to the objective which is not already present. Minimising greenhouse gas emissions is captured by the focus on creating positive climate change outcomes. No change should be made to the provisions as a result.

4.6.6 Climate Change Section 32AA Evaluation

Effectiveness and Efficiency

195) The recommended amendments to Objectives and policies are considered more appropriate in achieving the purpose of the RMA than the notified version of PC38.

196) The recommended amendments better recognise the importance of Part 2 of the RMA specifically section 7 (b) and (i).

197) The recommended amendments ensure consistency between PC38 and the NPS-UD, specifically Policy 5.

198) The recommended amendments are consistent with the intent of the suggested changes received in submissions.

Costs/Benefits

- 199) There may be additional costs in respect to the need to consider greenhouse gas emissions associated with infrastructure.
- 200) The recommended amendments will better recognise the potential benefits of the provision of well-designed infrastructure to reduce greenhouse gas emissions.

Risk of acting or not acting

- 201) There is no risk in accepting the recommended amendments to this provision as there is sufficient information to act on the submission.

Decision about most appropriate option

- 202) The recommended amendments are therefore considered to be more appropriate in achieving the purpose of the RMA than the notified version of PC38.

4.7 Matters Raised in Submissions on Strategic Direction 5 – Significant and Local Infrastructure

4.7.1 Issue 5.1: Scope and Definitions

203) Submissions by EnviroWaste Services Ltd (OS39.7, OS39.8 and OS39.9), Tauhara Quarries Ltd (OS75.1, OS75.2 and OS75.3) are requesting the inclusion of reference to quarrying and waste management. Neither of these activities come under the Act’s definition of infrastructure. The focus of this section is solely on infrastructure and not wider. Other activities will be considered, as appropriate, under the wider plan.

204) Transpower New Zealand (OS110.1, OS110.2, OS110.3 and OS110.6) and Radio New Zealand (OS112.1) seek the introduction into the plan of definitions of the following terms that are used in provisions:

- Nationally Significant Infrastructure
- Regionally Significant Infrastructure
- National Grid

These terms are defined in national and / or regional planning documents and their inclusion would improve the understanding of the plan to users. On this basis, the following definitions should be added to section 10 of the TDP:

- Nationally Significant Infrastructure: has the same meaning as in the National Policy Statement on Urban Development 2020
- Regionally Significant Infrastructure: has the same meaning as in the relevant Regional Policy Statement
- National Grid: has the same meaning as provided in the National Policy Statement on Electricity Transmission 2008.

205) Contact Energy (OS93.13), Genesis Energy (OS84.6) Manawa (OS57.5) and Mercury Energy (OS68.8) have requested that the introduction of section 2.6 and Policy 2.5.3.1 should more refer to “electricity generation” and not “energy generation”. This definition is more consistent to those terms used in the national and regional planning documents. Recognition of the importance of the natural resources on which they rely on to operate is also considered to be an important part of supporting the establishment and operation of this infrastructure.

206) The following amendments should be made to PC38:

- 2.5 Introduction: “...transport, communications, ~~energy~~ electricity generation...”
- 2.5 Introduction: “...effective functioning of significant and locally important infrastructure and the natural resources on which they rely on to operate.”
- Policy 2.5.3.1: “Recognise and provide for the national, regional and local benefits of renewable ~~energy~~ electricity generation activities...”

- 207) The definition of regionally significant infrastructure in the WRPS and the BOPRPS refer to electricity generation where it is supplied or fed into the national grid or network etc. The connection of the generation facilities to the national grid is what gives it its regional and or national significance and as such its reference should be retained.
- 208) Radio New Zealand (OS112.1) have requested that reference be added to radio communication networks in the preamble to section 2.5. Radio communication networks are regionally significant infrastructure. It is appropriate to have such infrastructure recognised within PC38 as follows:
The Taupō District is also home to Regionally Significant Infrastructure including municipal waste water systems, the telecommunications, radiocommunications and electricity networks.
- 209) Transpower New Zealand Limited (OS110.4) have requested an additional objective that specifically relates to the significance of the national grid. Proposed Objectives 2.5.2.2, recognises and provides for the sustainable development, operation, maintenance and upgrading of electricity transmission infrastructure which include the national grid. Addition of the objective requested by the submitter would be repeating direction already in the plan and would not be efficient policy development.
- 210) Tukairangi Trust (OS46.11) have requested a new objective relating to encouraging reduction in power consumption. Section 2.5 is focussed on recognising the benefits associated with infrastructure and not on sustainable electricity use. On this basis, the proposed objective is not considered to be appropriate to include in section 2.5.

4.7.2 Issue 5.2: Provision for Electricity Generation activities

- 211) Genesis Energy (OS84.7), Manawa (OS57.5) Mercury Energy (OS68.9) and Contact Energy (OS93.14) are seeking an amendment to Objectives 2.5.2.1 and 2.5.2.2.
- 212) The change proposed by the submitter to 2.5.2.1 seeks the protection of the benefits and strategic importance of nationally and regionally significant infrastructure to the district. The focus of this objective is to ensure that these benefits are recognised in planning and decision making. Protection of these benefits is out of the scope of the plan, and it is my view that the recognition of these benefits will provide an appropriate guide to decision makers etc of their relative importance.
- 213) The change proposed by the submitter to 2.5.2.2 seek the achievement of the benefits of the sustainable development, operation, maintenance and upgrading of electricity transmission and renewable electricity generation resources and activities. It is my view that instead of 'achievement' these benefits can be recognised and provided for. Such an amendment is more consistent with national policy guidance as it relates to renewable electricity generation. On this basis it is recommended that Policy 2.5.2.2 is amended as follows:
The local and national benefits of the sustainable development, operation, maintenance and upgrading of electricity transmission and renewable electricity generation resources and activities are recognised and ~~encouraged~~ provided for.

- 214) Genesis Energy (OS84.8), Manawa (OS57.5) Mercury Energy (OS68.10) and Contact Energy (OS93.15) are seeking an amendment to Policy 2.5.3.2 to recognise and provide for the functional and operational needs of nationally and regionally significant infrastructure. While this direction is consistent with that found in the National Policy Statement for Renewable Electricity Generation 2011. I am conscious that Policy 2.5.3.2 has a scope which is wider than renewable electricity generation activities and extends to all nationally and regionally significant infrastructure. Not all nationally and regionally significant infrastructure are matters of national importance by the Act and therefore there is no direction to recognise and provide for it. Policy 2.5.3.1 is focussed specifically to such activities and includes the terms requested by the submitters. It would not be appropriate to extend this same level of provision to all the activities captured under Policy 2.5.3.1 as they don't enjoy the same level of support from higher order statutory documents. Renewable Electricity Generation activities will still be recognised and provided for under the NPS REG.
- 215) The Waikato Regional Council in their submission (OS29.10) have identified that renewable electricity generation facilities which connect with the national grid in the Taupō district account for 27% of the country's total electricity demand, not 20% as stated in the notified PC38. On review of data from MBIE, NZ Geothermal and WRC 27% is more accurate and representative of the districts renewable power generation. The PC38 should be updated to reflect this as follows:

Renewable electricity generation facilities that connect with the national grid, accounting for up to 27% of New Zealand's total electricity demand.

4.7.3 Issue 5.3: Development of Māori Land and Cultural Impacts

- 216) The Rangatira Blocks Trusts (OS41.12) are concerned about the lack of reference regarding developing infrastructure to enable the development of Māori land. The provisions in 2.5 have a focus on recognising the importance of infrastructure both nationally and regionally. Section 2.3 Urban Form and Development, does however contain provisions relating to the importance of infrastructure in supporting land development. Such references are best located in that Section 2.3 which, along with the proposed provisions in section 2.1, contain specific reference to supporting the development of Māori land.
- 217) Te Kotahitanga o Ngāti Tūwharetoa (OS115.10 and OS115.12) are seeking recognition of the effects that infrastructure development has had on the environment and the associated cultural impacts. Te Kotahitanga o Ngāti Tūwharetoa are also seeking changes to the provisions to incorporate references to relevant kaupapa (OS115.11, OS115.33 and OS115.34).
- 218) The provisions in Section 2.5 have a focus on recognising the importance and benefits of nationally and regionally significant infrastructure. The proposed provisions implement national level direction from the RMA and National Policy Statements.

- 219) I acknowledge the submitters statements that the development of some of this infrastructure has had profound adverse, direct, and indirect, social, cultural, economic, and spiritual impacts on Ngāti Tūwharetoa hapū and whanau and other iwi within the Taupō District. The proposed provisions provide for the consideration of such impacts on the important natural and cultural values within the district within the wider strategic directions chapter, including sections 2.1 and 2.6. Any proposed plan change or resource consent application etc for the development etc of infrastructure would need to consider those provisions to ensure that those values will inform the outcome of any relevant application. On this basis it is not considered necessary to include additional policy in section 2.5 as it will be repeating existing direction. As a result of another of the submitter’s points, reference to ‘nga taonga tuku iho’ is proposed to be included into the plan through a new policy in section 2.1.3.
- 220) I agree with the changes to Objective 2.5.2.1 proposed by the submitter. Removal of the identified text will result in a more efficiently worded provision by removing unnecessary explanatory text. The resulting objective still has the same scope and intent. I do feel that it is important to identify in the plan the benefits associated with nationally and regionally significant infrastructure, however. That recognition should best be done in the introduction to section 2.5.
- 221) I do not agree with the submitters proposed changes to Objective 2.5.2.4. The intent of that objective is to support the safe and effective operation of that infrastructure. The changes proposed by the submitter introduce elements which have a very different focus and intent. As per the discussion in para 219) above, these matters are included in Section 2.1.
- 222) TKNT’s submission OS115.35 is seeking a new policy requiring good practice when planning for the development of new infrastructure, especially where it is proposed to be locate on Māori land. Such matters are not within the scope of the TDP to determine and are instead matters associated with the Local Government Act in respect to planning, decision making and accountability⁷. As such it would not be appropriate to include such a policy in the TDP.
- 223) TKNT’s submission OS115.36 is seeking that local authorities ensure that Māori land is not utilised for infrastructure or related services without the consent of the landowners or their mandated representative(s). the matter raised by the submitter is not a RMA matter and more of a property law issue. As such it would not be appropriate to include such a reference in the TDP.
- 224) The following changes to PC38 are recommended because of these submission points:
- 2.5 Introduction: *Infrastructure is critical to the social and economic wellbeing of people and communities, including providing for their health and safety, and has national, regional and local benefits, including the economic, cultural and social wellbeing of people and communities and for their health and safety.*

⁷ Part 6 of the Local Government Act 2002

- *Objective 2.5.2.1: The wider benefits and strategic importance of nationally and regionally significant infrastructure to the District and wider, ~~including the economic, cultural and social wellbeing of people and communities and for their health and safety,~~ are recognised in decision making and land use planning.*

4.7.4 Issue 5.4: Infrastructure Effects

- 225) Federated Farmers (OS91.6) is seeking the inclusion of an additional policy that recognises the reverse sensitivity effects that infrastructure has on existing land uses. Including the policy requested by Federated Farmers would not be consistent with the statutory direction in national policy statements relating to renewable electricity generation and electricity generation. This direction recognises the importance of such infrastructure to the wider country and elevates it above other activities which may not have the same level of national importance.
- 226) Transpower New Zealand Limited (OS110.7) is requesting specific reference, in policy 2.5.3.3, to activities which could compromise infrastructure. The change requested by Transpower is not considered necessary. The proposed policy is purposefully high-level in its wording which reflects its strategic application. The proposed policy contains reference to effects and as such it is not considered necessary to refer to a specific type of effect within the provision. Activities which compromise the effective and safe functioning of infrastructure can be included under those activities which 'adversely affect' it.
- 227) HNZPT (OS96.7) is seeking reference to the protection of cultural and historic heritage in proposed policy 2.5.3.4. Proposed policy 2.5.3.4 has a focus on recognising the beneficial effects associated with infrastructure. The changes sought by the submitter would be incongruent with the balance of the policy. The wider provisions in section 2.5 are similarly reflective of the benefits of such infrastructure and the need to recognise and provide for the benefits nationally and to local communities. These provisions do, however, need to be applied along with the provisions in the wider plan which provide direction on other matters including heritage.

4.7.5 Nationally and Regionally Significant Infrastructure Section 32AA Evaluation

Effectiveness and Efficiency

- 228) The scale and significance of the recommended changes to the objectives and policies are minimal as they do not materially change the scope and intent of the provisions. The recommended amendments are considered more appropriate in achieving the purpose of the RMA than the notified version of PC38.
- 229) The recommended amendments better recognise the importance of Part 2 of the RMA specifically section 6.
- 230) The recommended amendments ensure consistency between PC38 and the National Policy Statement for Renewable Energy Generation and the National Policy Statement for Electricity Transmission.

- 231) The recommended amendments are consistent with the intent of the suggested changes received in submissions.

Costs/Benefits

- 232) The recommended amendments will ensure that all the wider benefits associated with nationally and regionally important infrastructure are recognised and provided for.

Risk of acting or not acting

- 233) There is no risk in accepting the recommended amendments to this provision as there is sufficient information to act on the submission. The risk of not acting is that the Objective 2.5.2.2 could be inconsistent with national level direction.

Decision about most appropriate option

- 234) The recommended amendments are therefore considered to be more appropriate in achieving the purpose of the RMA than the notified version of PC38.

4.8 Matters Raised in Submissions on Strategic Direction 6 – Natural Environment Values

4.8.1 Issue 6.1: Significant Natural Areas and areas of national importance.

- 235) The submission by the Waikato Regional Council (OS29.11) is seeking a new policy to be added that all geothermal areas that meet the WRC criteria be added as SNA's. Submissions by Te Kotahitanga o Ngāti Tūwharetoa (OS115.13) raise concerns about the use of Significant Natural Areas as a method of protecting areas of significant indigenous vegetation and significant habitats of indigenous fauna.
- 236) The proposed provisions do not refer to or predicate the use of Significant Natural Areas (SNA) as a method in the TDP. The proposed objectives and policies provide direction consistent with Section 6c and 7e of the Act. The methods by which these provisions are to be implemented are yet to be determined. The natural values section of the TDP is not currently the subject of a review and is not planned to be until the NPS-IB has been gazetted. Any such review will be undertaken in consultation with landowners, mana whenua and wider stakeholders.
- 237) Submission OS29.11 by the Waikato Regional Council also seeks greater recognition of the district's geothermal vegetation within the introduction of section 2.5. This point is also raised by the Taupō Climate Action Group (OS114.6 and OS114.7). The introduction includes general reference to the fact that the district contains areas of natural and landscape value of national importance. It is not considered necessary to include additional detail about these areas in section 2.5. Such matters are more appropriately covered in the natural values section of the TDP.
- 238) The submissions by Pukawa D2 Trust (OS58.7) and Pukawa D3 Trust (OS95.7) correctly notes that these areas are valued by mana whenua however not all these areas are valued nationally. It is recommended that the introduction to 2.6 be amended as follows to reflect this point to ensure accuracy.
"...the local communities, including mana whenua. ~~and~~ Some of these areas also hold importance at a national level."
- 239) Submissions OS58.7 and OS95.7 also seek additional changes to the introduction in relation to the effect of these areas on Māori land and how they could be carried out. I do not agree with these proposed changes as their intent is already captured in the introduction using the term 'can', i.e., "...can significantly alter the character in the environment..." and "...can impact the ability of Māori landowners ...". In both instances the term 'can' implies that the impacts etc referred to are not certain.

4.8.2 Issue 6.2: Offsetting

- 240) Pukawa D2 Trust (OS58.9, OS58.10 and OS58.14) the Pukawa D3 Trust (OS95.9, OS95.10 and OS95.14) Manawa (OS57.6), Genesis Energy (OS84.10), Contact Energy Limited (OS93.18), Mercury (OS68.11) and the Department of Conservation (OS89.2) are seeking the addition of provisions specifically relating to biodiversity offsetting and compensation in the proposed provisions. The objectives and policies in

PC38 set high level direction on key matters within the district. Incorporation of an effects hierarchy approach into the management of biodiversity etc. is a method which is more appropriately considered through the subsequent review of the natural values chapter of the Plan. That review will be undertaken once there is clarity on national level direction through the gazettal of the NPS-IB. This review will establish a more detailed framework for how the Council meets its obligations under Section 6c and 7d of the RMA. A clear understanding of that framework will ensure that the use of methods such as offsetting and compensation are able to be considered with the use of other methods, including regulation, which may be proposed. In the interim it is my view that the proposed and existing policy in the TDP do not preclude the use of offsetting to mitigate the effects of development on areas of indigenous biodiversity.

4.8.3 Issue 6.3: Recognition of Māori Land

241) Several submissions by Rangatira Block Trusts (OS41.13), Pukawa D2 Trust (OS58.11 and OS58.16), Pukawa D3 Trust (OS95.11 and OS95.16) and Ngāti Tahu-Ngāti Whaoa Runanga Trust (OS66.4) seek further recognition of the disproportionate amount of Māori land which has natural and landscape values and the restrictions that this can place on the use of this land. This point is recognised and reflected in the proposed objectives 2.6.2.4 and 2.6.2.6 and policies 2.6.3.3, 2.6.3.5 and 2.6.3.6. There is also wider recognition of the need to provide for development on Māori land in 2.1. All these provisions will need to be considered when assessing future plan changes and resource consents. It is my view that, as proposed, the strategic directions specifically recognise the issues raised by the submitters and provide a framework for their consideration in the Plan. This is done while ensuring that these natural and landscape values are also duly recognised as required under Section 6 and 7 of the RMA.

242) The strategic directions chapter provides the high-level policy context which the wider plan will need to be consistent with. The natural and landscape values chapters of the TDP have yet to be reviewed and when they are they will need to ensure consistency with the strategic directions. Those chapters will provide additional detail on how these values are protected. No additional changes to the proposed provisions are required to address the matters raised by the submitters.

4.8.4 Issue 6.4: Recognition of Property Owners and Enhancement

243) There is concern raised by submitters Debs Morrison (OS63.4) and Richard Thompson (OS65.4) that the proposed provisions do not recognise efforts by landowners to provide for the protection of the natural and landscape values on their lands. Proposed objective 2.6.2.3 and policies 2.6.3.2 and 2.6.3.6 have been proposed to ensure that there is recognition of the important role which landowners play in the protecting and enhancing these areas. This recognition should also be extended to the introduction of Section 2.6 as follows:

These areas are a strong part of the identity to the district and are valued by landowners, the local communities,...

- 244) The Tukairangi Trust (OS46.12 and OS46.13) is seeking clarification on how activities that lead to the enhancement of indigenous biodiversity will be provided for. Federated Farmers (OS91.7) also seeks recognition of and provisions for existing activities.
- 245) The objectives and policies in PC38 set high level direction on key matters within the district. Specific methods for their implementation are more appropriately considered through the subsequent review of the Natural Values chapter of the Plan. That review will be undertaken once there is clarity on national level direction through the gazettal of the NPS-IB. It would not be appropriate to predicate that review by including specific direction on such matters. This review will establish a more detailed framework for how the Council will meet its obligations under Section 6c and 7d of the RMA. This will include the identification of district plan methods. These may include both regulatory and non-regulatory methods. These methods may provide more direction on supporting landowners to protect and enhance areas of natural values on their lands. Similarly, matters relating to existing land uses will need to be considered once the more detailed planning framework is developed.

4.8.5 Issue 6.5: Subdivision of Landscapes and Areas of Natural Value

- 246) The submission by the Director General of Conservation (OS89.12 and OS89.15) correctly identifies that subdivision is an activity which can adversely affect areas of outstanding landscapes and areas of significant indigenous habitat etc.
- 247) Objective 2.6.2.5 is recommended to be updated as follows:
The protection of outstanding landscape areas from inappropriate subdivision, land use and development which may adversely affect their landscape attributes.
- 248) Policy 2.6.3.1 is recommended to be updated as follows:
Protect areas of significant indigenous vegetation and significant habitats of indigenous fauna from subdivision, land use and development activities that will have more than minor effects on the ecological values and processes important to those areas.

4.8.6 Issue 6.6: NPS-IB

- 249) The Department of Conservation (OS89.1) has requested that PC38 is reviewed and revised to give effect to the NPS-IB. As noted by the submitter, the NPS-IB has yet to be gazetted and as such is subject to change. It would not be appropriate to undertake the review requested by the submitter until the NPS is formally gazetted.

4.8.7 Natural Environment Values Section 32AA Evaluation

Effectiveness and Efficiency

- 250) The scale and significance of the recommended changes to the objectives and policies are minimal as they do not materially change the scope and intent of the provisions. The key change to be assessed is the recommended introduction of the term 'subdivision' into 2.6.2.4.

- 251) The recommended amendments ensure that all activities which could impact on section 6 (b) are recognised in the provisions.

Costs/Benefits

- 252) The recommended amendments will ensure that the potential impacts of subdivision on landscape values is recognised. This is beneficial for the protection of s6(b) matters however may introduce additional costs to those wishing to subdivide in such areas.

Risk of acting or not acting

- 253) The risk of not acting is that the Objective 2.6.2.4 could be inconsistent with the RMA, and it may result in inappropriate subdivision within areas of outstanding landscape values.

Decision about most appropriate option

- 254) The recommended amendments are therefore considered to be more appropriate in achieving the purpose of the RMA than the notified version of PC38.

5 Conclusion & Recommendations

5.1 Conclusion

- 255) In the assessment of PC38 having regard to the submissions received I am satisfied that PC38 with amendments as recommended, is the most appropriate means of sustainably managing the physical resources in the Taupō District. PC38 is consistent with the Sectional District Plan review process and the purpose and principles of the RMA.
- 256) Section 4 considers and provides recommendations on the decisions requested in submissions. Appendix 1 includes a schedule that sets out the submissions on PC38 and my recommendations on whether each submission point should be accepted, accepted in part, or not accepted. The recommended changes to PC38 are detailed in Section 4 of the report and a running text version of PC38 can be seen in Appendix 2.
- 257) The recommended changes reflect the direction in higher level guidance including NPS and RPS documents, as well as other relevant statutory plans and will assist to strengthen the Plan to better meet TDC's obligations under these documents.
- 258) I consider that the amended provisions will be efficient and effective in achieving the purpose of the RMA (especially for changes to objectives), the relevant objectives of this plan and other relevant statutory documents, for the reasons set out in the Section 32AA evaluations undertaken.
- 259) PC38 is consistent with Section 75(1) of the RMA, which requires a district plan to state the objectives for the district, any policies to implement the objectives, and the rules (if any) to implement the policies. PC38 offers a clear connection between resource management issues that have been identified, the policies to address those issues, and the rules to implement the policies.
- 260) PC38 is consistent with the wider resource management approach of the Operative District Plan and the Sectional District Plan review process.

5.2 Recommendation

- 261) Accordingly, for the reasons set out above, I recommend that PC38 be approved subject to the recommended amendments and that the relief sought by the submitters be accepted or rejected in accordance with these amendments.
- 262) As provided for by Clause 10(3), Schedule 1, RMA, a specific recommendation is not provided for each individual submission point on PC38 other than that provided for in Appendices 1 and 2.

Rowan Sapsford
ROAM Consulting
3 July 2023

Appendix 1. Recommended decisions on submissions to PC38

Original Sub No	Report Section	Submitter	Provision	Position	Decision Sought	Officers Recommendation	Further Sub ID	Further Submitter	Position	Further Sub Reason	F Sub Officers Recommendation
OS3.1	4.5	Turangi Riverside Area Preservation Group	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development > 1.1.3.1-2.3.2 Objectives	Support	Retain SD 2.3.2 Point 7.	Accept in Part					
OS3.2	4.5	Turangi Riverside Area Preservation Group	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development > 1.1.3.2-2.3.3 Policy	Support	Retain SD 2.3.3, point 10.	Accept in Part	FS229.1	Contact Energy Limited	Support	The submitter is requesting to retain Strategic Direction 2.3.3 point 10, and Contact Energy has sought amendments to Policy 2.3.3.10 in their original submission. The suggestion is to accept the relief sought by the submitter, as long as it is consistent with the original submission by Contact Energy.	Accept in Part
OS3.3	4.5	Turangi Riverside Area Preservation Group	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development > 1.1.3.2-2.3.3 Policy	Support	Retain SD 2.3.3 point 12.	Accept in Part					
OS3.4	4.8	Turangi Riverside Area Preservation Group	1.1-Chapter 2 1.1.6-2.6 Strategic Direction 6 Natural Environment Values > 1.1.6.1-2.6.2 Objectives	Support	Retain SD 2.6.2.	Accept	FS229.2	Contact Energy Limited	Support	The submitter is asking to keep Strategic Direction 2.6.2 Objectives as originally submitted by Contact Energy, and seeks the Council accept the relief sought by the submitter as long as it is consistent with the original submission.	Accept
OS3.5	4.5.6	Turangi Riverside Area Preservation Group	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development > 1.1.3.2-2.3.3 Policy	Seek amendment	The submitter seeks an amendment to 2.3.3. 8, to make reference to all town centres in District.	Accept	FS229.3	Contact Energy Limited	Oppose	The submitter opposes the relief sought by the original submitter, as it is inconsistent with the original submission by Contact Energy. Contact Energy wants to keep 2.3.3.8 as originally submitted and not make reference to all town centres in the district.	Not Accept
OS9.2	4.7	New Zealand Defence Force	1.1-Chapter 2 1.1.5-2.5 Strategic Direction 5 Significant and Local Infrastructure > 1.1.5.2-2.5.3 Policy	Support	Retain policy as notified.	Accept	FS229.5	Contact Energy Limited	Oppose	The policy 2.5.3 should remain as notified, and no changes should be made to Policies 2.5.3.1 and 2.5.3.2.	Accept
OS17.3	4.2	Jennifer Molloy-Hargraves	Strategic Directions	Support	Retain Plan Change 38 as notified.	Accept in Part	FS229.6	Contact Energy Limited	Oppose	The submitter opposes the relief sought by the submitter, as it is inconsistent with the original submission made by Contact Energy. Contact Energy had requested several amendments to Plan Change 38 in their submission.	Accept in Part
OS22.17	4.4.1	New Zealand Pork Industry Board	1.1-Chapter 2 1.1.2-2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai	Oppose	Amend Objective 2.2.2(1) to an objective that corresponds to the function, powers and duties of the territorial authority.	Not Accept	FS233.82	Horticulture New Zealand	Support	HortNZ has opposed Strategic Objective 2.2 of the proposed position on freshwater quality, arguing that the provision should be linked to the function, powers and duties of the council.	Accept
							FS209.1	Manawa Energy Limited	Support	Manawa Energy supports the Regional Council's responsibility to implement the NPS-FM 2020, as outlined in the submission.	Accept
OS22.18	4.4.3	New Zealand Pork Industry Board	1.1-Chapter 2 1.1.2-2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai > 1.1.2.2-2.2.3 Policy	Oppose	Explain in the strategic direction what benefits the district plan seeks to achieve for water quality within the function, powers and duties of the territorial authority.	Not Accept	FS209.2	Manawa Energy Limited	Support	Manawa Energy supports the Regional Council's responsibility to implement the NPS-FM 2020, as outlined in their submission.	Not Accept
OS22.19	4.4.1	New Zealand Pork Industry Board	1.1-Chapter 2 1.1.2-2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai > 1.1.2.2-2.2.3 Policy	Oppose	Amend Policy 2.2.3(5) to a policy that corresponds to the function, powers and duties of the territorial authority.	Not Accept	FS233.83	Horticulture New Zealand	Support	HortNZ has opposed the Strategic Direction 2 Freshwater Quality policy 2.2.3, which would link the provision of the policy with the function, powers and duties of the council.	Accept
							FS209.3	Manawa Energy Limited	Support	Manawa Energy supports this submission.	Accept
OS22.20	4.6	New Zealand Pork Industry Board	1.1-Chapter 2 1.1.4-2.4 Strategic Direction 4 Climate Change > 1.1.4.1-2.4.2 Objective	Support	Provide clarification through the strategic direction on how this objective relates back to land-use activities within the district that produce greenhouse gas emissions.	Accept					
OS22.21	4.6	New Zealand Pork Industry Board	1.1-Chapter 2 1.1.4-2.4 Strategic Direction 4 Climate Change	Support	Retain as proposed	Accept in Part	FS229.31	Contact Energy Limited	Oppose	Contact Energy's proposed amendments to 2.4 Strategic Direction 4 Climate Change should be accepted.	
OS22.22	4.6.1	New Zealand Pork Industry Board	1.1-Chapter 2 1.1.4-2.4 Strategic Direction 4 Climate Change > 1.1.4.2-2.4.3 Policy	Oppose	Provide clarification through the strategic direction on the intent of the policy in relation to assessing and measuring the effects on climate change of individual land-based activities.	Not Accept	FS229.32	Contact Energy Limited	Oppose	Oppose the submitter's request to amend Policy 2.4.3 Strategic Direction as it is inconsistent with Contact Energy's original submission. The proposed wording does not take into account the effects on other activities in the Rural Environment, including Geothermal Power Stations, Taupo Motorsport Park and Taupo Racing Club.	Accept
OS22.23	4.2.1	New Zealand Pork Industry Board	1.1-Chapter 2 Strategic Directions	Seek Amendment	Create a new strategic direction, objectives and policies to outline the key strategic and significant resource management issues for the rural	Accept in Part	FS238.13	EnviroNZ	Oppose	The submission opposes the proposed reserve sensitivity clauses as they do not allow for regional infrastructure activities that are subject to reverse sensitivity. Amendments are needed to address this.	Accept in Part

Original Sub No	Report Section	Submitter	Provision	Position	Decision Sought	Officers Recommendation	Further Sub ID	Further Submitter	Position	Further Sub Reason	F Sub Officers Recommendation
					environments within the district. Social and Economic Wellbeing Taupo's rural environment contributes positively to the districts economic and social wellbeing. Productive capacity Rural land remains available for primary production activities and productive capacity is protected. Reverse Sensitivity Reverse sensitivity effects are managed so as not to constraint primary production activities Rural lifestyle Opportunities for rural lifestyle subdivision and development are only provided in parts of the rural environment where they do not conflict with enabling primary production and protecting the productive potential of land.		FS233.85	Horticulture New Zealand	Support	This position supports the submission of HortNZ and NZ Pork to include strategic direction, objectives and policies for the rural environment. The submitter is looking for a new strategic direction, objectives and policies for the rural environment in the district, and HortNZ has also made a submission to ensure the rural environment is taken into account.	Accept in Part
							FS229.33	Contact Energy Limited	Oppose	We oppose the proposed amendments to Chapter 2 Strategic Directions as they do not recognise other activities located in the Rural Environment, such as Geothermal Power Stations, Taupo Motorsport Park and Taupo Racing Club.	Accept in Part
							FS220.1	Federated Farmers	Support	Federated Farmers submitted a request to include a new strategic direction, objectives, and policies in Chapter 2 of the Taupo District Plan, focusing on rural sustainability and the protection of the rural economy and environment.	Accept in Part
							FS215.12	Genesis Energy	Oppose	Genesis opposes the relief sought by the submitter unless the new strategic direction adequately provides for all activities that have a strategic need to be located in the District, including existing strategic infrastructure that are regionally and/or nationally significant. This new strategic direction must be inclusive of all rural industry that have a functional and/or operational need to be located in the rural environment, not just primary production activities.	Accept in Part
							FS209.4	Manawa Energy Limited	Oppose	Manawa Energy opposes the submission as it does not include provisions for renewable electricity generation, which is necessary in rural environments.	Accept in Part
OS26.59	4.2.1	Horticulture New Zealand	Strategic Directions	Seek amendment	Add to chapter 38 SD – RE-01 Primary production activities are recognised and provided for to enable them to operate efficiently and effectively to ensure the contribution for the economic and social wellbeing of the district and not be compromised by inappropriate subdivision, use and development SD – RE – 02 Protection of highly productive land from inappropriate development to ensure its production potential for generations to come.	Accept in Part	FS229.34	Contact Energy Limited	Support	The submitter is asking to add a new strategic direction for the Rural Environment to Chapter 2 Strategic Directions, and this request is accepted as long as it is consistent with Contact Energy's original submission.	Accept in Part
							FS215.13	Genesis Energy	Oppose	Genesis opposes the relief sought by the submitter unless the new strategic direction is inclusive of all rural industry that have a functional and/or operational need to be located in the rural environment, not just primary production activities.	Accept in Part
							FS209.5	Manawa Energy Limited	Oppose	Manawa Energy opposes the submission as they believe renewable electricity generation should not be excluded from rural environments, as it has a functional and operational need to be there.	Accept in Part
OS26.60	4.4.1	Horticulture New Zealand	Strategic Directions	Oppose	Delete 2.2 strategic direction freshwater quality / te mana o te wai.	Not Accept	FS209.6	Manawa Energy Limited	Support	Manawa Energy is in support of this submission.	Accept
OS29.1	4.5	Waikato Regional Council	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development	Seek amendment	Review and reword the second paragraph of Section 2.3.	Accept					
OS29.10	4.7.2	Waikato Regional Council	1.1-Chapter 2 1.1.5-2.5 Strategic Direction 5 Significant and Local Infrastructure	Seek amendment	Amend wording by changing the percentage from 20% to 27% and providing wording that recognises the local and national importance of Taupo's electricity-producing capability.	Accept	FS229.38	Contact Energy Limited	Support	The proposed amendments to Strategic Directions 2.5.2 of the District Plan would recognise the importance of the district's electricity generating capacity to the local and national economy, increasing the percentage from 20% to 27% and providing wording that acknowledges its importance.	Accept
							FS215.14	Genesis Energy	Support	The submitter supports the relief sought by the original submitter as long as it is in line with the original submission by Genesis. The relief requested is in agreement with Genesis' original request.	Accept
							FS211.5	Mercury NZ Limited	Support	Mercury supports the correction to Taupo District's electricity supply, as it currently provides up to 27% of New Zealand's electricity. The additional wording should emphasise the importance of REG activities at a local, regional and national level, as well as the positive climate change outcomes it can provide.	Accept
							FS209.7	Manawa Energy Limited	Support	Manawa Energy supports this submission.	Accept
OS29.11	4.8.1	Waikato Regional Council	1.1-Chapter 2 1.1.6-2.6 Strategic Direction 6 Natural Environment Values	Seek amendment	Amend wording after the first sentence to include the sentence: Our rare habitats include 42% of the nation's geothermal vegetation, a rare and vulnerable ecosystem type. And include a new policy in 2.6.3. to read: Map as SNAs all geothermal areas that meet the Waikato Regional Policy Statement definition of SNA, and ensure their protection.	Not Accept	FS236.3	Te Kotahitanga o Ngāti Tuwharetoa	Oppose	Oppose the assignment of SNAs on Māori owned lands until an agreement is reached with local authorities to ensure a fair and equitable process to re-engage in discussions on Natural Environmental Values, and a system of compensation is implemented to reward/compensate the loss of land use and the contribution of the landowners and kaitiaki hapū.	Accept
							FS229.39	Contact Energy Limited	Oppose	The proposal to recognise geothermal vegetation is supported, however the requirement to 'ensure their protection' is opposed by Contact Energy.	Accept

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							FS220.3	Federated Farmers	Oppose	Federated Farmers opposes the relief sought until there has been an appropriate engagement with landowners affected by the relief sought.	Accept
							FS211.6	Mercury NZ Limited	Oppose	Mercury opposes the submission proposing a new policy in 2.6.3 which states that all geothermal areas that meet the Waikato Regional Policy Statement definition of SNA should be mapped and protected. Mercury believes that this definition is not appropriate for mapping all geothermal areas and that the protection of the environment in aggregate should be recognised and provided for, with the reduction of GHG through the use and development of renewable energy sources being important for indigenous biodiversity in the future.	Accept
OS29.12	4.5.10	Waikato Regional Council	Strategic Directions	Seek amendment	Include provisions to address the following to give effect to NPS UD, WRPS and Change 1: • Urban development supports emissions reduction through urban form, design and location. • New development is located in and around existing settlements. • Enable a diverse range of dwelling types and sizes. Responsiveness to proposals that provide significant development capacity with reference to WRPS Change 1 UFD-M74 – Tier 3 out of sequence or unanticipated development and APP14 – Responsive Planning Criteria – Out-of-sequence and Unanticipated Developments (Non-Future Proof tier 3 local authorities).	Accept in Part					
OS29.13	4.2.5	Waikato Regional Council	1.3-Section 32	Seek amendment	Amend wording in the report to appropriately connect Plan Change 1 to the WRP, instead of WRPS.	Accept					
OS29.2	4.5.4	Waikato Regional Council	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development > 1.1.3.1-2.3.2 Objectives	Seek amendment	Reword the objective as follows: a. contributes to well-functioning and compact urban forms environments that provide for connected liveable communities;	Accept	FS234.1	Kainga Ora	Support	Kainga Ora supports the amendment to an objective and agrees with the rewording of it, which is in alignment with the NPS-UD.	Accept
OS29.21	4.2.8	Waikato Regional Council	Strategic Directions	Seek Amendment	General - Give regard to Change 1 to the WRPS as a 'proposed policy statement' in the proposed plan changes.	Accept					
OS29.27	4.2.8	Waikato Regional Council	Strategic Directions	Seek Amendment	National Planning Standards - Update PPPC38-43 to the new plan format provided with the National Planning Standards 2019	Accept in Part					
OS29.3	4.5.5	Waikato Regional Council	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development > 1.1.3.1-2.3.2 Objectives	Seek amendment	Include a new bullet point to Objective 2.3.2(1) to read: Ensures the protection of Significant Geothermal Features including geothermal vegetation.	Not Accept	FS229.35	Contact Energy Limited	Oppose	Contact Energy opposes the submitter's request to amend Objective 2.3.2.1. to include a new bullet point that reads 'Ensures the protection of Significant Geothermal Features including geothermal vegetation' as it is inconsistent with the policy regime in the Regional Policy Statement and Waikato Regional Plan.	Accept
							FS219.2	Sikka & Aggarwal Investment Limited	Oppose	We oppose the inclusion of additional wording to include geothermal vegetation as a SGF as it can be considered through the identification of SNA and the associated public process.	Accept
							FS211.1	Mercury NZ Limited	Oppose	The submitter opposes the amendment relating to significant geothermal features, as it should be included in section 2.6 alongside other natural values matters. However, Mercury supports the recognition of significant geothermal features and geothermal vegetation, and seeks to ensure that the use and development of infrastructure of REG's activities is provided for in and around significant geothermal features in order to support these activities and help to avoid climate change.	Accept
OS29.4	4.5.5	Waikato Regional Council	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development > 1.1.3.1-2.3.2 Objectives	Seek amendment	Include a new bullet point to Objective 2.3.2(1) to read: Ensure that building, roading and infrastructure developments are directed away from geothermal hazards.	Not Accept	FS236.1	Te Kotahitanga o Ngati Tuwharetoa	Oppose	TKNT opposes the provision which calls for a blanket prohibition from geothermal land where geothermal resources exist. It is argued that many essential existing structures already exist in potential risk locations, and thus it is important that there is a requirement for existing and proposed infrastructure to be preceded by a proper assessment of any geothermal hazards or risk	Accept
							FS235.6	Waka Kotahi	Oppose	Waka Kotahi opposes the proposed change as the wording of the objective would capture the state highway roading network and associated infrastructure in geothermal hazard areas, which may not be possible or practicable to direct away from the area.	Accept
							FS229.36	Contact Energy Limited	Oppose	The submitter is seeking to amend Objective 2.3.2.1. by adding a new bullet point that reads: 'Ensure that building, roading and infrastructure developments are directed away from geothermal	Accept

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										hazards'. However, this amendment is opposed as it is too vague and it is not clear what is meant by 'directed away from geothermal hazards'.	
							FS219.3	Sikka & Aggarwal Investment Limited	Oppose	The submitter opposes the inclusion of additional wording, as Taupo contains large areas subject to geothermal influence, and potential hazards can be mitigated through design solutions, so avoidance is not necessary.	Accept
							FS211.2	Mercury NZ Limited	Oppose	Mercury suggests that the submission point should be amended to refer to "urban infrastructure" instead of just "infrastructure" to ensure that it does not refer to Renewable Electricity Generation facilities.	Accept
OS29.5	4.4.2	Waikato Regional Council	1.1-Chapter 2 1.1.2-2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai > 1.1.2.2-2.2.3 Policy	Seek amendment	Amend the wording to read: Recognise and provide for the vision, objectives, and outcomes, and values in Te Ara Whanui o Rangitaiki (Pathways of the Rangitaiki) and Te Kaupapa Kaitiaki documents and to give effect to Te Ture Whaimana o Te Awa o Waikato - the Vision and Strategy for the Waikato River.	Accept	FS236.2	Te Kotahitanga o Ngati Tuwharetoa	Support	PC-38 should support amendment to policy 2.2.3 to comply with the statutory obligation within Section 181 of the Ngati Tuwharetoa Settlement Act 2018, as requested in TKNT submissions OS 115.15 and OS 115.3, and ensure that all policies recognise and provide for the vision, objectives, values and desired outcomes in Te Kaupapa Kaitiaki, approved by Te Kopu a Kanapanapa Committee in November 2022.	Accept
OS29.6	4.5.2	Waikato Regional Council	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development > 1.1.3.2-2.3.3 Policy	Seek amendment	Amend the wording as follows: 7. Provide for the development of Papakainga and supporting services on maori land to facilitate maori occupation on their ancestral lands.	Not Accept					
OS29.7	4.5.5	Waikato Regional Council	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development > 1.1.3.2-2.3.3 Policy	Seek amendment	Amend the wording as follows: 11. Require the design and location of activities to avoid or mitigate natural hazards to an acceptable level of current and future risks to life, property and the environment.	Accept	FS238.25	EnviroNZ	Support	The submitter agrees that changes to plans should be made in accordance with the National Planning Standards format.	Accept
							FS211.3	Mercury NZ Limited	Support	Mercury supports amending policy 2.3.3.11 to include 'current and future' risks to life, property and the environment, which would enable consideration of climate change at the policy stage.	Accept
OS29.8	4.5.5	Waikato Regional Council	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development > 1.1.3.2-2.3.3 Policy	Seek amendment	Include new policy (or similar) as follows: Avoid new development and subdivision of areas in close proximity to Significant Geothermal Features as mapped in the Waikato Regional Plan.	Not Accept	FS229.37	Contact Energy Limited	Support	The submitter is seeking to add a new policy to 2.3.3 which would "avoid new development and subdivision of areas in close proximity to Significant Geothermal Features as mapped in the Waikato Regional Plan". This is rejected due to the policy being too vague and the use of "avoid". Renewable electricity generation activities are encouraged.	Not Accept
							FS219.4	Sikka & Aggarwal Investment Limited	Oppose	The submitter opposes the inclusion of additional wording, as avoidance of the term 'close proximity' would prevent appropriate subdivision and development. The term 'close proximity' is considered to be vague and undefined.	Accept
							FS211.4	Mercury NZ Limited	Oppose	Mercury requests that the policy be amended to read: "Except in relation to infrastructure with a functional or operational need for a specific location, avoid new development and subdivision of areas in close proximity to Significant Geothermal Features as mapped in the Waikato Regional Plan." This wording is less absolute and allows for REG activities that have a functional or operational need to be located in and around geothermal areas. This is important as REG activities assist towards New Zealand meeting its climate change obligations.	Accept
OS29.9	4.2.5	Waikato Regional Council	1.1-Chapter 2 1.1.5-2.5 Strategic Direction 5 Significant and Local Infrastructure	Seek amendment	Amend text to read: "State highways (1, 5, 30, 32, 41, 46 and 47)."	Accept	FS235.7	Waka Kotahi	Support	Waka Kotahi supports the inclusion of State Highways 30 and 46 into Strategic Direction 5 of the Taupo District and the correction of any errors in the same direction.	Accept
OS38.1	4.2	Terry Palmer	Strategic Directions	Support	Retain as notified.	Accept in Part					
OS38.10	4.4	Terry Palmer	1.1-Chapter 2 1.1.2-2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai	Support	Retain as supported.	Accept					
OS38.11	4.5	Terry Palmer	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development	Support	Retain as supported.	Accept in Part					
OS38.12	4.5	Terry Palmer	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development	Support	Retain as supported.	Accept					
OS38.13	4.7	Terry Palmer	1.1-Chapter 2 1.1.5-2.5 Strategic Direction 5 Significant and Local Infrastructure	Support	Retain as supported.	Accept					
OS39.2	4.5.8	EnviroWaste Services Ltd	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development > 1.1.3.1-2.3.2 Objectives	Seek amendment	Development is serviced by an appropriate level of infrastructure that effectively meets the needs of that development. Addition of '.....an appropriate level of	Not Accept					

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					infrastructure and waste facilities that effectively meets...						
OS39.3	4.5.8	EnviroWaste Services Ltd	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development > 1.1.3.1-2.3.2 Objectives	Support	Retain.	Accept					
OS39.4	4.5.8	EnviroWaste Services Ltd	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development > 1.1.3.2-2.3.3 Policy	Seek amendment	Add - Require urban subdivision and land development to be efficiently and effectively serviced by infrastructure (including development and additional infrastructure (such as waste facilities), according to the capacity limitations of that infrastructure.	Not Accept					
OS39.5	4.5.8	EnviroWaste Services Ltd	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development > 1.1.3.2-2.3.3 Policy	Support	Retain.	Accept					
OS39.6	4.6.1	EnviroWaste Services Ltd	1.1-Chapter 2 1.1.4-2.4 Strategic Direction 4 Climate Change > 1.1.4.2-2.4.3 Policy	Seek amendment	The policy should identify the mechanisms by which complex climatic footprints are assessed.	Not Accept					
OS39.7	4.7.1	EnviroWaste Services Ltd	1.1-Chapter 2 1.1.5-2.5 Strategic Direction 5 Significant and Local Infrastructure	Seek amendment	Paragraphs 1, 4 and 5 Add...and any other network utilities undertaken by network utility operators. Waste recovery, treatment and disposal facilities are also critical services. ...The Taupo District is also home to Regionally Significant Infrastructure including municipal waste water systems, the telecommunications and electricity networks, and a regional landfill. ...In addition to nationally and regionally significant infrastructure, local roads and other infrastructure (including development and additional infrastructure (such as waste facilities)) is vital...	Not Accept					
OS39.8	4.7.1	EnviroWaste Services Ltd	1.1-Chapter 2 1.1.5-2.5 Strategic Direction 5 Significant and Local Infrastructure > 1.1.5.1-2.5.2 Objectives	Seek amendment	Add - Land use in the District will not adversely affect the capacity and the safe and effective functioning of nationally and regionally significant and local infrastructure (including waste facilities) required to service existing and future communities.	Not Accept					
OS39.9	4.7.1	EnviroWaste Services Ltd	1.1-Chapter 2 1.1.5-2.5 Strategic Direction 5 Significant and Local Infrastructure > 1.1.5.2-2.5.3 Policy	Seek amendment	Add - Subdivision, landuse and development will not adversely affect (including reverse sensitivity effects) the effective and safe functioning of infrastructure (including waste facilities).	Not Accept					
OS41.1	4.3	Rangatira Block Trusts	1.1-Chapter 2 1.1.1-2.1 Strategic Direction 1 Tangata Whenua	Support	Retain.	Accept	FS217.2	Pukawa D3 Trust	Support	This submitter supports the recognition and protection of Mana whenua rights, as well as listening to their views.	Accept
							FS217.1	Pukawa D3 Trust	Support	Mana whenua rights should be recognised and protected (as well as listened to).	Accept
OS41.10	4.5.2	Rangatira Block Trusts	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development > 1.1.3.2-2.3.3 Policy	Seek amendment	Remove "the " and "of Papakāinga"	Not Accept					
OS41.11	4.5.2	Rangatira Block Trusts	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development > 1.1.3.2-2.3.3 Policy	Seek amendment	Delete this policy.	Accept in Part	FS229.7	Contact Energy Limited	Oppose	Contact Energy is opposed to the submitter's request to delete Policy 2.3.3, as they had previously sought amendments to it rather than its removal.	Accept in Part
OS41.12	4.7.3	Rangatira Block Trusts	1.1-Chapter 2 1.1.5-2.5 Strategic Direction 5 Significant and Local Infrastructure	Seek amendment	Include Māori land in the objectives and policy section wording.	Not Accept					
OS41.13	4.8.3	Rangatira Block Trusts	1.1-Chapter 2 1.1.6-2.6 Strategic Direction 6 Natural Environment Values	Seek amendment	Objectives and policy wording needs to be changed to include the ability for Māori landowners to determine how they develop their land and what should be protected, enhanced or mitigated.	Not Accept	FS217.6	Pukawa D3 Trust	Support	Māori should not be expected to bear the burden of remedying the loss of environmental values, character and amenity on other land.	Not Accept
OS41.2	4.3	Rangatira Block Trusts	1.1-Chapter 2 1.1.1-2.1 Strategic Direction 1 Tangata Whenua > 1.1.1.1-2.1.2 Objective	Support	Retain.	Accept	FS217.3	Pukawa D3 Trust	Support	Mana Whenua should be recognised as a partner in District Plan decision-making and given support to do so.	Accept

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OS41.3	4.3.3	Rangatira Block Trusts	1.1-Chapter 2 1.1.1-2.1 Strategic Direction 1 Tangata Whenua > 1.1.1.2-2.1.3 Policy	Seek amendment	Amend by adding to the policy that public structure planning processes would enable the re-zoning of land and provision of infrastructure to remove constraints and enable development of Multiple Māori owned land.	Not Accept	FS217.4	Pukawa D3 Trust	Support	This submitter agrees that Policy 5 should be reworded to better reflect the Council's intent to remove perceived constraints that are preventing the development of Māori land.	Not Accept
OS41.4	4.3.5	Rangatira Block Trusts	1.1-Chapter 2 1.1.1-2.1 Strategic Direction 1 Tangata Whenua > 1.1.1.2-2.1.3 Policy	Seek amendment	Amend by removing "within the provisions of the plan"	Accept in Part	FS217.5	Pukawa D3 Trust	Support	The original submitter has proposed an amendment to Policy 6 of the District Plan to recognise that the current provisions have restrained development, and to address perceived constraints hindering development of Māori land. The submitter supports the amendment to the policy wording.	Not Accept
OS41.5	4.5.2	Rangatira Block Trusts	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development	Seek amendment	Amend to add to the second paragraph after 2050 " and supports urban development on Multiple Māori owned land"	Not Accept					
OS41.6	4.5.2	Rangatira Block Trusts	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development > 1.1.3.1-2.3.2 Objectives	Seek amendment	Amend after 2050 2018" and to support urban development on Multiple Māori owned land, to maximise efficient use of potential unzoned & unserviced Māori land along with existing ..."	Not Accept					
OS41.7	4.5.2	Rangatira Block Trusts	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development > 1.1.3.1-2.3.2 Objectives	Seek amendment	Item 5 already supports the Town Centre Environment as the "primary" centre. Remove objective 6 as un-necessary and poorly defined.	Not Accept	FS226.1	HNZPT	Oppose	HNZPT opposes the submission point to delete the objective of Urban Form and Development, as they sought an amendment to this objective to improve consideration of cultural and historic heritage values.	Accept
OS41.8	4.5.2	Rangatira Block Trusts	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development > 1.1.3.2-2.3.3 Policy	Seek amendment	Amend after 2050 2018" and to support urban development on Multiple Māori owned land, to maximise efficient use of potential unzoned & unserviced Māori land along with existing ..."	Not Accept					
OS41.9	4.5.2	Rangatira Block Trusts	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development > 1.1.3.2-2.3.3 Policy	Seek amendment	Remove item 4	Accept in Part					
OS45.1	4.3	Rangatira 8A11D(Paenoa Te Akau)	1.1-Chapter 2 1.1.1-2.1 Strategic Direction 1 Tangata Whenua > 1.1.1.2-2.1.3 Policy	Support	Retain as notified.	Accept in Part					
OS46.10	4.6.1	Tukairangi Trust	1.1-Chapter 2 1.1.4-2.4 Strategic Direction 4 Climate Change > 1.1.4.2-2.4.3 Policy	Not Stated	The only design that would reduce GHG emissions would be use of wood products in design and construction.	Not Accept					
OS46.11	4.7.1	Tukairangi Trust	1.1-Chapter 2 1.1.5-2.5 Strategic Direction 5 Significant and Local Infrastructure > 1.1.5.1-2.5.2 Objectives	Seek amendment	Submitter seeks an objective that encourages reductions in power consumption.	Not Accept					
OS46.12	4.8.4	Tukairangi Trust	1.1-Chapter 2 1.1.6-2.6 Strategic Direction 6 Natural Environment Values > 1.1.6.1-2.6.2 Objectives	Seek amendment	Submitter seeks clarification on how activities that lead to the enhancement of indigenous biodiversity be specifically provided for.	Accept					
OS46.13	4.8.4	Tukairangi Trust	1.1-Chapter 2 1.1.6-2.6 Strategic Direction 6 Natural Environment Values > 1.1.6.2-2.6.3 Policy	Seek amendment	Submitter seeks clarification on how specifically will TDC support and facilitate this provision.	Accept					
OS46.2	4.2.7	Tukairangi Trust	Strategic Directions	Seek Amendment	Greater emphasis on green buildings (better insulation, use of natural solar warming etc, the catching and use of roofwater) and the provision of green spaces and trees. More use of timber as a construction material rather than concrete and steel. Limits on unnecessary lighting, heating and air conditioning in public buildings and office buildings where better design such as having openable windows would suffice. Bans on consumer goods that fail to meet standards for recyclability or repairability. Council compost collections for those who can't or won't compost themselves. Penalties for those who don't sort their household refuse adequately, penalties for builders and developers who don't sort and reuse/or recycle waste or leftover building materials. Trees planted on every roadside verge in the Taupo town area and in the medians in open car parks. That the Council promote self-contained wastewater systems such as worm based ones to mitigate increased wastewater from subdivisions.	Not Accept					

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OS46.6	4.6.1	Tukairangi Trust	1.1-Chapter 2 1.1.4-2.4 Strategic Direction 4 Climate Change	Seek amendment	Submitter suggests a toll is imposed on private vehicle use and this used to subsidise public transport.	Not Accept	FS229.20	Contact Energy Limited	Oppose	The submission by the submitter is opposed as it is inconsistent with the original submission by Contact Energy, which also seeks amendments to Policy 2.4.3 regarding avoiding subdivision and land use adjacent to natural areas.	Accept
							FS219.5	Sikka & Aggarwal Investment Limited	Oppose	The submitter is opposed to the addition of a new policy because it would prevent the subdivision of rural land which contains overland flow paths.	Accept
							FS209.10	Manawa Energy Limited	Oppose	Manawa Energy is against this submission.	Accept
							FS209.8	Manawa Energy Limited	Oppose	Manawa Energy opposes this submission.	Accept
OS46.7	4.6.1	Tukairangi Trust	1.1-Chapter 2 1.1.4-2.4 Strategic Direction 4 Climate Change > 1.1.4.2-2.4.3 Policy	Seek amendment	Unless an Energy Audit or Emissions budget is provided for a change in land use.	Not Accept					
OS46.8	4.6.1	Tukairangi Trust	1.1-Chapter 2 1.1.4-2.4 Strategic Direction 4 Climate Change > 1.1.4.2-2.4.3 Policy	Seek amendment	Submitter suggests that only development of land that would result in positive climate change outcomes would be land use change to forestry or retirement and revegetation of some kind.	Not Accept	FS209.9	Manawa Energy Limited	Oppose	Manawa Energy opposes this submission.	Accept
OS46.9	4.6.1	Tukairangi Trust	1.1-Chapter 2 1.1.4-2.4 Strategic Direction 4 Climate Change > 1.1.4.2-2.4.3 Policy	Seek amendment	Avoid subdivision and development in natural ephemeral waterways, wetlands or LIAs.	Not Accept					
OS57.1	4.5.6	Manawa	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development > 1.1.3.2-2.3.3 Policy	Seek amendment	Amend to read as follows: 2.3.3 Policies ... 5. Require urban subdivision and land development to be efficiently and effectively serviced by infrastructure (including development and of additional infrastructure), according to the capacity limitations of that infrastructure. ... 7. Provide for the development of Papakainga on mMaori land to facilitate mMaori occupation on their ancestral lands. ... 9. Restrict the location and development of retail and commercial activities within non-commercial areas of the district to ensure that the town centre continues to be the district's pre-eminent retail, commercial and mixed-use centres. 10. Manage subdivision use and development of land to ensure that it will not: a. have an adverse effect on the functioning of the environment where it is located, b. unduly conflict with existing activities on adjoining properties and the surrounding areas, c. compromise development consistent with the intent and planned urban built form of the environment where it is located d. give rise to reverse sensitivity effects from existing uses. ...	Accept in Part	FS239.1	VCard Solutions Limited	Oppose	The submitter opposes the inclusion of 'and the surrounding area' in the policy as it is hard to define and would increase the scope of the policy inappropriately.	Accept in Part
							FS238.31	EnviroNZ	Support	The proposed amendment is acceptable, however the proposed wording does not allow for infrastructure activities that are necessary for the functioning of the submission point.	Accept in Part
OS57.2	4.6.2	Manawa	1.1-Chapter 2 1.1.4-2.4 Strategic Direction 4 Climate Change > 1.1.4.1-2.4.2 Objective	Seek amendment	2.4.2 Objectives ... 2. An increase in the amount of electricity generated from renewable sources within the Taupo District to assist with the decarbonisation of the economy. 23. Subdivision, use and development of land in the Taupo District will be resilient to the current and future effects of climate change on the District's current and future communities, including any disproportionate effects on mMaori. 34. The Taupoo District is well prepared to adapt to the risks and effects from climate change, such as natural hazards.	Not Accept					
OS57.3	4.6.2	Manawa	1.1-Chapter 2 1.1.4-2.4 Strategic Direction 4 Climate Change > 1.1.4.2-2.4.3 Policy	Seek amendment	2.4.3 Policies 1. Land use activities which will result in positive climate change outcomes, including through reducing greenhouse gas emissions and decarbonisation, will be supported and encouraged enabled. 2. Recognise and provide	Not Accept	FS225.7	Transpower	Support	Transpower supports the amendments to Policy 2.4.3 as it provides clear policy recognition for renewable energy and transmission, despite their original submission for specific National Grid provisions to give effect to the NPSET.	Not Accept

Original Sub No	Report Section	Submitter	Provision	Position	Decision Sought	Officers Recommendation	Further Sub ID	Further Submitter	Position	Further Sub Reason	F Sub Officers Recommendation
					for the use and development of the District's renewable energy resources to facilitate decarbonization of the economy, including a reduction in greenhouse gas emissions, increased electricity generation capacity and improved security of supply including transmission. 3. Enable the upgrading and maintenance of existing and development of new renewable electricity generation activities and transmission, including where contributing to one of the following; •adaptation required to mitigate risks from climate change •provides for increased electricity output, or greater efficiency continued safe, efficient and secure operation 24. Land use activities which will unduly accelerate the effects of climate change will be discouraged. 35.... 46. Subdivision, use and development of land must demonstrate resilience to the effects of climate change over time.		FS220.4	Federated Farmers	Oppose	The submitter opposes the relief sought as Policy 2.4.3, which is in the climate change strategic direction section, is focused on one activity and does not consider all activities that are necessary to address climate change.	Accept
OS57.4	4.6.2	Manawa	1.1-Chapter 2 1.1.5-2.5 Strategic Direction 5 Significant and Local Infrastructure > 1.1.5.1-2.5.2 Objectives	Seek amendment	Amend as follows: 1.. The wider benefits and strategic importance of nationally and regionally significant infrastructure to the District and wider, including the economic, cultural and social wellbeing of people and communities and for their health and safety, are recognised and protected in decision making and land use planning. 2. The local and national benefits of the sustainable development, operation, maintenance and upgrading of electricity transmission and renewable electricity generation resources and activities are recognised and encouraged achieved.	Not Accept					
OS57.5	4.7.1	Manawa	1.1-Chapter 2 1.1.5-2.5 Strategic Direction 5 Significant and Local Infrastructure > 1.1.5.2-2.5.3 Policy	Seek amendment	Amend as follows: 2.5.3 Policy 1. Recognise and provide for the national, regional and local benefits of renewable energy electricity generation activities and resources.... 2. Recognise and provide for the functional and operational needs associated with the use and development of nationally and regionally significant infrastructure.	Accept in Part	FS225.8	Transpower	Support	Transpower supports the amendments to Policy 2.5.3 as they give effect to the NPSET and NPSREG, even though they had originally sought relief from specific National Grid provisions to do so.	Accept in Part
OS57.6	4.8.2	Manawa	1.1-Chapter 2 1.1.6-2.6 Strategic Direction 6 Natural Environment Values > 1.1.6.2-2.6.3 Policy	Seek amendment	Amend as follows: 2.6.3 Policies ... 7. Recognise the benefits of offset measures and compensation and provide for their use as feasible alternatives to manage significant residual adverse effects of renewable electricity generation activities and regionally significant infrastructure.	Not Accept					
OS58.1	4.2.3	Pukawa D2 Trust	Strategic Directions	Seek Amendment	The following chapter provides an outline of the key strategic and significant resource management matters for the Taupo district. This chapter includes objectives and policies to guide decision making at a strategic level. The order of the Strategic Directions reflects the status and importance of each Direction and its objectives and policies. The strategic objectives set the direction for the District Plan and help to implement the Council's community outcomes for resource management practices. They are indicative of the matters which are important to the Taupo District community and Council and reflect the intended outcomes to be achieved through the implementation of the District Plan. ... requirement to consider District Plan policy. The strategic directions must be considered in all resource consent applications and plan changes. ...	Not Accept	FS229.40	Contact Energy Limited	Oppose	Contact Energy opposes the submitter's proposal to establish a hierarchy on the order of the Strategic Directions in Chapter 2, as they believe the order of the Strategic Directions already reflects the importance of each Direction and its objectives and policies.	Accept
							FS215.15	Genesis Energy	Oppose	Genesis opposes the proposal to create a hierarchy for the Strategic Directions, as this would imply a priority between them which is not appropriate as they should all be considered equally.	Accept
OS58.10	4.8.2	Pukawa D2 Trust	1.1-Chapter 2 1.1.6-2.6 Strategic Direction 6 Natural Environment Values	Seek amendment	Activities which will lead to the enhancement of indigenous biodiversity values will be recognised and provided for, including activities used as an environmental offset.	Not Accept					

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OS58.11	4.8.3	Pukawa D2 Trust	1.1-Chapter 2 1.1.6-2.6 Strategic Direction 6 Natural Environment Values	Seek amendment	Recognition of the extent of indigenous vegetation and habitat under Māori land tenure, and the need to provide for the important relationship of Māori and their culture and traditions with their ancestral lands and waahi tapu, as well as using land to provide for their communities as Māori see appropriate.	Not Accept					
OS58.12	4.8	Pukawa D2 Trust	1.1-Chapter 2 1.1.6-2.6 Strategic Direction 6 Natural Environment Values	Support	Retain.	Accept					
OS58.13	4.8	Pukawa D2 Trust	1.1-Chapter 2 1.1.6-2.6 Strategic Direction 6 Natural Environment Values	Support	Retain.	Accept					
OS58.14	4.8.2	Pukawa D2 Trust	1.1-Chapter 2 1.1.6-2.6 Strategic Direction 6 Natural Environment Values	Seek amendment	Protect the natural values of areas of significant indigenous vegetation and significant habitats of indigenous fauna from land use and development activities that will have more than minor adverse effects on the ecological values that cannot be offset. and processes important to those areas.	Not Accept					
OS58.15	4.8	Pukawa D2 Trust	1.1-Chapter 2 1.1.6-2.6 Strategic Direction 6 Natural Environment Values	Support	Retain.	Accept					
OS58.16	4.8.3	Pukawa D2 Trust	1.1-Chapter 2 1.1.6-2.6 Strategic Direction 6 Natural Environment Values	Seek amendment	5. Encourage the protection, enhancement and restoration of natural and landscape value areas, including by Supporting opportunities for tangata whenua to exercise their customary responsibilities as mana whenua and kaitiaki in restoring, protecting and enhancing these areas.	Not Accept					
OS58.2	4.3.3	Pukawa D2 Trust	1.1-Chapter 2 1.1.1-2.1 Strategic Direction 1 Tangata Whenua	Seek amendment	The values, rights and interests of Taupo District mana whenua are listened to, recognised and protected. (moved to be objective 4)	Not Accept					
OS58.3	4.2.2	Pukawa D2 Trust	1.1-Chapter 2 1.1.1-2.1 Strategic Direction 1 Tangata Whenua > 1.1.1.1-2.1.2 Objective	Seek Amendment	2. Mana whenua are a partner in District Plan planning and decision making. (moved to be objective 5) 3. Resource management planning and decision making reflects tikanga, mana whakahaere, Kaitiakitanga, manaakitanga, whakapapa, mautaranga maori and te whanake (moved to be objective 6). 4. Support development on Māori land that meet the needs of those landowners and respects the exercise of kaitiakitanga, self determination and the relationship of tangata whenua with their land, water, significant sites and Wahi tapu. (moved to be objective 3) 5. Māori are supported to develop their ancestral lands for their social, economic and cultural wellbeing. (moved to be objective 2)	Not Accept	FS229.41	Contact Energy Limited	Oppose	The relief seeks to amend Strategic Directions Objective 2.1.2 by altering the order of the objectives.	Accept
OS58.4	4.3.2	Pukawa D2 Trust	1.1-Chapter 2 1.1.1-2.1 Strategic Direction 1 Tangata Whenua > 1.1.1.2-2.1.3 Policy	Seek amendment	The principles of te tiriti o Waitangi are must be taken into account through District Plan planning and decision making. (moved to be objective 1)	Not Accept					
OS58.5	4.4	Pukawa D2 Trust	1.1-Chapter 2 1.1.2-2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai > 1.1.2.2-2.2.3 Policy	Support	Retain.	Accept					
OS58.6	4.3.4	Pukawa D2 Trust	1.1-Chapter 2 1.1.1-2.1 Strategic Direction 1 Tangata Whenua	Support	Recognise that iwi management plans are higher order statutory documents in decision making, and the importance of iwi environmental management plans in providing important guidance and direction on the sustainable use and development of the environment and natural resources.	Not Accept					
OS58.7	4.8.1	Pukawa D2 Trust	1.1-Chapter 2 1.1.6-2.6 Strategic Direction 6 Natural Environment Values	Support	The Taupo district is characterised by important landscapes and natural areas. These areas are a strong part of the identity to the district and are valued by the local communities and mana whenua and some also hold importance nationally.... The effects of human activities such as built development, vegetation clearance and land development etc. can significantly alter the	Accept in Part					

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					character of the environment resulting in the loss of these areas and their values, if completed with little regard to the environment... ..There is also a high proportion of these areas on maori land throughout the District which can impacts the ability of maori landowners in to undertakeing development on their ancestral lands.						
OS58.8	4.8	Pukawa D2 Trust	1.1-Chapter 2 1.1.6-2.6 Strategic Direction 6 Natural Environment Values	Support	Retain.	Accept					
OS58.9	4.8.2	Pukawa D2 Trust	1.1-Chapter 2 1.1.6-2.6 Strategic Direction 6 Natural Environment Values	Seek amendment	The protection of the natural values of areas of significant indigenous vegetation and significant habitats of indigenous fauna from the adverse effects of inappropriate development, including through offsetting to result in a net environmental gain.	Not Accept					
OS59.1	4.5.3	Ryman Healthcare Limited	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development > 1.1.3.1-2.3.2 Objectives	Support	Retain	Accept					
OS59.10	4.5.3	Ryman Healthcare Limited	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development	Support	Given the high-level strategic direction of section 2.3 RHL does not request any additional objectives and policies to those referred to above, but seek the following policies be included when the Council prepares its Residential Chapter: Changing communities: To provide for the diverse and changing residential needs of communities, recognise that the existing character and amenity of the Residential Environment will change over time to enable a variety of housing types with a mix of densities. Larger sites: Recognise the intensification opportunities provided by larger sites within the Residential Environment by providing for more efficient use of those sites. Provision of housing for an ageing population: (a) Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in the Residential Environment, such as retirement villages. (b) Recognise the functional and operational needs of retirement villages, including that they: i. May require greater density than the planned urban built character to enable efficient provision of services. ii. Have unique layout and internal amenity needs to cater for the requirements of residents as they age. Role of density standards: Enable the density standards to be utilised as a baseline for the assessment of the effects of developments.	Accept in Part					
OS59.2	4.5.3	Ryman Healthcare Limited	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development	Oppose	The submitter seeks the following amendments (using the terminology found in TD2050): Subdivision, use and development of land will: be consistent with TD2050 2018 to a. maximise the efficient use of zoned and serviced urban land by enabling intensification and a diversity in housing types and lifestyles, especially meeting the needs of the increasingly ageing population; and b. is co-ordinated with the provision of cost effective infrastructure.	Not Accept					
OS59.3	4.5.3	Ryman Healthcare Limited	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development > 1.1.3.1-2.3.2 Objectives	Seek amendment	The submitter seeks the deletion of the term "demonstrable". The policies should identify the social benefits of land use development, which should include recognition of increased and diverse housing / accommodation options.	Not Accept	FS226.2	HNZPT	Oppose	HNZPT opposes the submission point to amend the Urban Form and Development objective, as the submitter has not provided enough information about the proposed amendments.	Accept
OS59.4	4.5.3	Ryman Healthcare Limited	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development > 1.1.3.1-2.3.2 Objectives	Support	Retain	Accept					
OS59.5	4.5.3	Ryman Healthcare Limited	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban	Seek amendment	The submitter seeks that a new objective is inserted that provides for the housing and care needs of the ageing population as follows: Objective 2.3.2(8).	Not Accept					

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			Form and Development > 1.1.3.1-2.3.2 Objectives		Recognise and enable the housing and care needs of the ageing population.						
OS59.6	4.5.3	Ryman Healthcare Limited	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development > 1.1.3.2-2.3.3 Policy	Seek amendment	The submitter seeks that Policy 2 be amended to provide more specific direction / guidance relating to a course of action required in order to achieve the outcome sought by Objective 1, including by enabling a range of building typologies to meet the varied needs of the community.	Not Accept					
OS59.7	4.5.3	Ryman Healthcare Limited	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development > 1.1.3.2-2.3.3 Policy	Seek amendment	RHL seeks that proposed Policy 3 is amended to provide clear direction or a course of action that is required in order to achieve the outcome sought by Objective 2.	Accept in Part					
OS59.8	4.5.3	Ryman Healthcare Limited	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development > 1.1.3.2-2.3.3 Policy	Seek amendment	Taking into account RHL's key concerns with proposed Objective 3 (as set out above), the RHL considers that the policy should be amended to include specific reference to the benefits of providing increased and diverse housing / accommodation options, particularly retirement and aged care accommodation. Further, recognition should be made of the benefits of a variety of accommodation types and developments, including more intensive or higher density developments of the type supported by the NPSUD and TD2050	Accept in Part					
OS59.9	4.5.3	Ryman Healthcare Limited	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development > 1.1.3.2-2.3.3 Policy	Oppose	RHL seeks the following amendments: Manage subdivision, use and development of land to ensure that it will not in a way that considers: a. have an adverse effects on the functioning of the environment where it is located, b. unduly conflict with existing activities on adjoining properties, c. compromise development consistent with the intent and planned urban built form of the environment where it is located d. give rise to reverse sensitivity effects from existing uses	Accept in Part	FS234.8	Kainga Ora	Support	Kainga Ora opposes the relief sought in relation to reverse sensitivity effects, believing that the effects should be mitigated at the source. They consider the policy to be ambiguous, overly directive, and placing too much responsibility on the receiving environment.	Accept in Part
							FS234.2	Kainga Ora	Support	Kainga Ora agrees that clause b is repetitive and supports its removal.	Accept in Part
							FS229.18	Contact Energy Limited	Support	Any amendments proposed that are inconsistent with the relief sought by Contact Energy should be rejected.	Accept in Part
							FS215.7	Genesis Energy	Oppose	Genesis opposes the proposed softening of Policy 10, which would only require existing uses and reverse sensitivity effects to be 'considered' instead of adhered to. They seek to retain the policy as it is, with the relief sought in their primary submission.	Accept in Part
OS63.1	4.3.3	Debs Morrison	1.1-Chapter 2 1.1.1-2.1 Strategic Direction 1 Tangata Whenua	Seek amendment	Amend to include all peoples of Taupo, no matter what their culture. Include a more robust consultative process with all peoples.	Not Accept					
OS63.2	4.4.2	Debs Morrison	1.1-Chapter 2 1.1.2-2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai > 1.1.2.2-2.2.3 Policy	Seek amendment	Delete: "Recognise the benefits of subdivision, land use and development" activities which will directly contribute to the enhancement of fresh water quality."	Not Accept					
OS63.3	4.5.8	Debs Morrison	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development	Seek amendment	To include a more robust planning process to ensure development of infrastructure is well thought out, to reduce costly errors.	Accept in Part					
OS63.4	4.8.4	Debs Morrison	1.1-Chapter 2 1.1.6-2.6 Strategic Direction 6 Natural Environment Values	Support	Retain 2.6.3 Policy 6.	Accept					
OS65.1	4.3.3	Debs Morrison	1.1-Chapter 2 1.1.1-2.1 Strategic Direction 1 Tangata Whenua	Seek amendment	Amend to include all peoples of Taupo, no matter what their culture. Include a more robust consultative process with all peoples.	Not Accept					
OS65.2	4.4.2	Debs Morrison	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development	Seek amendment	Delete statement 4 under 2.2.3 Policy. RMA supports promotion of fresh water quality, but does not remove responsibility for our sustainable use of water.	Not Accept					
OS65.3	4.5.8	Debs Morrison	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development	Seek amendment	To include a more robust planning process to ensure development of infrastructure is well thought out, to reduce costly errors.	Accept in Part					
OS65.4	4.8.4	Debs Morrison	1.1-Chapter 2 1.1.6-2.6 Strategic Direction 6 Natural Environment Values	Support	Retain 2.6.3 Policy 6.	Accept					
OS66.1	4.3	Ngati Tahu-Ngati Whaoa Runanga Trust	1.1-Chapter 2 1.1.1-2.1 Strategic Direction 1 Tangata Whenua	Support	Retain	Accept	FS217.7	Pukawa D3 Trust	Support	Principles of Te Tiriti o Waitangi should be recognised, as well as iwi aspirations.	Accept

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OS66.2	4.4.2	Ngati Tahu-Ngati Whaoa Runanga Trust	1.1-Chapter 2 1.1.2-2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai	Seek amendment	Recognise the National Policy Statement for Freshwater Management (NPS-FM) which contains the principles of Te Mana o te Wai.	Accept	FS220.5	Federated Farmers	Support	This position supports the relief sought, and acknowledges the importance of Te Mana o te Wai in freshwater management. It is suggested that context should be given to explain why Te Mana o te Wai is relevant to this area.	Accept
							FS209.16	Manawa Energy Limited	Oppose	Manawa Energy opposes this submission as they believe it is the responsibility of the Regional Council to implement the NPS-FM 2020.	Not Accept
OS66.3	4.6	Ngati Tahu-Ngati Whaoa Runanga Trust	1.1-Chapter 2 1.1.4-2.4 Strategic Direction 4 Climate Change	Support	Retain	Accept					
OS66.4	4.8.3	Ngati Tahu-Ngati Whaoa Runanga Trust	1.1-Chapter 2 1.1.6-2.6 Strategic Direction 6 Natural Environment Values	Seek amendment	Recognise the right of iwi Māori to provide for their social, cultural and economic wellbeing in developing underdeveloped land	Not Accept					
OS68.1	4.3.5	Mercury	Strategic Directions	Seek amendment	Retain policies 2.1.3(1) to 2.1.3(9) other than Policy 2.1.3(6) which should be deleted. Amend policies as shown below: 2.1.3 Policiesy 1. Recognise and provide for the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wahi tapu (sacred sites), and other taonga (treasures). ... 6. Enable development of Māori Land within the provisions of the plan for the purposes of fulfilling the economic and social aspirations of those owners. ...	Accept	FS209.17	Manawa Energy Limited	Support	Manawa Energy is in support of this submission.	Accept
OS68.10	4.7.2	Mercury	Strategic Directions	Seek amendment	Retain the following policies, subject to minor amendments to Policy 2.5.3(1) and 2.5.3(2) as follows: 2.5.3 Policiesy 1. Recognise and provide for the national, regional and local benefits of renewable energy electricity generation activities and resources, and transmission activities, in relation to climate change, security of supply, and social, and economic wellbeing of people and communities and for their health and safety. 2. Recognise and provide for the functional and operational needs associated with the use and development of nationally and regionally significant infrastructure. ...	Accept in Part	FS237.2	New Zealand Defence Force	Support	The submitter supports the need to recognise and provide for the functional and operational needs associated with the use and development of nationally and regionally significant infrastructure, as outlined in Policy 2.5.3(2). The Plan provisions should include direction that the benefits of such infrastructure are to be recognised and provided for.	Accept in Part
							FS233.92	Horticulture New Zealand	Support	The submitter supports the changes sought in OS68.10 and also supports the policy of recognising and providing for infrastructure.	Accept in Part
							FS225.14	Transpower	Support	Transpower supports the relief sought in its original submission for specific National Grid provisions in order to give effect to the NPSET.	Accept in Part
							FS209.26	Manawa Energy Limited	Support	Manawa Energy supports this submission.	Accept in Part
OS68.11	4.8.2	Mercury	Strategic Directions	Seek amendment	Add the following new policy 2.6.3(7) as follows: 7. Recognise the benefits of offset measures and compensation and provide for their use as feasible alternatives to manage significant residual adverse effects of renewable electricity generation activities and regionally significant infrastructure.	Not Accept	FS209.27	Manawa Energy Limited	Support	Manawa Energy supports this submission.	Not Accept
OS68.2	4.4	Mercury	Strategic Directions	Support	Retain 2.2.2 Objective in same or similar form	Accept	FS209.18	Manawa Energy Limited	Support	Manawa Energy supports this submission.	Accept
OS68.3	4.5.9	Mercury	Strategic Directions	Seek amendment	Amend Objective 2.3.2(3) and add new Objective 2.3.2(8) as below: 3. Subdivision, use and development of land in appropriate locations which will have demonstrable social and cultural benefits to the District's community will be supported. 8. The East Taupo Arterial will continue to act as an 'urban fence' separating urban activities to the west from industrial and rural activities to the east including renewable electricity generation activities.	Not Accept	FS238.42	EnviroNZ	Support	EnviroNZ supports the idea of separating urban activities from the regional landfill, which would benefit the overall objective.	Not Accept
							FS209.19	Manawa Energy Limited	Support	Manawa Energy is in support of this submission.	Not Accept
OS68.4	4.5.6	Mercury	Strategic Directions	Seek amendment	Amend Policy 2.3.3(10) to read as follows: 10. Manage subdivision use and development of land to ensure that it will not: a. ... b. unduly conflict with existing activities on adjoining properties and the surrounding areas, ... d. give rise to reverse sensitivity effects from existing uses	Accept in Part	FS238.43	EnviroNZ	Support	The submitter supports further consideration of subdivision effects beyond the adjoining property, and agrees that reverse sensitivity effects do not arise from existing uses.	Accept in Part
							FS237.1	New Zealand Defence Force	Support	NZDF agrees that Policy 2.3.3(10) should be amended to ensure that subdivision use and development of land will not unduly conflict with existing activities on adjoining properties and the surrounding areas, and will not give rise to reverse sensitivity effects from new or expanded sensitive activities locating in proximity to existing uses.	Accept in Part

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							FS235.2	Waka Kotahi	Support	Waka Kotahi supports the inclusion of the term "Reverse Sensitivity" and the proposed wording in the Taupo District Plan, which is consistent with the wording in the Waikato Regional Policy Statement.	Accept in Part
							FS234.3	Kainga Ora	Oppose	Kainga Ora opposes the proposed relief, arguing that the presence of infrastructure near residential areas does not necessarily cause a reverse sensitivity effect that would require additional controls or management.	Accept in Part
							FS233.86	Horticulture New Zealand	Support	The submitter supports the original submitter's request that development should not conflict with existing activities in the surrounding area. OS68.4 is accepted.	Accept in Part
							FS220.6	Federated Farmers	Support	The submitter's amendments accurately reflect the potential conflicts that new subdivision and development can have on existing activities and land uses, and should be accepted or amended with a similar intent.	Accept in Part
							FS209.20	Manawa Energy Limited	Support	Manawa Energy supports this submission.	Accept in Part
OS68.5	4.6.2	Mercury	Strategic Directions	Seek amendment	Amend the introductory part of section 2.4 (STRATEGIC DIRECTION 4 CLIMATE CHANGE) as follows: Climate change has been identified as an issue which is important globally and within the Taupo District. ... It is important that the District and its communities are able to adapt to the effects of climate change to be resilient and safe... 1. Effects on climate change – which refers to activities that may lead to an increase in greenhouse gasses and those which may result in a reduction of greenhouse gasses from discharged to the atmosphere or help to facilitate efforts towards decarbonisation, including the electrification of home heating, transport and industry. 2. Supporting positive climate change outcomes and ensuring that the effects of climate change are recognised and provided for will assist in planning for a district which helps avoid, does not contribute to, and is resilient to, climate change...	Accept in Part	FS209.21	Manawa Energy Limited	Support	Manawa Energy supports this submission.	Accept in Part
OS68.6	4.6.2	Mercury	Strategic Directions	Seek amendment	Retain objectives, 2.4.2(1), 2.4.2(2) and 2.4.2(3). In addition, add new objective 2.4.2(4) that reads: 4. An increase in the amount of electricity generated from renewable sources within the Taupo District to assist with the decarbonisation of the economy.	Accept in Part	FS209.22	Manawa Energy Limited	Support	Manawa Energy fully supports this submission.	Accept in Part
OS68.7	4.6.2	Mercury	Strategic Directions	Seek amendment	Retain policies 2.4.3(1). Delete policy 2.4.3(3) and policy 2.4.3(4). In addition, add new policies 2.4.3(2) and 2.4.3(3) as below and renumber proposed policy 2.4.3.(2) to policy 2.4.3.(4) with a minor amendment as below. 1.... 2. Land use activities which will unduly accelerate the effects of climate change will be discouraged. 3. Urban and built development must be designed in a manner which considers the need to reduce greenhouse gas emissions associated with that development and resulting land use. 2. Recognise and provide for the use and development of the District's renewable energy resources to facilitate decarbonization of the economy, including a reduction in greenhouse gas emissions, increased electricity generation capacity, improved security of supply and transmission. 3. Enable the upgrading and maintenance of existing and new renewable electricity generation activities and transmission, including where contributing to one of the following; <ul style="list-style-type: none"> · adaptation required to mitigate risks from climate change or · provides for increased electricity output, or greater efficiency · continued safe, efficient and secure operation. 24. Land use activities which will unduly accelerate the effects of climate change will be discouraged.	Accept in Part	FS225.12	Transpower	Support	Transpower supports the relief sought which would provide policy recognition for renewable energy and transmission, even though the original submission sought relief for specific National Grid provisions to give effect to the NPSET.	Accept in Part
							FS220.7	Federated Farmers	Oppose	The proposed amendments to the plan are not appropriate as they would give priority to renewable electricity generation over other activities, which is not an effective way to address climate change.	Accept in Part
							FS209.23	Manawa Energy Limited	Support	Manawa Energy supports this submission.	Accept in Part

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OS68.8	4.7.1	Mercury	Strategic Directions	Seek amendment	Amend the introductory part of section 2.5 as follows: Infrastructure, ..., such as the three waters network, transport, communications, energy electricity generation, transmission and distribution networks, and any other network utilities undertaken by network utility operators.However, inappropriately located or designed land use activities can adversely affect the safe and effective functioning of significant and locally important infrastructure and the natural resources on which they rely on to operate. The Taupo District plays an important role in the location and provision of nationally 'significant infrastructure'. Its central location and natural resources means that Taupo is home to: - ... - renewable electricity generation facilities that connect with the national grid, that provide electricity to meet up to 20% of New Zealand's total electricity demand... In addition to nationally and regionally significant infrastructure, local roads and other infrastructure ... is vital for the ongoing functioning of the District District's urban and rural communities.	Accept in Part	FS209.24	Manawa Energy Limited	Support	Manawa Energy supports this submission.	Accept in Part
OS68.9	4.7.2	Mercury	Strategic Directions	Seek amendment	Retain the following Objectives, subject to minor amendments to Objective 2.5.2(1) and 2.5.2(2) as follows: 1. The wider benefits and strategic importance of nationally and regionally significant infrastructure to the District and wider, including the economic, cultural and social wellbeing of people and communities and for their health and safety, are recognised and protected in decision making and land use planning. 2. The local and national benefits of the sustainable development, operation, maintenance and upgrading of electricity transmission and renewable electricity generation resources and activities are recognised and encouraged achieved. ...	Accept in Part	FS238.45	EnviroNZ	Support	The submitter supports the idea that locating Māori cultural activities, tourism activities, and visitor accommodation in appropriate locations is important to reduce the effects of reverse sensitivity, but suggests that further strengthening of this objective is necessary to ensure avoidance of reverse sensitivity to regional infrastructure.	Accept in Part
							FS238.44	EnviroNZ	Support	This submission supports the proposed amendment to strengthen 2.5.1(1) of the document.	Accept in Part
							FS225.13	Transpower	Support	Transpower supports the relief sought in the original submission for specific National Grid provisions to give effect to the NPET. However, Transpower suggests using the word 'provided for' instead of 'encouraged' to better reflect the wording of Policy 1 of the NPSET.	Accept in Part
							FS209.25	Manawa Energy Limited	Support	Manawa Energy supports this submission.	Accept in Part
OS75.1	4.7.1	Tauhara Quarries Ltd	1.1-Chapter 2 1.1.5-2.5 Strategic Direction 5 Significant and Local Infrastructure	Seek amendment	Amend to include an objective that recognises the strategic importance of producing aggregate to support significant and local infrastructure. e.g. 5. The importance of quarrying as a component of primary production that supports the construction and maintenance for development and infrastructure is recognised.	Not Accept					
OS75.2	4.7.1	Tauhara Quarries Ltd	1.1-Chapter 2 1.1.5-2.5 Strategic Direction 5 Significant and Local Infrastructure > 1.1.5.2-2.5.3 Policy	Seek amendment	Recognise the functional and operational needs associated with the use and development of nationally and regionally significant infrastructure, including those activities which support them such as quarrying.	Not Accept					
OS75.3	4.7.1	Tauhara Quarries Ltd	1.1-Chapter 2 1.1.5-2.5 Strategic Direction 5 Significant and Local Infrastructure > 1.1.5.2-2.5.3 Policy	Seek amendment	Amend. Subdivision, land use and development will not adversely affect (including reverse sensitivity effects) the effective and safe functioning of infrastructure, including those activities which support them such as quarrying.	Not Accept	FS238.58	EnviroNZ	Support	The submitter supports the idea that additional wording should be added to allow for waste facilities to be included in the definition of infrastructure, even if they are not specifically defined as such.	Accept
							FS226.4	HNZPT	Oppose	HNZPT opposes the proposed amendment to the policy suite as it could have negative effects on cultural and historic heritage.	Not Accept
OS76.1	4.2.9	Aggregate and Quarry Association	Strategic Directions	Seek Amendment	We recommend the text, policies and objectives of the Strategic Directions Chapter be amended to recognise the strategic importance of aggregate.	Not Accept					
OS76.2	4.2.9	Aggregate and Quarry Association	Strategic Directions	Seek Amendment	We recommend the text, policies and objectives of these three sections be amended to recognise the strategic importance of aggregate in each of them. It would be helpful if the chapter linked well to the rest of the plan so that these things had to be taken account of.	Not Accept					
OS84.1	4.5	Genesis Energy	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban	Support	Retain with amendment as shown below. 3. Subdivision, use and development of land in appropriate locations which will have demonstrable	Not Accept	FS209.82	Manawa Energy Limited	Support	Manawa Energy supports this submission.	Not Accept

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			Form and Development > 1.1.3.1-2.3.2 Objectives		social and cultural benefits to the District's community will be supported.						
OS84.10	4.8.2	Genesis Energy	1.1-Chapter 2 1.1.6-2.6 Strategic Direction 6 Natural Environment Values > 1.1.6.2-2.6.3 Policy	Seek amendment	Retain 2.6.3 Policy subject to new clause 7 shown below: 7. Recognise the benefits of offset measures and compensation and provide for their use as feasible alternatives to manage significant residual adverse effects of renewable electricity generation activities and Regionally Significant Infrastructure.	Not Accept	FS209.91	Manawa Energy Limited	Support	Manawa Energy is in support of this submission.	Not Accept
OS84.2	4.5.6	Genesis Energy	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development > 1.1.3.2-2.3.3 Policy	Seek amendment	Retain provisions subject to amendments below 5. Require urban subdivision and land development to be efficiently and effectively serviced by infrastructure (including development and of additional infrastructure),... 10. Manage subdivision use and development of land to ensure that it will not: a.... b. unduly conflict with existing activities on adjoining properties and the surrounding areas, c.... d. give rise to reverse sensitivity effects from existing uses	Accept in Part	FS234.4	Kainga Ora	Oppose	Kainga Ora opposes the proposed relief, arguing that the presence of infrastructure near residential areas does not necessarily create a reverse sensitivity effect that would require additional controls or management.	Accept in Part
							FS233.87	Horticulture New Zealand	Support	The submitter supports the original submitter's request that development should not conflict with existing activities in the surrounding area, and also accepts OS84.2.	Accept in Part
							FS209.83	Manawa Energy Limited	Support	Manawa Energy fully supports this submission.	Accept in Part
OS84.3	4.6.2	Genesis Energy	1.1-Chapter 2 1.1.4-2.4 Strategic Direction 4 Climate Change	Seek amendment	Climate change is one the most significant issues facing the entire planet. As noted in section 2.5 Strategic Direction 5 Significant and Local Infrastructure, the Taupo District provides up to 20% of New Zealand's electricity supply. There are more than 20 renewable electricity power stations in the Taupo District, mostly located in the Rural Environment. It is therefore one of the most significant land uses in the Taupo District. Genesis consider the importance of renewable electricity generation needs to be appropriately recognised and provided for in the Taupo District Plan, particularly within this section that sets out how climate change is to be addressed within the Taupo District. In that regard, the first priority should be to support activities that will help avoid climate change occurring in the first place. High on that list is renewable electricity generation. The minor changes are therefore suggested to strengthen the overview statement leading to the objectives and policies in this section.	Accept in Part	FS209.84	Manawa Energy Limited	Support	Manawa Energy supports this submission.	Accept in Part
OS84.4	4.6.2	Genesis Energy	1.1-Chapter 2 1.1.4-2.4 Strategic Direction 4 Climate Change > 1.1.4.1-2.4.2 Objective	Seek amendment	Genesis supports the proposed directions for community resilience and adaptation to the effects of climate change. However, with the serious implications of climate change being increasingly experienced across New Zealand, Genesis considers explicit references for direct actions are required in conjunction with objectives that build resilience and adaptation. Genesis considers a new objective should be included that explicitly recognises the increasing contribution renewable electricity generation in the District has on reducing greenhouse gas emissions and mitigating the potential effects of climate change.	Not Accept	FS209.85	Manawa Energy Limited	Support	Manawa Energy is in support of this submission.	Not Accept
OS84.47	4.2.4	Genesis Energy	Strategic Directions	Seek Amendment	Include an Energy Chapter in the Taupo District Plan in accordance with the National Planning Standards, either as a result of Plan Change 38 or by way of a subsequent Proposed Plan Change in the near future.	Accept in Part	FS209.128	Manawa Energy Limited	Support	Manawa Energy supports this submission.	Accept in Part
OS84.5	4.6.2	Genesis Energy	1.1-Chapter 2 1.1.4-2.4 Strategic Direction 4 Climate Change > 1.1.4.2-2.4.3 Policy	Seek amendment	Retain 2.4.3 Policy subject to amendments below. 2.4.3 Policies 1.... 2. Recognise and provide for the use and development of the District's renewable energy resources to facilitate decarbonisation of the economy, including a reduction in greenhouse gas emissions, increased electricity generation capacity and improved security of supply including transmission. 3. Enable the upgrading and maintenance of existing and the development of new renewable electricity generation activities, including where contributing to one of the following;	Not Accept	FS220.8	Federated Farmers	Oppose	The proposed amendments to the plan are not appropriate as they would give priority to renewable electricity generation over other activities, which is not an effective way of addressing climate change.	Accept
							FS209.86	Manawa Energy Limited	Support	Manawa Energy is in support of this submission.	Not Accept

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OS84.6	4.7.1	Genesis Energy	1.1-Chapter 2 1.1.5-2.5 Strategic Direction 5 Significant and Local Infrastructure	Seek amendment	· adaptation required to mitigate risks from climate change · provides for more electricity output, or greater efficiency · continued safe, efficient and secure operation. 24. Land use activities which will unduly accelerate the effects of climate change will be discouraged. 35.... 46. Subdivision, use and development of land...	Accept	FS209.87	Manawa Energy Limited	Support	Manawa Energy supports this submission.	Accept
OS84.7	4.7.2	Genesis Energy	1.1-Chapter 2 1.1.5-2.5 Strategic Direction 5 Significant and Local Infrastructure > 1.1.5.1-2.5.2 Objectives	Seek amendment	Retain 2.5.2 Objectives subject to amendments below. 2.5.2 Objectives 1. The wider benefits and strategic importance of nationally and regionally significant infrastructure to the District and wider, including the economic, cultural and social wellbeing of people and communities and for their health and safety, are recognised and protected in decision making and land use planning. 2. The local and national benefits of the sustainable development, operation, maintenance and upgrading of electricity transmission and renewable electricity generation resources and activities are recognised and encouraged achieved. 3....	Accept in Part	FS220.9	Federated Farmers	Oppose	Renewable electricity generation has positive benefits for people and communities, but it should not be given absolute protection over other activities that also contribute to social and economic well-being. It is inappropriate to prioritize one form of infrastructure over others.	Accept in Part
							FS209.88	Manawa Energy Limited	Support	Manawa Energy has expressed their support for this submission.	Accept in Part
OS84.8	4.7.2	Genesis Energy	1.1-Chapter 2 1.1.5-2.5 Strategic Direction 5 Significant and Local Infrastructure > 1.1.5.2-2.5.3 Policy	Seek amendment	Retain 2.5.3 Policy subject to amendments below. Amend to read as follows: 2.5.3 Policiesy 1. Recognise and provide for the national, regional and local benefits of renewable energy electricity generation activities... 2. Recognise and provide for the functional and operational needs....	Accept in Part	FS233.93	Horticulture New Zealand	Support	This position supports the changes sought in OS84.8 and also supports the policy to recognise and provide for infrastructure.	Accept in Part
							FS209.89	Manawa Energy Limited	Support	Manawa Energy supports this submission.	Accept in Part
OS84.9	4.8	Genesis Energy	1.1-Chapter 2 1.1.6-2.6 Strategic Direction 6 Natural Environment Values > 1.1.6.1-2.6.2 Objectives	Support	Retain 2.6.2 Objectives with amendments below. 2.6.2 Objectives 1. Recognise the importance of the districts District's natural values and landscapes and their significance to the Taupo Districts District's communities and identity. 2.... 4. Recognition of the extent of indigenous vegetation and habitat under on Māori land tenure, and the need to provide for the important relationship of Māori and their culture and traditions with their ancestral lands and waaahi tapu....	Accept in Part	FS209.90	Manawa Energy Limited	Support	Manawa Energy supports this submission.	Accept in Part
OS85.1	4.5	Ministry of Education	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development	Support	Retain as proposed.	Accept					
OS85.2	4.5	Ministry of Education	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development > 1.1.3.1-2.3.2 Objectives	Support	Retain as proposed	Accept in Part					
OS85.3	4.5.6	Ministry of Education	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development > 1.1.3.2-2.3.3 Policy	Support	Retain as proposed	Accept in Part					

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OS89.1	4.8.6	Department of Conservation	Strategic Directions	Seek amendment	The Council should undertake a review of the NPS-IB exposure draft (or the soon to be gazetted NPS-IB document) to confirm Proposed Plan Change 38 is giving effect to this national direction. The Strategic Directions chapter should be updated to give effect to the NPS-IB where required. Any other amendments that may be necessary or appropriate to address my concerns.	Not Accept	FS236.4	Te Kotahitanga o Ngati Tuwharetoa Limited	Oppose	This position opposes the assignment of SNAs on Māori owned lands without agreement from local authorities on a fair and equitable process, and compensation for the loss of land use and contributions from Māori land owners. It highlights the disproportionate amount of land assigned as SNAs located on Māori land, and the lack of consultation with Māori land owners and their representatives.	Accept
							FS229.24	Contact Energy	Oppose	The submitter is requesting amendments to Plan Change 38 to implement the national direction under the DNPS-IB, however this is outside the scope of the Plan Change and should be rejected.	Accept
							FS215.9	Genesis Energy	Oppose	Genesis opposes the relief sought by the submitter as it is outside the scope of the Plan Change.	Accept
							FS211.8	Mercury NZ Limited	Oppose	Mercury opposes the current form of the NPS-IB and suggests any update to the Strategic Directions chapter should be subject to a public process prior to its gazettal	Accept
OS89.10	4.8	Department of Conservation	1.1-Chapter 2 1.1.6-2.6 Strategic Direction 6 Natural Environment Values > 1.1.6.1-2.6.2 Objectives	Support	Retain as notified.	Accept	FS217.11	Pukawa D3 Trust	Support	The Director-General supports Objective 3, but suggests that Offsetting should also be recognised in this Objective.	Accept in Part
OS89.11	4.8	Department of Conservation	1.1-Chapter 2 1.1.6-2.6 Strategic Direction 6 Natural Environment Values > 1.1.6.1-2.6.2 Objectives	Support	Retain as notified, unless iwi/hapū/whanau request specific changes.	Accept	FS229.29	Contact Energy Limited	Oppose	Oppose the relief sought by the submitter as it is inconsistent with Contact Energy's original submission, which also sought changes to the Policy 2.6.2 Objective 4.	Accept
							FS217.12	Pukawa D3 Trust	Support	The Director-General generally supports proposed Objective 4.	Not Accept
OS89.12	4.8.5	Department of Conservation	1.1-Chapter 2 1.1.6-2.6 Strategic Direction 6 Natural Environment Values > 1.1.6.1-2.6.2 Objectives	Seek amendment	Change the wording of Objective 5 to: 5. The protection of outstanding landscape areas from inappropriate subdivision, land use and development which may adversely affect their landscape attributes.	Accept	FS217.13	Pukawa D3 Trust	Support	The Director-General is requesting an amendment to Objective 5 of the RMA to better reflect section 6(b) and link it to "outstanding landscapes".	Accept
OS89.13	4.8	Department of Conservation	1.1-Chapter 2 1.1.6-2.6 Strategic Direction 6 Natural Environment Values > 1.1.6.1-2.6.2 Objectives	Support	Retain as notified, unless iwi/hapū/whanau request specific changes.	Accept	FS217.14	Pukawa D3 Trust	Support	Iwi/hapū/whanau are best placed to provide specific comments in relation to the appropriateness of the content and wording of the chapter. The relationship of tāngata whenua with the natural values of their ancestral lands as an Objective to the Strategic Directions should be recognised and is in the way it is currently drafted.	Accept
OS89.14	4.8	Department of Conservation	1.1-Chapter 2 1.1.6-2.6 Strategic Direction 6 Natural Environment Values > 1.1.6.1-2.6.2 Objectives	Support	Retain as notified.	Accept	FS217.15	Pukawa D3 Trust	Support	The original submitter supports Objective 7 which proposes that the natural character of riparian margins should be preserved. However, Māori should have the final say on how to preserve the natural character, whether that be retaining, enhancing, or developing the riparian margin.	Accept
OS89.15	4.8.5	Department of Conservation	1.1-Chapter 2 1.1.6-2.6 Strategic Direction 6 Natural Environment Values > 1.1.6.2-2.6.3 Policy	Seek amendment	Change the wording of Policy 1 to: 1. Protect areas of significant indigenous vegetation and significant habitats of indigenous fauna from subdivision, land use and development activities that will have more than minor effects on the ecological values and processes important to those areas.	Accept	FS217.16	Pukawa D3 Trust	Support	The original submitter requests the inclusion of 'subdivision' within proposed Policy 1, with amendments, to allow for consideration of the adverse effects that could occur on SNAs from subdivision. Māori should be given the opportunity to decide whether subdivision should take place on their land, and offsetting should be an option available to them to manage the effects of subdivision.	Accept
OS89.16	4.8	Department of Conservation	1.1-Chapter 2 1.1.6-2.6 Strategic Direction 6 Natural Environment Values > 1.1.6.2-2.6.3 Policy	Support	Retain as notified	Accept	FS217.17	Pukawa D3 Trust	Support	The original submitter supports proposed Policy 2, which agrees that the natural value of areas of significant indigenous vegetation can be supported.	Accept
OS89.17	4.8	Department of Conservation	1.1-Chapter 2 1.1.6-2.6 Strategic Direction 6 Natural Environment Values > 1.1.6.2-2.6.3 Policy	Support	Retain as notified, unless iwi/hapū/whanau request specific changes.	Accept	FS217.18	Pukawa D3 Trust	Support	The original submitter generally supports proposed Policy 3.	Accept
OS89.18	4.8	Department of Conservation	1.1-Chapter 2 1.1.6-2.6 Strategic Direction 6 Natural Environment Values > 1.1.6.2-2.6.3 Policy	Support	Retain as notified	Accept					
OS89.19	4.8	Department of Conservation	1.1-Chapter 2 1.1.6-2.6 Strategic Direction 6 Natural	Support	Retain as notified, unless iwi/hapū/whanau request specific changes.	Accept					

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			Environment Values > 1.1.6.2-2.6.3 Policy								
OS89.2	4.8.2	Department of Conservation	Strategic Directions	Seek amendment	Include an objective and/or policy in relation to biodiversity offsetting and biodiversity compensation. Include definitions for biodiversity offsetting and biodiversity compensation. This could be included within the Natural Environmental Values section of the Strategic Direction chapter. Any other amendments that may be necessary or appropriate to address my concerns.	Not Accept	FS236.5	Te Kotahitanga o Ngāti Tuwharetoa	Support	TKNT supports the inclusion of an objective and policy on compensation as a priority, with an emphasis on Māori land and Māori owned land. This would be part of the provision for SNAs.	Not Accept
							FS229.25	Contact Energy Limited	Oppose	The submitter is seeking amendments to Plan Change 38 that are beyond the scope of the Plan Change and should be rejected.	Accept
							FS217.8	Pukawa D3 Trust	Support	The Director-General has noted the need for a more coordinated shift towards an effects management hierarchy to better consider section 6(c) of the RMA. The change does not address how this applies to Māori land, and the Director-General is supportive of additional objectives and policies, provided they consider how this applies to Māori land. They have also suggested a hierarchy to the objectives.	Not Accept
							FS215.10	Genesis Energy	Support	Genesis supports the relief sought in its primary submission which includes a proposed new policy in Natural Environment Values 2.6.3 Policy to recognize the benefits of offset measures and compensation, and to provide for their use as feasible alternatives to manage significant residual adverse effects of renewable electricity generation activities and Regionally Significant Infrastructure.	Not Accept
							FS211.9	Mercury NZ Limited	Oppose	Mercury opposes any additional objectives, policies or definitions in relation to biodiversity in Plan Change 38, due to potential unintended consequences. However, they support the enhancement and regeneration of indigenous biodiversity in NZ, and believe that long-term success of biodiversity is reliant upon the reduction of greenhouse gases. Additionally, they seek to ensure that any amendments to Plan Change 38 will provide for the use, development and maintenance of infrastructure for renewable electricity generation.	Accept
OS89.3	4.3	Department of Conservation	1.1-Chapter 2 1.1.1-2.1 Strategic Direction 1 Tangata Whenua	Support	Retain as notified, unless iwi/hapū/whanau request specific changes. Note: There are spelling errors in this section that should be corrected prior to Plan Change 38 becoming operative e.g. "the Te Tirirti o Waitangi" should be corrected to "Te Tiriti o Waitangi"; "mautaranga" should be corrected to "matauranga".	Accept	FS236.6	Te Kotahitanga o Ngāti Tuwharetoa	Support	Support the corrections to the section prior to Plan Change 38 becoming operative, such as changing "Te Tirirti o Waitangi" to "Te Tiriti o Waitangi" and "mautaranga" to "matauranga". Agree that iwi/hapū/whanau are best placed to provide specific comments on the content and wording of the chapter.	Accept
							FS217.9	Pukawa D3 Trust	Support	The Director-General supports the tangata whenua section, in accordance with Part 2 of the RMA and wider planning documents.	Accept
							FS209.213	Manawa Energy Limited	Support	Manawa Energy supports this submission.	Accept
OS89.4	4.4	Department of Conservation	1.1-Chapter 2 1.1.2-2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai	Support	Retain as notified, unless iwi/hapū/whanau request specific changes.	Accept	FS236.7	Te Kotahitanga o Ngāti Tuwharetoa	Support	The submitter supports iwi/hapū/whanau requests for changes consistent with Te Kaupapa Kaitiaki and wider planning documents. It is agreed that iwi/hapū/whanau are best placed to provide comments on the appropriateness of the content and wording of the cultural objectives and policies.	Accept
							FS209.214	Manawa Energy Limited	Oppose	Manawa Energy opposes the submission as it believes that it is the responsibility of the Regional Council to implement the NPS-FM 2020.	Not Accept
OS89.5	4.5.1	Department of Conservation	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development > 1.1.3.1-2.3.2 Objectives	Seek amendment	Change the wording of Objective 7 to: 7. Subdivision, use and development is designed to avoid, remedy or mitigate adverse effects on the environment and occurs in a sequenced and coherent manner that protects or enhances the important natural values of the environment where it is located.	Accept	FS229.26	Contact Energy Limited	Oppose	We oppose the relief sought by the submitter which conflicts with Contact Energy's original submission, as it relates to Objective 2.3.2.7 of the RMA.	Not Accept
OS89.6	4.5	Department of Conservation	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development > 1.1.3.2-2.3.3 Policy	Support	Retain as notified, unless iwi/hapū/whanau request specific changes.	Accept	FS236.8	Te Kotahitanga o Ngāti Tuwharetoa	Support	This position supports iwi/hapū/whanau requests for changes to the Papakāinga policy and endorses their ability to provide specific comments on the content and wording of the policy.	Accept

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							FS229.27	Contact Energy Limited	Oppose	We oppose the relief sought by the submitter, as it is inconsistent with Contact Energy's original submission. Contact Energy have requested changes to Policy 7, and the submitter is only seeking to retain it unless requested otherwise by iwi/hapū/whanau.	Not Accept
OS89.7	4.5.7	Department of Conservation	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development > 1.1.3.2-2.3.3 Policy	Seek amendment	12. Do not support Avoid subdivision and development which will inappropriately affect heritage sites or areas of important natural and landscape values.	Not Accept	FS234.5	Kainga Ora	Oppose	Kainga Ora opposes the use of the term 'avoid' in the directive as it is contrary to the ruling in Environmental Defence Society Inc v New Zealand King Salmon Company.	Accept
							FS229.28	Contact Energy Limited	Oppose	Contact Energy opposes the submitter's request to amend 2.3.3. Policy 12 to replace 'do not support' with 'avoid', as it is inconsistent with their original submission.	Accept
							FS226.3	HNZPT	Support	HNZPT submitted to the same policy seeking clarification of the term "heritage sites" and is supportive of strong wording in policies to discourage inappropriate subdivision and development. They are in support of the submission point.	Not Accept
							FS220.10	Federated Farmers	Oppose	It is recommended to decline the relief sought as it is inconsistent with the RMA.	Accept
							FS215.11	Genesis Energy	Oppose	Genesis opposes the submitter's request for relief, as they believe that any development in areas with important natural and landscape values should be assessed on its individual merits, rather than using absolute language such as 'avoid'.	Accept
OS89.8	4.6	Department of Conservation	1.1-Chapter 2 1.1.4-2.4 Strategic Direction 4 Climate Change	Support	Retain as notified	Accept in Part					
OS89.9	4.8	Department of Conservation	1.1-Chapter 2 1.1.6-2.6 Strategic Direction 6 Natural Environment Values > 1.1.6.1-2.6.2 Objectives	Support	Retain as notified	Accept	FS217.10	Pukawa D3 Trust	Support	Indigenous vegetation is a matter of national importance.	Accept
OS90.1	4.2.1	Angela Bell	Strategic Directions	Oppose	Provide strategic direction for general rural and rural lifestyle environments. Consider NPS-HPL and National Adaption Plan.	Accept in Part	FS220.11	Federated Farmers	Support	The submitter accepts the relief sought, as rural activities make a significant economic contribution to the Taupo district and it is important that this is recognised. Having an appropriate strategic direction framework in the District Plan is the first step to achieving this.	Accept in Part
OS9.1	4.7	New Zealand Defence Force	1.1-Chapter 2 1.1.5-2.5 Strategic Direction 5 Significant and Local Infrastructure > 1.1.5.1-2.5.2 Objectives	Support	Retain objectives as notified.	Accept in Part	FS229.4	Contact Energy Limited	Oppose	Objectives 2.5.2 should remain as notified.	Accept in Part
OS91.1	4.2.1	Federated Farmers of New Zealand – Rotorua / Taupō	1.1-Chapter 2 Strategic Directions	Seek Amendment	Page 2, Introduction - Federated Farmers seeks the following relief: (a) the inclusion of a new strategic or significant resource management issue in Chapter 2 Strategic Directions focused on rural sustainability and the protection of the rural economy and environment within the Taupo district; and (b) the inclusion of the following objectives for the strategic direction rural sustainability or wording with similar intent: 2.X.X Objectives 1. The district's general rural environment is managed in a way that promotes rural sustainability while protecting rural land from inappropriate subdivision, land use and development; 2. Existing, lawfully established rural land use activities are recognised and protected from incompatible activities. 3. The value of the rural economy to the district and the wider region is acknowledged and provided for. (c) the inclusion of appropriate policies which will implement the proposed objectives outlined in (b) above; and (d) any consequential amendments required as a result of the relief sought.	Accept in Part	FS233.81	Horticulture New Zealand	Support	HortNZ supports the proposed addition of a new strategic direction objective for primary production, which would help to ensure the continued success of the sector.	Accept in Part
							FS225.24	Transpower	Oppose	Transpower opposes the proposed clause 2 due to its lack of recognition of other activities in rural areas and its failure to comply with the National Policy Statement on Electricity Transmission.	Accept in Part
OS91.2	4.3	Federated Farmers of New Zealand – Rotorua / Taupō	1.1-Chapter 2 1.1.1-2.1 Strategic Direction 1 Tangata Whenua	Support	(a) the retention of strategic direction 1 Tangata Whenua as currently written in the plan change or with wording to similar effect; and (b) any consequential amendments required as a result of the relief sought.	Accept					

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OS91.3	4.4.2	Federated Farmers of New Zealand – Rotorua / Taupō	1.1-Chapter 2 1.1.2-2.2 Strategic Direction 2 Freshwater Quality / Te Mana o Te Wai	Seek amendment	(a) the amendment of strategic direction 2 Freshwater Quality / Te Mana o te Wai to achieve consistency with the requirement of the National Objectives Framework; and (b) any consequential amendments required as a result of the relief sought.	Accept in Part	FS233.84	Horticulture New Zealand	Oppose	HortNZ has rejected the submission for freshwater policies as they do not align with the council's responsibilities.	Accept in Part
							FS209.216	Manawa Energy Limited	Oppose	Manawa Energy opposes this submission, arguing that it is the responsibility of the Regional Council to implement the NPS-FM 2020.	Accept in Part
OS91.4	4.5	Federated Farmers of New Zealand – Rotorua / Taupō	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development	Support	(a) the retention of strategic direction 3 Urban Form and Development as currently written in the plan change or with wording to similar effect; and (b) any consequential amendments required as a result of the relief sought.	Accept in Part					
OS91.5	4.6.1	Federated Farmers of New Zealand – Rotorua / Taupō	1.1-Chapter 2 1.1.4-2.4 Strategic Direction 4 Climate Change	Seek amendment	(a) the amendment of Policy 2.4.3 as currently written to read as below or with wording to similar effect; 2. Land use activities which will unduly overly accelerate the effects of climate change will be discouraged recognising that some land use activities will be able to continue with no significant changes to their emissions output. (b) and any consequential amendments required as a result of the relief sought.	Accept in Part	FS229.8	Contact Energy Limited	Oppose	We oppose the relief sought by the submitter as it is not in line with Contact Energy's original submission. The amendments requested by the submitter do not align with the amendments proposed by Contact Energy.	Accept in Part
							FS209.217	Manawa Energy Limited	Support	Manawa Energy supports this submission.	Accept in Part
OS91.6	4.7.4	Federated Farmers of New Zealand – Rotorua / Taupō	1.1-Chapter 2 1.1.5-2.5 Strategic Direction 5 Significant and Local Infrastructure	Seek amendment	(a) the addition to Policy 2.5.3 of a new clause to read as below or with wording to similar effect; 6. To recognise the reverse sensitivity effects infrastructure may have on existing land use activities and to avoid, remedy or mitigate these effects where possible. (b) and any consequential amendments required as a result of the relief sought.	Not Accept	FS238.68	EnviroNZ	Oppose	This submitter opposes the part of the submission which states that infrastructure should avoid, remedy or mitigate effects on existing land use activities. It suggests that the wording should be amended to recognise reverse sensitivity effects from and to different land uses.	Accept
							FS233.90	Horticulture New Zealand	Support	The submitter supports OS91.6 and acknowledges the potential impact of infrastructure on existing land uses.	Not Accept
							FS229.9	Contact Energy Limited	Oppose	Federated Farmers oppose the relief sought by the submitter which is inconsistent with the original submission by Contact Energy. They support Strategic Direction 5 as it is currently drafted, but seek an amendment to Policy 2.5.3 to recognise the reverse sensitivity effects infrastructure may have on existing land use activities and to avoid, remedy or mitigate these effects where possible, with any consequential amendments required.	Accept
							FS225.25	Transpower	Oppose	Transpower opposes the proposed clause 6 as it does not take into account other activities in rural environments and does not give effect to the National Policy Statement on Electricity Transmission.	Accept
							FS215.1	Genesis Energy	Oppose	The proposed addition is opposed as it appears to misinterpret the concept of reverse sensitivity and does not take into account the direct adverse effect on existing land use activities. It is recommended that an assessment of the effect of new infrastructure on existing land use activities is conducted in accordance with the RMA.	Accept
							FS211.10	Mercury NZ Limited	Oppose	Mercury opposes the addition of this policy to the Strategic Direction Chapter (Plan Change 38) as reverse sensitivity effects on rural land use activities are already addressed in the General Rural and Rural Lifestyle Environments Chapter (Plan Change 42).	Accept
OS91.7	4.8.4	Federated Farmers of New Zealand – Rotorua / Taupō	1.1-Chapter 2 1.1.6-2.6 Strategic Direction 6 Natural Environment Values	Seek amendment	(a) the amendment of strategic direction 6 Natural Environment Values to recognise and provide for non-regulatory methods as well as the role that private landowners play in the preservation of natural environment values; and (b) any consequential amendments required as a result of the relief sought.	Not Accept	FS209.219	Manawa Energy Limited	Support	Manawa Energy supports this submission.	Not Accept
OS93.1	4.2.4	Contact Energy Limited	Strategic Directions	Seek Amendment	Include an Energy Chapter in the Taupo District Plan in accordance with the National Planning Standards, either as a result of Plan Change 38 or by way of a subsequent Proposed Plan Change in the near future.	Accept in Part	FS209.132	Manawa Energy Limited	Support	Manawa Energy is in support of this submission.	Accept in Part
OS93.10	4.6.2	Contact Energy Limited	1.1-Chapter 2 1.1.4-2.4 Strategic Direction 4 Climate Change	Seek amendment	2.4 STRATEGIC DIRECTION 4 CLIMATE CHANGE Climate change has been identified as an issue which is important globally and within the Taupo District. A warming environment, longer and drier droughts and increased intensity of storm events are anticipated. It	Accept in Part	FS209.141	Manawa Energy Limited	Support	Manawa Energy fully supports this submission.	Accept in Part

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					is important that the District and its communities are able to adapt to the effects of climate change to be resilient and safe. For environmental management and planning purposes there are two separate, but important aspects of climate change: 1. Effects on climate change – which refers to activities that may lead to an increase in greenhouse gasses and those which may result in a reduction of greenhouse gasses from discharged to the atmosphere or help to facilitate efforts towards decarbonisation, including the electrification of home heating, transport and industry. 2.... It is important to consider both of these aspects of climate change to effectively enable people and communities to provide for their social, economic, and cultural well-being and for their health and safety. Supporting positive climate change outcomes and ensuring that the effects of climate change are recognised and provided for will assist in planning for a district which helps avoid, does not contribute to, and is resilient to, climate change....						
OS93.11	4.6.2	Contact Energy Limited	1.1-Chapter 2 1.1.4-2.4 Strategic Direction 4 Climate Change > 1.1.4.1-2.4.2 Objective	Seek amendment	2.4.2 Objectives 1. Subdivision, use and development of land in the Taupo District will result in positive climate change outcomes. 2. An increase in the amount of electricity generated from renewable sources within the Taupo District to assist with the decarbonisation of the economy. 2. Subdivision, use and development of land in the Taupo District will be resilient to the current and future effects of climate change on the District's current and future communities, including any disproportionate effects on mMaori. 3. The Taupoo District is well prepared to adapt to the risks and effects from climate change, such as natural hazards.	Not Accept	FS209.142	Manawa Energy Limited	Support	Manawa Energy supports this submission.	Not Accept
OS93.12	4.6.2	Contact Energy Limited	1.1-Chapter 2 1.1.4-2.4 Strategic Direction 4 Climate Change > 1.1.4.2-2.4.3 Policy	Seek amendment	2.4.3 Policiesy 1. Land use activities which will result in positive climate change outcomes, including through reducing greenhouse gas emissions and decarbonisation, will be supported and encouraged. 2. Recognise and provide for the use and development of the District's renewable energy resources to facilitate decarbonization of the economy, including a reduction in greenhouse gas emissions, increased electricity generation capacity and improved security of supply including transmission. 3. Enable the upgrading and maintenance of existing and development of new renewable electricity generation activities and transmission, including where contributing to one of the following: · adaptation required to mitigate risks from climate change · provides for increased electricity output, or greater efficiency · continued safe, efficient and secure operation. 24. Land use activities which will unduly accelerate the effects of climate change will be discouraged. 35....	Not Accept	FS220.12	Federated Farmers	Oppose	The proposed amendments to the plan to give priority to renewable electricity generation should be declined as it is not an appropriate way to address climate change, as it would single out one activity and elevate it over all others.	Accept
							FS209.143	Manawa Energy Limited	Support	Manawa Energy supports this submission.	Not Accept
OS93.13	4.7.1	Contact Energy Limited	1.1-Chapter 2 1.1.5-2.5 Strategic Direction 5 Significant and Local Infrastructure	Seek amendment	2.5 STRATEGIC DIRECTION 5 SIGNIFICANT AND LOCAL INFRASTRUCTURE Infrastructure, as defined in the Resource Management Act generally encompasses physical services and facilities which enable society to function, such as the three waters network, transport, communications, energy electricity generation... ..However, inappropriately located or designed land use activities can adversely affect the safe and effective functioning of significant and locally important infrastructure and the natural resources on which they rely on to operate. ...Its central location and natural resources means that Taupo is home to: · ... · renewable electricity generation facilities that connect with the national	Accept in Part	FS209.144	Manawa Energy Limited	Support	Manawa Energy supports this submission.	Accept in Part

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					grid, accounting for up to 20% of New Zealand's total electricity demand ... In addition to nationally and regionally significant infrastructure, local roads and other infrastructure (including development and additional infrastructure) is vital for the ongoing functioning of the District District's urban and rural communities.						
OS93.14	4.7.2	Contact Energy Limited	1.1-Chapter 2 1.1.5-2.5 Strategic Direction 5 Significant and Local Infrastructure > 1.1.5.1-2.5.2 Objectives	Seek amendment	Retain the following Objectives: 2.5.2 Objectives 1. The wider benefits and strategic importance of nationally and regionally significant infrastructure to the District and wider, including the economic, cultural and social wellbeing of people and communities and for their health and safety, are recognised and protected in decision making and land use planning. 2. The local and national benefits of the sustainable development, operation, maintenance and upgrading of electricity transmission and renewable electricity generation resources and activities are recognised and encouraged achieved. 3....	Accept in Part	FS209.145	Manawa Energy Limited	Support	Manawa Energy supports this submission.	Accept in Part
OS93.15	4.7.2	Contact Energy Limited	1.1-Chapter 2 1.1.5-2.5 Strategic Direction 5 Significant and Local Infrastructure > 1.1.5.2-2.5.3 Policy	Seek amendment	Amend to read as follows: 2.5.3 Policies 1. Recognise and provide for the national, regional and local benefits of renewable energy electricity generation activities and resources, and transmission activities, in relation to climate change, security of supply, and social, and economic wellbeing of people and communities and for their health and safety. 2. Recognise and provide for the functional and operational needs associated with the use and development of nationally and regionally significant infrastructure. 3....	Accept in Part	FS233.94	Horticulture New Zealand	Support	This position supports the changes sought in OS93.15 and also supports the policy to recognise and provide for infrastructure.	Accept in Part
							FS209.146	Manawa Energy Limited	Support	Manawa Energy fully supports this submission.	Accept in Part
OS93.16	4.2.5	Contact Energy Limited	1.1-Chapter 2 1.1.6-2.6 Strategic Direction 6 Natural Environment Values	Seek amendment	Amend to read as follows: 2.6 STRATEGIC DIRECTION 6 NATURAL ENVIRONMENT VALUES The Taupo District is characterised by important landscapes and natural areas. ... As well as being an important part of the District District's identity,... The effects of human activities such as built development, vegetation clearance and land development etc. can significantly alter the character of the environment resulting in the loss of these areas and their values... These areas are on a range of public (reserve, forest and national parks) and private tenure land. There is also a high proportion of these areas on mMaori land throughout the District which can impact the ability of mMaori landowners in undertaking development on their ancestral lands.	Accept	FS209.147	Manawa Energy Limited	Support	Manawa Energy fully supports this submission.	Accept
OS93.17	4.2.5	Contact Energy Limited	1.1-Chapter 2 1.1.6-2.6 Strategic Direction 6 Natural Environment Values > 1.1.6.1-2.6.2 Objectives	Seek amendment	2.6.2 Objectives 1. Recognise the importance of the District District's natural values and landscapes and their significance to the Taupo District District's communities and identity. 2.... 4. Recognition of the extent of indigenous vegetation and habitat under on Māori land tenure, and the need to provide for the important relationship of Māori and their culture and traditions with their ancestral lands and waahi tapu....	Accept	FS209.148	Manawa Energy Limited	Support	Manawa Energy is in support of this submission.	Accept
OS93.18	4.8.2	Contact Energy Limited	1.1-Chapter 2 1.1.6-2.6 Strategic Direction 6 Natural Environment Values > 1.1.6.2-2.6.3 Policy	Seek amendment	Amend to read as follows: 2.6.3 Policies ... 7. Recognise the benefits of offset measures and compensation and provide for their use as feasible alternatives to manage significant residual adverse effects of renewable electricity generation activities and regionally significant infrastructure.	Not Accept	FS209.149	Manawa Energy Limited	Support	Manawa Energy supports this submission.	Not Accept
OS93.19	4.4	Contact Energy Limited	1.1-Chapter 2 1.1.2-2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai > 1.1.2.1-2.2.2 Objective	Support	Retain the objective.	Accept	FS209.150	Manawa Energy Limited	Support	Manawa Energy supports this submission.	Accept

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OS93.2	4.2.5	Contact Energy Limited	1.1-Chapter 2 Strategic Directions	Seek Amendment	Amend the introduction to Chapter 2 Strategic Directions to read as follows: Chapter 2 Strategic Directions The following chapter provides an outline of the key strategic and significant resource management matters for the Taupo dDistrict. This chapter includes objectives and policies to guide decision making at a strategic level.... The key strategic or significant resource management matters for the district for the Taupo District are: 1. Tangata Whenua...	Accept	FS209.133	Manawa Energy Limited	Support	Manawa Energy supports this submission.	Accept
OS93.20	4.4	Contact Energy Limited	1.1-Chapter 2 1.1.2-2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai > 1.1.2.2-2.2.3 Policy	Support	Retain the Policy.	Accept	FS209.151	Manawa Energy Limited	Support	Manawa Energy is in support of this submission.	Accept
OS93.21	4.4	Contact Energy Limited	1.1-Chapter 2 1.1.2-2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai > 1.1.2.2-2.2.3 Policy	Support	Retain the Policy.	Accept	FS209.152	Manawa Energy Limited	Support	Manawa Energy has expressed their support for this submission.	Accept
OS93.3	4.2.5	Contact Energy Limited	1.1-Chapter 2 1.1.1-2.1 Strategic Direction 1 Tangata Whenua	Seek amendment	Amend to read as follows: 2.1 STRATEGIC DIRECTION 1 TANGATA WHENUA The Council, through the District Plan, is required to take into account the Pprinciples of the te Tirirti o Waitangi. This is to be done at all levels of planning and decision making under the Plan.... The dDistrict pPlan has an important role to play in supporting mana whenua in achieving these aspirations. The Council is also required to, in partnership with mana whenua, recognise and provide for the mMaori values in resource management and decision making. These include the important relationship of mMaori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga and to have particular regard to kaitiakitanga. This is to happen not just through recognition and incorporation of these matters into the pPlan but also the wider decision making and plan implementation process...	Accept	FS209.134	Manawa Energy Limited	Support	Manawa Energy is in support of this submission.	Accept
OS93.4	4.2.5	Contact Energy Limited	1.1-Chapter 2 1.1.1-2.1 Strategic Direction 1 Tangata Whenua > 1.1.1.1-2.1.2 Objective	Seek amendment	Amend to read as follows: 2.1.2 Objectives 1.... 3. Resource management planning and decision making reflects tikanga, mana whakahaere, kaitiakitanga, Manaakitanga, whakapapa, mautaranga mMaori and te whanake....	Accept	FS220.127	Federated Farmers	Oppose	The submitter opposes the relief sought for renewable electricity generation activities in the rural environment. It is argued that the infrastructure needed for this activity is physically intrusive and does not fit with the character of the rural environment.	Not Accept
							FS209.135	Manawa Energy Limited	Support	Manawa Energy is in support of this submission.	Accept
OS93.5	4.2.5	Contact Energy Limited	1.1-Chapter 2 1.1.1-2.1 Strategic Direction 1 Tangata Whenua > 1.1.1.2-2.1.3 Policy	Seek amendment	Amend to read as follows: 2.1.3 Policies 1.... 5. Recognise the wider constraints on the utilisation and development of mMaori land as different from land in freehold title....	Accept	FS209.136	Manawa Energy Limited	Support	Manawa Energy supports this submission.	Accept
OS93.6	4.4.2	Contact Energy Limited	1.1-Chapter 2 1.1.2-2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai	Seek amendment	Amend to read as follows: 2.2 STRATEGIC DIRECTION 2 FRESHWATER QUALITY / TE MANA O TE WAI ... The Taupo District Plan has a responsibility role to assist with to the management of the adverse effects on the environment that may arise from subdivision and landuse in the District. Managing the adverse effects on waterways resulting from subdivision and land use forms part of that responsibility and there are clear benefits from doing this. The state of the Districts freshwater resources is of significant interest to the Taupo District community, and it is important that positive freshwater outcomes are achieved through the application implementation of the Plan.	Accept in Part	FS209.137	Manawa Energy Limited	Support	Manawa Energy supports this submission.	Accept in Part
OS93.7	4.5.6	Contact Energy Limited	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development	Seek amendment	2.3 STRATEGIC DIRECTION 3 URBAN FORM AND DEVELOPMENT The Taupo District District's diverse and growing population has led to increased demand for housing and demand for new commercial and industrial areas...The District Plan provides a framework for ensuring that urban development, subdivision and changes in land use occurs in a	Accept in Part	FS209.138	Manawa Energy Limited	Support	Manawa Energy is in support of this submission.	Accept in Part

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					planned and efficient manner and is adequately serviced by infrastructure (including development and of additional infrastructure). ...This approach reflects the an efficient and effective urban form which will develop in a manner that is appropriately serviced by infrastructure reflects the important values and communities within the District...						
OS93.8	4.5.9	Contact Energy Limited	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development > 1.1.3.1-2.3.2 Objectives	Seek amendment	2.3.2 Objectives 1... 3. Subdivision, use and development of land in appropriate locations which will have demonstrable social and cultural benefits to the District's community will be supported. 4.... 5. The Town Centre Environment is strengthened and reinforced as the primary commercial, retail, recreational, cultural and entertainment centres for Taupo District. 6. ... 8. The East Taupo Arterial will continue to act as an 'urban fence' separating urban activities to the west from industrial and rural activities to the east including renewable electricity generation activities.	Not Accept	FS238.69	EnviroNZ	Support	EnviroNZ supports the idea of separating urban activities from the regional landfill, as it will benefit both the submission point and the further objective.	Not Accept
							FS209.139	Manawa Energy Limited	Support	Manawa Energy supports this submission.	Not Accept
OS93.9	4.5.6	Contact Energy Limited	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development > 1.1.3.2-2.3.3 Policy	Seek amendment	Amend to read as follows: 2.3.3 Policies 1... 5. Require urban subdivision and land development to be efficiently and effectively serviced by infrastructure (including development and of additional infrastructure), according to the capacity limitations of that infrastructure. 6.... 7. Provide for the development of Papakāinga on mMaori land to facilitate mMaori occupation on their ancestral lands. 8.... 9. Restrict the location and development of retail and commercial activities within non-commercial areas of the district to ensure that the town centre continues to be the district district's pre-eminent retail, commercial and mixed-use centres. 10. Manage subdivision use and development of land to ensure that it will not: a. have an adverse effect on the functioning of the environment where it is located, b. unduly conflict with existing activities on adjoining properties and the surrounding areas, ... d. give rise to reverse sensitivity effects from existing uses ...	Accept in Part	FS233.88	Horticulture New Zealand	Support	The submitter supports the original submitter's request that development should not conflict with existing activities in the surrounding area. OS93.9 is accepted.	Accept in Part
							FS209.140	Manawa Energy Limited	Support	Manawa Energy is in support of this submission.	Accept in Part
OS95.1	4.2.3	Pukawa D3 Trust	Strategic Directions	Seek amendment	...This chapter includes objectives and policies to guide decision making at a strategic level. The order of the Strategic Directions reflects the status and importance of each Direction and its objectives and policies. The strategic objectives set the direction for the District Plan and help to implement the Council's community outcomes for resource management practices. They are indicative of the matters which are important to the Taupo District community and Council and reflect the intended outcomes to be achieved through the implementation of the District Plan. The strategic directions will be particularly relevant for any future changes to the Plan and any significant resource consent applications where there is a requirement to consider District Plan policy. The strategic directions must be considered in all resource consent applications and plan changes. This chapter should be read as a whole and applied across the district and all zonings unless the provisions relate to a specific zoning or part of the District...	Not Accept	FS209.11	Manawa Energy Limited	Support	Manawa Energy is in favour of this submission and offers their support.	Not Accept
OS95.10	4.8.2	Pukawa D3 Trust	1.1-Chapter 2 1.1.6-2.6 Strategic Direction 6 Natural Environment Values	Support	Activities which will lead to the enhancement of indigenous biodiversity values will be recognised and provided for, including activities used as an environmental offset.	Accept in Part					
OS95.11	4.8.3	Pukawa D3 Trust	1.1-Chapter 2 1.1.6-2.6 Strategic Direction 6 Natural Environment Values	Seek amendment	Recognition of the extent of indigenous vegetation and habitat under Māori land tenure, and the need to provide for the important relationship of Māori and their culture and traditions with their ancestral lands	Not Accept					

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					and waahi tapu, as well as using land to provide for their communities as Māori see appropriate.						
OS95.12	4.8	Pukawa D3 Trust	1.1-Chapter 2 1.1.6-2.6 Strategic Direction 6 Natural Environment Values	Support	Retain.	Accept					
OS95.13	4.8	Pukawa D3 Trust	1.1-Chapter 2 1.1.6-2.6 Strategic Direction 6 Natural Environment Values	Support	Retain.	Accept					
OS95.14	4.8.2	Pukawa D3 Trust	1.1-Chapter 2 1.1.6-2.6 Strategic Direction 6 Natural Environment Values	Seek amendment	Protect the natural values of areas of significant indigenous vegetation and significant habitats of indigenous fauna from land use and development activities that will have more than minor adverse effects on the ecological values that cannot be offset. and processes important to those areas.	Not Accept	FS209.15	Manawa Energy Limited	Oppose	Manawa Energy opposes this submission, arguing that renewable electricity generation needs to be located in areas on SNA in order to access the energy resource.	Accept
OS95.15	4.8	Pukawa D3 Trust	1.1-Chapter 2 1.1.6-2.6 Strategic Direction 6 Natural Environment Values	Support	Retain.	Accept					
OS95.16	4.8.3	Pukawa D3 Trust	1.1-Chapter 2 1.1.6-2.6 Strategic Direction 6 Natural Environment Values	Seek amendment	5. Encourage the protection, enhancement and restoration of natural and landscape value areas, including by Supporting opportunities for tangata whenua to exercise their customary responsibilities as mana whenua and kaitiaki in restoring, protecting and enhancing these areas.	Accept					
OS95.2	4.3.3	Pukawa D3 Trust	1.1-Chapter 2 1.1.1-2.1 Strategic Direction 1 Tangata Whenua	Seek amendment	The values, rights and interests of Taupo District mana whenua are listened to, recognised and protected. (moved to be objective 4)	Not Accept	FS209.12	Manawa Energy Limited	Support	Manawa Energy has expressed their support for this submission.	Not Accept
OS95.3	4.2.2	Pukawa D3 Trust	1.1-Chapter 2 1.1.2-2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai	Seek amendment	2. Mana whenua are a partner in District Plan planning and decision making. (moved to be objective 5) 3. Resource management planning and decision making reflects tikanga, mana whakahaere, Kaitiakitanga, manaakitanga, whakapapa, mautaranga maori and te whanake (moved to be objective 6). 4. Support development on Māori land that meet the needs of those landowners and respects the exercise of kaitiakitanga, self determination and the relationship of tangata whenua with their land, water, significant sites and Wahi tapu. (moved to be objective 3) 5. Māori are supported to develop their ancestral lands for their social, economic and cultural wellbeing. (moved to be objective 2)	Not Accept					
OS95.4	4.3.2	Pukawa D3 Trust	1.1-Chapter 2 1.1.1-2.1 Strategic Direction 1 Tangata Whenua	Seek amendment	The principles of te tiriti o Waitangi are must be taken into account through District Plan planning and decision making. (moved to be objective 1)	Not Accept					
OS95.5	4.3	Pukawa D3 Trust	1.1-Chapter 2 1.1.1-2.1 Strategic Direction 1 Tangata Whenua	Support	Retain.	Accept					
OS95.6	4.3.4	Pukawa D3 Trust	1.1-Chapter 2 1.1.1-2.1 Strategic Direction 1 Tangata Whenua	Seek amendment	Recognise that iwi management plans are higher order statutory documents in decision making, and the importance of iwi environmental management plans in providing important guidance and direction on the sustainable use and development of the environment and natural resources.	Not Accept	FS209.13	Manawa Energy Limited	Oppose	Manawa Energy opposes this submission, arguing that Iwi settlement acts do not provide for a higher order status and that Iwi documents are only provided for in District planning.	Accept
OS95.7	4.8.1	Pukawa D3 Trust	1.1-Chapter 2 1.1.6-2.6 Strategic Direction 6 Natural Environment Values	Seek amendment	...These areas are a strong part of the identity to the district and are valued by the local communities and mana whenua and some also hold importance nationally. As well as being an important part of the districts identity, these areas also have a range of important social, cultural and environmental (including intrinsic) values. The effects of human activities such as built development, vegetation clearance and land development etc. can significantly alter the character of the environment resulting in the loss of these areas and their values, if completed with little regard to the environment.... ...There is also a high proportion of these areas on maori land throughout the District which can impacts the ability of maori landowners in to undertakeing development on their ancestral lands.	Accept in Part					

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OS95.8	4.8	Pukawa D3 Trust	1.1-Chapter 2 1.1.6-2.6 Strategic Direction 6 Natural Environment Values	Support	Retain.	Accept					
OS95.9	4.8.2	Pukawa D3 Trust	1.1-Chapter 2 1.1.6-2.6 Strategic Direction 6 Natural Environment Values	Seek amendment	The protection of the natural values of areas of significant indigenous vegetation and significant habitats of indigenous fauna from the adverse effects of inappropriate development, including through offsetting to result in a net environmental gain.	Not Accept	FS209.14	Manawa Energy Limited	Oppose	Manawa Energy opposes the submission that requires offsetting to be a net gain, as they believe it would be detrimental to their operations.	Accept
OS96.1	4.2.6	Heritage New Zealand Pouhere Taonga	1.3-Section 32	Oppose	That the plan change is revised to provide improved protection of cultural and historic heritage.	Not Accept					
OS96.2	4.3	Heritage New Zealand Pouhere Taonga	1.1-Chapter 2 1.1.1-2.1 Strategic Direction 1 Tangata Whenua > 1.1.1.1-2.1.2 Objective	Support	That 2.1 Strategy Direction 1, Tangata Whenua 2.1.2 Objective, is retained.	Accept					
OS96.3	4.3	Heritage New Zealand Pouhere Taonga	1.1-Chapter 2 1.1.1-2.1 Strategic Direction 1 Tangata Whenua > 1.1.1.2-2.1.3 Policy	Support	2.1 Strategy Direction 1, Tangata Whenua, 2.1.3 Policy is retained.	Accept					
OS96.4	4.5.7	Heritage New Zealand Pouhere Taonga	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development > 1.1.3.1-2.3.2 Objectives	Seek amendment	That 2.3 Strategic Direction 3, Urban Form and development 2.3.2 is retained and amended with the following addition: 8.Subdivision, use and development is designed to protect cultural and historic heritage values.	Accept in Part					
OS96.5	4.5	Heritage New Zealand Pouhere Taonga	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development > 1.1.3.2-2.3.3 Policy	Support	That Policy 7 is retained.	Accept					
OS96.6	4.5.7	Heritage New Zealand Pouhere Taonga	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development > 1.1.3.2-2.3.3 Policy	Seek amendment	That Policy 12 is retained, subject to clarification regarding the meaning of the words "Heritage Sites".	Accept					
OS96.7	4.7.4	Heritage New Zealand Pouhere Taonga	1.1-Chapter 2 1.1.5-2.5 Strategic Direction 5 Significant and Local Infrastructure > 1.1.5.2-2.5.3 Policy	Oppose	That 2.5 Strategic Direction 5 Significant and Local infrastructure, 2.5.3 Policy is retained and policy 4 is amended as follows: 4: Planning and development of infrastructure will consider the needs and wellbeing of current and future communities, including protecting cultural and historic heritage.	Not Accept	FS234.6	Kainga Ora	Oppose	Kainga Ora opposes the policy, arguing that cultural and historic heritage is already adequately protected through existing provisions such as the District Plan, Scheduled Sites and the HNZPT Act 2014, making the policy unnecessary.	Accept
OS98.1	4.5.3	Retirement Villages Association of New Zealand Incorporated	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development > 1.1.3.1-2.3.2 Objectives	Support	Retain	Accept					
OS98.10	4.5.3	Retirement Villages Association of New Zealand Incorporated	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development	Support	Submitter seeks policies be included when the Council prepares its Residential Chapter.	Accept in Part					
OS98.2	4.5.3	Retirement Villages Association of New Zealand Incorporated	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development	Oppose	The RVA seeks the following amendments (using the terminology found in TD2050): Subdivision, use and development of land will: be consistent with TD2050 2018 to a. maximise the efficient use of zoned and serviced urban land by enabling intensification and a diversity in housing types and lifestyles, especially meeting the needs of the increasingly ageing population; and b. is co-ordinated with the provision of cost effective infrastructure.	Not Accept					
OS98.3	4.5.3	Retirement Villages Association of New Zealand Incorporated	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development > 1.1.3.1-2.3.2 Objectives	Seek amendment	The RVA seeks the deletion of the term "demonstrable". The RVA also considers that additional / specific reference should be made in the objective to the benefits of providing increased and diverse housing / accommodation options. In the alternative, the policies should identify the social benefits of land use development, which should include recognition of increased and diverse housing / accommodation options.	Not Accept					
OS98.4	4.5.3	Retirement Villages Association of New Zealand Incorporated	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development > 1.1.3.1-2.3.2 Objectives	Support	Retain	Accept					

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OS98.5	4.5.3	Retirement Villages Association of New Zealand Incorporated	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development > 1.1.3.1-2.3.2 Objectives	Support	Amend, with a new objective as follows: Objective 2.3.2(8). Recognise and enable the housing and care needs of the ageing population.	Not Accept					
OS98.6	4.5.3	Retirement Villages Association of New Zealand Incorporated	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development > 1.1.3.2-2.3.3 Policy	Seek amendment	RVA seeks that Policy 2 be amended to provide more specific direction / guidance relating to a course of action required in order to achieve the outcome sought by Objective 1, including by enabling a range of building typologies to meet the varied needs of the community.	Not Accept					
OS98.7	4.5.3	Retirement Villages Association of New Zealand Incorporated	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development > 1.1.3.2-2.3.3 Policy	Seek amendment	The RVA seeks that proposed Policy 3 is amended to provide clear direction or a course of action that is required in order to achieve the outcome sought by Objective 2.	Accept in Part					
OS98.8	4.5.3	Retirement Villages Association of New Zealand Incorporated	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development > 1.1.3.2-2.3.3 Policy	Seek amendment	The RVA considers that the policy should be amended to include specific reference to the benefits of providing increased and diverse housing / accommodation options, particularly retirement and aged care accommodation. Further, recognition should be made of the benefits of a variety of accommodation types and developments, including more intensive or higher density developments of the type supported by the NPSUD and TD2050	Accept in Part					
OS98.9	4.5.3	Retirement Villages Association of New Zealand Incorporated	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development > 1.1.3.2-2.3.3 Policy	Oppose	The RVA seeks the following amendments: Manage subdivision, use and development of land to ensure that it will not in a way that considers: a. have an adverse effects on the functioning of the environment where it is located, b. unduly conflict with existing activities on adjoining properties, c. compromise development consistent with the intent and planned urban built form of the environment where it is located d. give rise to reverse sensitivity effects from existing uses	Accept in Part	FS233.89	Horticulture New Zealand	Oppose	The submitter's proposal to prevent development from conflicting with existing activities in the surrounding area has been rejected.	Accept in Part
							FS229.19	Contact Energy Limited	Support	Accept the relief sought by the submitter insofar as it is consistent with the original submission by Contact Energy.	Accept in Part
							FS215.8	Genesis Energy	Oppose	Genesis opposes the proposed softening of the policy that would only require conflict on existing uses and reverse sensitivity effects to be considered, and instead seeks to retain the 2.3.3 Policy 10 as it is.	Accept in Part
OS101.1	4.4.3	LWAG	1.1-Chapter 2 1.1.2-2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai	Support	LWAG support '2.2 STRATEGIC DIRECTION 2 FRESHWATER QUALITY / TEMANA O TE WAI	Accept in Part	FS209.220	Manawa Energy Limited	Oppose	Manawa Energy opposes this submission as it is the Regional Council's responsibility to implement the NPS-FM 2020, not the responsibility of the submission.	Accept in part
OS101.2	4.4.3	LWAG	1.1-Chapter 2 1.1.2-2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai	Seek amendment	LWAG ask that Strategic Directions include provision for all new builds to incorporate rainwater harvesting systems designs to use water for on-site irrigation and toilet facilities (as per above).	Not Accept	FS234.7	Kainga Ora	Support	Kainga Ora supports the idea of managing the negative effects of urban development on the health and wellbeing of waterways, but believes that there should be flexibility in how this is done on a case-by-case basis.	Accept
							FS209.221	Manawa Energy Limited	Oppose	Manawa Energy opposes this submission as it is the Regional Council's responsibility to implement the NPS-FM 2020, rather than the responsibility of the submitter.	Not Accept
OS101.3	4.6.1	LWAG	1.1-Chapter 2 1.1.4-2.4 Strategic Direction 4 Climate Change	Seek amendment	LWAG ask how this translates into the DP changes 38-43? We note for instance that, PC 40 relating to Taupo Town Centre Precincts does not include objectives or policy relating to '2.4 STRATEGIC DIRECTION 4. CLIMATE CHANGE 3. LWAG seek an objective be included to this effect. LWAG ask that clarity be provided on how reduction of greenhouse gas emissions will be measured and monitored for the planning, implementation and outcome of built development	Not Accept					
OS101.4	4.6.1	LWAG	1.1-Chapter 2 1.1.4-2.4 Strategic Direction 4 Climate Change	Support	LWAG wholly support the inclusion of Climate change as strategic Direction 4 for the Taupo District Plan	Accept					

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OS104.1	4.3.1	Kainga Ora	1.1-Chapter 2 1.1.1-2.1 Strategic Direction 1 Tangata Whenua > 1.1.1.1-2.1.2 Objective	Seek amendment	Submitter seek to amend 2.1.2(4) as follows: Support Papakāinga on sites within urban areas, including general title land, as well as development on Māori land that meet the needs of those landowners and respects the land, water, significant sites and Wahi tapu.	Not Accept	FS217.21	Pukawa D3 Trust	Support	The submitter is suggesting that provisions should be drafted to allow Māori to develop housing that meets their cultural norms, which is not restricted to Māori title land only. This is in accordance with policy 1(a)(ii) of the NPS-UD, and they seek to amend 2.1.2(4) to support Papakāinga on sites within urban areas, including general title land, as well as development on Māori land that meets the needs of the landowners and respects the land, water, significant sites and Wahi tapu. This would allow iwi/hapū/whanau to develop their land for Papakāinga housing, regardless of whether it is on Māori land or general land held by a Māori entity.	Not Accept
OS104.2	4.3.1	Kainga Ora	1.1-Chapter 2 1.1.1-2.1 Strategic Direction 1 Tangata Whenua > 1.1.1.2-2.1.3 Policy	Seek amendment	The submitter seeks to amend 2.1.3(6) as follows: Enable the development of Papakāinga in urban areas, including on general title land, as well as development of Māori Land within the provisions of the plan for the purposes of fulfilling the economic and social aspirations of those owners Māori.	Accept in Part	FS217.22	Pukawa D3 Trust	Support	The submitter is seeking to amend 2.1.3(6) to enable the development of Papakāinga in urban areas, including on general title land, and on Māori Land, for the purpose of fulfilling the economic and social aspirations of Māori owners. They suggest that iwi/hapū/whanau should be able to develop their land for Papakāinga housing, regardless of whether it is Māori Land or general land held by a Māori entity.	Accept in part
OS104.3	4.3.1	Kainga Ora	1.1-Chapter 2 1.1.2-2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai > 1.1.2.1-2.2.2 Objective	Seek amendment	The submitter seeks to insert a new objective under Freshwater Quality /Te Mana o Te Wai, as follows: 2.2.2(2) The health and wellbeing of the Waikato River is restored and protected so that it may sustain abundant life and prosperous communities.	Not Accept	FS220.13	Federated Farmers	Oppose	The submitter opposes the original submission, however it is accepted that Te Ture Whaimana should be recognised in the strategic directions chapter of the Waikato and Waipa River catchments.	Accept
							FS209.222	Manawa Energy Limited	Oppose	Manawa Energy opposes the submission as they believe it is the responsibility of the Regional Council to implement the NPS-FM 2020.	Accept
OS104.4	4.5.6	Kainga Ora	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development > 1.1.3.1-2.3.2 Objectives	Seek amendment	The submitter seeks to amend 2.3.2(5) as follows: The Town Centre Environment is strengthened and reinforced as a mixed use area, which includes residential activities while also being the primary commercial, retail, recreational, cultural and entertainment centres for Taupo District.	Not Accept					
OS104.5	4.5.4	Kainga Ora	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development > 1.1.3.1-2.3.2 Objectives	Seek amendment	The submitter seek to amend 2.3.2(6) as follows: Subdivision, use and development will not detract from the planned urban built form and effective functioning environment where it is located. provide for a level of amenity that is reflective of the planned urban environment.	Not Accept					
OS104.6	4.5	Kainga Ora	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development > 1.1.3.2-2.3.3 Policy	Support	Retain as notified.	Accept in Part					
OS104.7	4.5.2	Kainga Ora	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development > 1.1.3.2-2.3.3 Policy	Seek amendment	The submitter seeks to amend 2.3.3(7) as follows: Provide for the development of Papakainga. on maori land to facilitate maori occupation on their ancestral land This includes enabling Papakāinga in urban settings, including general and Māori title land.	Not Accept					
OS104.8	4.5.6	Kainga Ora	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development > 1.1.3.2-2.3.3 Policy	Seek amendment	The submitter seeks to amend 2.3.3(8) as follows: Maintain strong boundaries to the town centre to consolidate and intensify residential, retail, commercial and office activities within the city centre and protect planned built form of residential environments.	Not Accept					
OS104.9	4.5.6	Kainga Ora	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development > 1.1.3.2-2.3.3 Policy	Seek amendment	The submitter seeks to amend 2.3.3(9) as follows: Restrict the location and development of retail and commercial activities within non-commercial areas of the district to ensure that the town centre continues to be the districts pre-eminent retail, commercial and mixed use centres while also providing for high density residential activities within the town centre.	Not Accept					
OS106.1	4.5	The Lines Company Limited	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development > 1.1.3.1-2.3.2 Objectives	Support	The submitter seeks that Objective 2.3.2(1)c is retained as currently drafted.	Accept					
OS106.10	4.7	The Lines Company Limited	1.1-Chapter 2 1.1.5-2.5 Strategic Direction 5 Significant and Local Infrastructure > 1.1.5.1-2.5.2 Objectives	Support	The submitter seeks that Objective 2.5.2(3) is retained as current drafted.	Accept in Part					

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OS106.1 1	4.7	The Lines Company Limited	1.1-Chapter 2 1.1.5-2.5 Strategic Direction 5 Significant and Local Infrastructure > 1.1.5.2-2.5.3 Policy	Support	The submitter seeks that Policy 2.5.3 is retained as current drafted.	Accept					
OS106.1 2	4.7	The Lines Company Limited	1.1-Chapter 2 1.1.5-2.5 Strategic Direction 5 Significant and Local Infrastructure > 1.1.5.2-2.5.3 Policy	Support	Retain.	Accept					
OS106.1 3	4.7	The Lines Company Limited	1.1-Chapter 2 1.1.5-2.5 Strategic Direction 5 Significant and Local Infrastructure > 1.1.5.2-2.5.3 Policy	Support	The submitter seeks that Policy 2.5.3(4) is retained as current drafted.	Accept					
OS106.1 4	4.7	The Lines Company Limited	1.1-Chapter 2 1.1.5-2.5 Strategic Direction 5 Significant and Local Infrastructure > 1.1.5.2-2.5.3 Policy	Support	The submitter seeks that Policy 2.5.3(5) is retained as current drafted.	Accept					
OS106.2	4.5	The Lines Company Limited	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development > 1.1.3.1-2.3.2 Objectives	Support	The submitter seeks that Objective 2.3.2(2) is retained as current drafted.	Accept in Part					
OS106.3	4.5	The Lines Company Limited	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development > 1.1.3.1-2.3.2 Objectives	Support	The submitter seeks that 2.3.2(4) is retained as current drafted.	Accept					
OS106.4	4.5	The Lines Company Limited	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development > 1.1.3.2-2.3.3 Policy	Support	The submitter seeks that Policy 2.3.3(1) is retained as current drafted.	Accept					
OS106.5	4.5.3	The Lines Company Limited	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development > 1.1.3.2-2.3.3 Policy	Support	The submitter seeks that Policy 2.3.3(3) is retained as current drafted.	Accept in Part					
OS106.6	4.5	The Lines Company Limited	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development > 1.1.3.2-2.3.3 Policy	Support	The submitter seeks that Policy 2.3.3(4) is retained as current drafted.	Accept in Part					
OS106.7	4.5.8	The Lines Company Limited	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development > 1.1.3.2-2.3.3 Policy	Seek amendment	The submitter seeks that Policy 2.3.3(5) is retained; however, the following amendment to the sub-clause as follows: 5. Require urban subdivision and land development to be efficiently and effectively serviced by infrastructure (including development and additional infrastructure), according to the capacity limitations of that infrastructure.	Not Accept	FS218.1	Ministry for Education	Oppose	The Ministry opposes amendment of Strategic Directions policy 2.3.3 proposed by The Lines Company Limited in submission OS106.7. The Ministry has supported Plan Change 38 - Strategic Directions > 2.3.3 Policy in their submission as the wording in the proposed provision is in line with the Ministry's feedback provided in June 2022. The policy sub clause references development and additional infrastructure to recognise the requirement of the NPS-UD and to provide consideration for the school network capacity.	Accept
OS106.8	4.7	The Lines Company Limited	1.1-Chapter 2 1.1.5-2.5 Strategic Direction 5 Significant and Local Infrastructure	Support	The submitter seeks that the preamble wording in section 2.5 of PC38 is retained as current drafted.	Accept in Part					
OS106.9	4.7	The Lines Company Limited	1.1-Chapter 2 1.1.5-2.5 Strategic Direction 5 Significant and Local Infrastructure > 1.1.5.1-2.5.2 Objectives	Support	The submitter seeks that Objective 2.5.2(1) is retained as current drafted.	Accept in Part					
OS110.1	4.7.1	Transpower New Zealand Limited	Strategic Directions	Seek amendment	Add the following definition: NATIONAL GRID has the same meaning as provided in the National Policy Statement on Electricity Transmission 2008.	Accept					
OS110.2	4.7.1	Transpower New Zealand Limited	Strategic Directions	Seek amendment	Add new definition for 'regionally significant infrastructure' and include the 'National Grid' within this definition.	Accept					
OS110.3	4.7.1	Transpower New Zealand Limited	1.1-Chapter 2 1.1.5-2.5 Strategic Direction 5 Significant and Local Infrastructure	Seek amendment	Add new definition for 'nationally significant infrastructure', and include 'National Grid' within this definition. Amend the introductory text to accurately reflect each of the definitions.	Accept	FS237.3	New Zealand Defence Force	Support	This position supports the inclusion of a definition of nationally significant infrastructure in the District Plan and these plan changes. It is noted that defence facilities are critical for New Zealand's security and that the need for future defence infrastructure in the district should not be precluded.	Accept
							FS215.3	Genesis Energy	Support	Genesis supports the inclusion of a definition for 'nationally significant infrastructure' which includes existing power station sites, and their associated infrastructure and ancillary activities, in order to accept the relief sought by the submitter.	Accept

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OS110.4	4.7.1	Transpower New Zealand Limited	1.1-Chapter 2 1.1.5-2.5 Strategic Direction 5 Significant and Local Infrastructure > 1.1.5.1-2.5.2 Objectives	Seek amendment	Add a new objective in 2.5.2 Objectives as follows:5 The national significance of the National Grid and sustainable, secure and efficient electricity transmission is recognised and provided through and within the District.	Not Accept	FS233.91	Horticulture New Zealand	Support	The submitter supports the new objective which clarifies the status of the National Grid and is consistent with the National Policy Statement on Energy and Transitions (NPSET).	Accept
OS110.5	4.7	Transpower New Zealand Limited	1.1-Chapter 2 1.1.5-2.5 Strategic Direction 5 Significant and Local Infrastructure > 1.1.5.2-2.5.3 Policy	Support	Retain this policy	Accept					
OS110.6	4.7.1	Transpower New Zealand Limited	1.1-Chapter 2 1.1.5-2.5 Strategic Direction 5 Significant and Local Infrastructure > 1.1.5.2-2.5.3 Policy	Seek amendment	Retain this policy. Provide a definition for 'nationally significant infrastructure' and 'regionally significant infrastructure', and include the National Grid in both definitions.	Accept in Part	FS233.95	Horticulture New Zealand	Oppose	The submitter opposes the original submission and suggests that it should be rejected.	Accept in Part
							FS229.15	Contact Energy Limited	Support	The relief should be accepted and the definitions should include existing power station sites, associated infrastructure and ancillary activities.	Accept in Part
							FS215.4	Genesis Energy	Support	Genesis supports the relief sought by the submitter, which includes the definition of 'nationally significant infrastructure' and 'regionally significant infrastructure' that includes existing power station sites, and their associated infrastructure and ancillary activities.	Accept in Part
							FS209.223	Manawa Energy Limited	Support	Manawa Energy supports this submission and believes that clarification for the terms would be beneficial due to the large amount of infrastructure in the region that is both nationally and regionally significant.	Accept in Part
OS110.7	4.7.4	Transpower New Zealand Limited	1.1-Chapter 2 1.1.5-2.5 Strategic Direction 5 Significant and Local Infrastructure > 1.1.5.2-2.5.3 Policy	Seek amendment	Amend 2.5.3 Policy as follows: 3. Subdivision, land use and development will not adversely affect (including reverse sensitivity effects) or compromise the effective and safe functioning of infrastructure.	Not Accept	FS233.9	Horticulture New Zealand	Oppose	The submitter opposes the changes proposed by the original submitter, which include deleting reference to reverse sensitivity effects and adding 'not compromise infrastructure'. It should be noted that any changes should be made to the extent reasonably possible.	Accept
							FS229.16	Contact Energy Limited	Oppose	The submitter opposes the relief sought by the submitter as it is inconsistent with the original submission by Contact Energy, which sought to retain the existing wording in Policy 3.	Accept
							FS220.14	Federated Farmers	Oppose	The submitter opposes the relief sought by the submitter, as their infrastructure is largely located on privately owned property and the proposed amendments have the potential to further restrict what private landowners can do on their land. It is necessary to recognise the impacts the infrastructure has on private landowners.	Accept
							FS215.5	Genesis Energy	Support	Genesis supports the proposed relief to include a reference to not compromising the effective and safe functioning of infrastructure, but believes it is important to also retain the reference to reverse sensitivity effects.	Not Accept
							FS209.224	Manawa Energy Limited	Support	Manawa Energy supports this submission and is in favour of the position.	Not Accept
OS112.1	4.7.1	Radio New Zealand Limited	1.1-Chapter 2 1.1.5-2.5 Strategic Direction 5 Significant and Local Infrastructure	Seek amendment	RNZ suggest that such a definition could reflect "regionally significant infrastructure" as contained in the Waikato Regional Policy Statement. RNZ also seeks explicit recognition of its transmission facilities in the introductory text: The Taupo District is also home to Regionally Significant Infrastructure including municipal waste water systems, the telecommunications and radiocommunications networks and electricity networks.	Accept	FS233.97	Horticulture New Zealand	Oppose	The submitter is against the submission as they have not provided specific wording for the definitions of nationally and regionally significant infrastructure.	Not Accept
							FS229.17	Contact Energy Limited	Support	Contact Energy supports the submitter's request for amendments to the 2.5 Strategic Directions 5 Significant and Local Infrastructure, including the addition of definitions for 'nationally significant' and 'regional significant' infrastructure, which should include existing power station sites, associated infrastructure and ancillary activities.	Accept
							FS215.6	Genesis Energy	Support	Genesis supports the inclusion of the definition for 'regionally significant infrastructure' in the Waikato RPS and agrees to the relief sought.	Accept
OS112.2	4.7	Radio New Zealand Limited	1.1-Chapter 2 1.1.5-2.5 Strategic Direction 5 Significant and Local Infrastructure > 1.1.5.1-2.5.2 Objectives	Support	Subject to RNZ's requested relief on the introductory text and suggested definition for "regionally significant infrastructure", RNZ support this objective and seek that it is retained as notified	Accept in Part					
OS112.3	4.7	Radio New Zealand Limited	1.1-Chapter 2 1.1.5-2.5 Strategic Direction 5 Significant and Local Infrastructure > 1.1.5.2-2.5.3 Policy	Support	Subject to RNZ's requested relief on the introductory text and suggested definition for "regionally significant infrastructure", RNZ support this objective and seek that it is retained as notified.	Accept					
OS113.1	4.5.10	Waka Kotahi NZ Transport Agency	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development > 1.1.3.1-2.3.2 Objectives	Support	The submitter seeks amendments as follows: 1. The district develops in a cohesive, compact and structured way that: [...] e) reduces vehicle	Accept in Part					

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					kilometres travelled (VKT) through well connected, compact urban form and mixed land use.						
OS113.1 5	4.6	Waka Kotahi NZ Transport Agency	1.1-Chapter 2 1.1.4-2.4 Strategic Direction 4 Climate Change > 1.1.4.1-2.4.2 Objective	Support	Submitter seeks Objective is retain as notified.	Accept					
OS113.1 6	4.7	Waka Kotahi NZ Transport Agency	1.1-Chapter 2 1.1.5-2.5 Strategic Direction 5 Significant and Local Infrastructure > 1.1.5.1-2.5.2 Objectives	Support	Submitter seeks objective is retained as notified	Accept					
OS113.1 7	4.7	Waka Kotahi NZ Transport Agency	1.1-Chapter 2 1.1.5-2.5 Strategic Direction 5 Significant and Local Infrastructure > 1.1.5.2-2.5.3 Policy	Support	Submitter seeks policy retained as notified	Accept					
OS113.2	4.5	Waka Kotahi NZ Transport Agency	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development > 1.1.3.2-2.3.3 Policy	Support	The submitter seeks the amendment as follows: 2. Planning and development in urban environments will positively contribute to well-functioning urban environments including through providing a mix of land uses and multi modal transport choice with a focus on active and public transport.	Not Accept					
OS113.3	4.6.3	Waka Kotahi NZ Transport Agency	1.1-Chapter 2 1.1.4-2.4 Strategic Direction 4 Climate Change > 1.1.4.2-2.4.3 Policy	Support	The submitter seeks the following amendments: 3. Urban and built development must be designed in a manner which considers the need to reduce both vehicle kilometres travelled (VKT) and greenhouse gas emissions associated with that development and resulting land use.	Accept in Part					
OS114.1	4.6.5	Taupō Climate Action Group	1.1-Chapter 2 1.1.4-2.4 Strategic Direction 4 Climate Change > 1.1.4.1-2.4.2 Objective	Seek amendment	Submitter seeks objective to state "Subdivision, use and development of land in the Taupo District will minimise greenhouse gas emissions and result in positive climate change outcomes."	Accept in Part	FS211.11	Mercury NZ Limited	Support	Mercury supports the inclusion of climate change as a strategic direction and requests an objective to reduce greenhouse gases by increasing the amount of electricity generated from renewable sources within the Taupo District to assist with decarbonisation of the economy.	Accept in Part
OS114.1 8	4.6.5	Taupō Climate Action Group	1.1-Chapter 2 1.1.4-2.4 Strategic Direction 4 Climate Change	Seek amendment	Submitter seeks that the wording in the climate change strategic direction 4 be consistent with new legislation, including the NPSUD and Natural and Built Environment Bill which have stronger statements including, supporting reduction in greenhouse gas emissions and are resilient to current and future effects of climate change and the reduction in risks arising from, and better resilience.	Accept in Part	FS229.14	Contact Energy Limited	Support	Amendments to support a reduction in greenhouse gas emissions are supported insofar as any amendments recognise the significance of renewable electricity generation within the District, and is consistent with the original submission by Contact Energy.	Accept in Part
							FS215.2	Genesis Energy	Support	The submitter supports the relief sought as long as it acknowledges the role of renewable electricity generation in the district and is in line with Genesis' original submission. It also supports amendments to reduce greenhouse gas emissions as long as they recognise the importance of renewable electricity generation and are consistent with Genesis' original submission.	Accept in Part
OS114.2	4.6.1	Taupō Climate Action Group	1.1-Chapter 2 1.1.4-2.4 Strategic Direction 4 Climate Change > 1.1.4.2-2.4.3 Policy	Seek amendment	Regarding Policy 2.4.3 (2) – land use activities which unduly accelerate effects of climate change will be discouraged. Submitter seeks to understand how this will be discouraged through the District Plan and whether any additional rules or other methods are proposed in order to discourage this?	Not Accept					
OS114.3	4.6.1	Taupō Climate Action Group	1.1-Chapter 2 1.1.4-2.4 Strategic Direction 4 Climate Change > 1.1.4.2-2.4.3 Policy	Seek amendment	Submitter seeks clarification regarding Policy 2.4.3 (3) – subdivision, use and development must demonstrate resilience to the effects of climate change over time and what rules or methods will be used to require this to be demonstrated by subdivision proposals and development. There are no objectives, policies, rules or other methods relating to these climate change matters in the District Plan at present. Objectives, policies, rules and methods may need to be added to other chapters of the District Plan in order for this strategic direction to be effective and to provide clarity on what is actually required.	Not Accept					

Original Sub No	Report Section	Submitter	Provision	Position	Decision Sought	Officers Recommendation	Further Sub ID	Further Submitter	Position	Further Sub Reason	F Sub Officers Recommendation
OS114.4	4.6.1	Taupō Climate Action Group	1.1-Chapter 2 1.1.4-2.4 Strategic Direction 4 Climate Change > 1.1.4.2-2.4.3 Policy	Seek amendment	Submitter seeks that the Strategic Directions clarify how an energy audit and/or emission budget will be required for a change of land use or for new developments in the urban area and Taupo Town Centre, are more specific as to how developments include and demonstrate measures to reduce carbon and Strategic Direction 4 provides more clarity regarding methods for reducing emissions in line with TDC's Emissions Reduction Targets & Directives.	Not Accept					
OS114.5	4.5.7	Taupō Climate Action Group	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development	Seek amendment	Submitter seeks objectives and policy to be included relating to preserving and enhancing biodiversity in the urban zones (this also relates to climate change objectives above & '2.3.3 5. Support subdivision, use and development of land that will lead to beneficial social and cultural outcomes for the District's community.')	Accept in Part					
OS114.6	4.8.1	Taupō Climate Action Group	1.1-Chapter 2 1.1.6-2.6 Strategic Direction 6 Natural Environment Values	Seek amendment	Submitter seeks that specific recognition of significant geothermal features in the preamble to the strategic direction.	Not Accept	FS229.12	Contact Energy Limited	Support	This amendment would acknowledge the significant geothermal features located within the District.	Accept
							FS211.31	Mercury NZ Limited	Support	Mercury supports the Strategic Directions' recognition of significant geothermal features.	Accept
OS114.7	4.8.1	Taupō Climate Action Group	1.1-Chapter 2 1.1.6-2.6 Strategic Direction 6 Natural Environment Values	Seek amendment	Submitter seeks an additional objective is provided, being "The protection of significant geothermal features from inappropriate land use and development which may adversely affect these unique ecosystems."	Not Accept	FS229.13	Contact Energy Limited	Oppose	The submitter opposes the relief sought by the original submitter to add a new objective to the Natural Environment Values to protect significant geothermal features from inappropriate land use and development. This is because it is inconsistent with the Regional Policy Statement and Waikato Regional Plan management regime relating to Significant Geothermal Features.	Accept
							FS211.32	Mercury NZ Limited	Oppose	Mercury opposes the submission point due to the duplication of the summary of the submission point in the Strategic Directions.	Accept
OS115.1	4.3	Te Kotahitanga o Ngati Tuwharetoa	1.1-Chapter 2 1.1.1-2.1 Strategic Direction 1 Tangata Whenua > 1.1.1.1-2.1.2 Objective	Support	Retain.	Accept	FS217.23	Pukawa D3 Trust	Support	TKNT generally agree with the content of Objective 2.1.2 and support it.	Accept
OS115.10	4.7.3	Te Kotahitanga o Ngati Tuwharetoa	1.1-Chapter 2 1.1.5-2.5 Strategic Direction 5 Significant and Local Infrastructure	Seek amendment	That additional statements, objectives and policies be included in Section 2.5 to reflect the following: 1. A statement that acknowledges the profound adverse, direct and indirect, social, cultural, economic and spiritual impact that infrastructure (three waters networks and services, transport, communications, energy generation, transmission and distribution networks, and any other network utilities undertaken by network utility operators), has on Ngati Tuwharetoa hapū and whanau and other iwi within the Taupo District 2. A statement that acknowledges the profound adverse impact that infrastructure has on the taiao, taonga tuku iho and the resultant significant effects that this impact has on the environmental and the social, cultural, spiritual and economic well-being of iwi/hapū/whanau and the community.	Accept in Part	FS225.22	Transpower	Oppose	Transpower opposes the relief sought as they believe it is already addressed by the Tangata Whenua Strategic Direction objectives and policies.	Accept in Part
OS115.11	4.7.3	Te Kotahitanga o Ngati Tuwharetoa	1.1-Chapter 2 1.1.5-2.5 Strategic Direction 5 Significant and Local Infrastructure > 1.1.5.1-2.5.2 Objectives	Seek amendment	That the proposed Objectives 2.5.2, 1. and 4. be modified as follows: 1. The wider benefits and strategic importance of nationally and regionally significant infrastructure to the District and wider, including the economic, cultural and social wellbeing of people and communities and for their health and safety, are recognised in decision making and land use planning. (Note that the reference to benefits is already contained in Objective 2). 4. Local and national transport infrastructure located in the Taupo District protects the health and well-being of te taiao, taonga tuku iho, tangata whenua and the community and operates in a safe and effective manner.	Not Accept	FS229.21	Contact Energy Limited	Support	Accept the relief sought by the submitter insofar as it is consistent with the original submission by Contact Energy.	Accept
							FS209.228	Manawa Energy Limited	Support	The submitter supports the idea of protecting the Taupo community, but suggests that it could be beneficial to involve the wider community to ensure that all members of the Taupo community are being protected.	Accept
OS115.12	4.7.3	Te Kotahitanga o Ngati Tuwharetoa	1.1-Chapter 2 1.1.5-2.5 Strategic Direction 5 Significant	Seek amendment	That a separate policy be provided acknowledge the risks that infrastructure development and operation has on te oranga o te taiao, te oranga o nga taonga	Not Accept	FS225.23	Transpower	Oppose	Transpower opposes the relief sought as they believe the matters are already addressed within their Tangata Whenua Strategic Direction objectives and policies.	Accept

Original Sub No	Report Section	Submitter	Provision	Position	Decision Sought	Officers Recommendation	Further Sub ID	Further Submitter	Position	Further Sub Reason	F Sub Officers Recommendation
			and Local Infrastructure > 1.1.5.2-2.5.3 Policy		tuku iho, te oranga o te tangata and to enable their protection.		FS209.229	Manawa Energy Limited	Oppose	Manawa Energy opposes this submission due to a lack of clarity regarding the practical meaning of Council's definitions of te oranga o te taiao, te oranga o nga taonga tuku iho, and te oranga o te tangata.	Accept
OS115.1 3	4.8.1	Te Kotahitanga o Ngati Tuwharetoa	1.1-Chapter 2 1.1.6-2.6 Strategic Direction 6 Natural Environment Values	Seek amendment	5. TKNT recommend that a Prohibition (or RAHUI) be declared over Māori owned lands to prevent them from being assigned as SNAs without the express consent of the landowners or their mandated representatives, obtained at a properly notified and constituted meeting of the owners. 6. TKNT recommend that TDC, the Crown and appropriate regional authorities confirm acceptance of a Moratorium on SNAs as explained above and invite Māori landowners and Hapu to discuss and agree a fair and equitable process and agenda to re-engage in discussions on Natural Environmental Values. 7. TKNT recommend that these ecosystem services produced by Māori land owners are fully evaluated and a system of rewards is developed to recognise the contribution of the landowners who deliver these services.	Accept in Part	FS217.26	Pukawa D3 Trust	Support	The submitter supports this original submission in part. Comments 1 to 4 are acknowledged and agreed with. Recommendation 5 is supported to the extent that SNA status over Māori land should be the outcome, only, of a properly mandated and robust consultation process. Recommendations 6 and 7 are agreed with.	Accept in Part
OS115.1 5	4.3.3	Te Kotahitanga o Ngati Tuwharetoa	Strategic Directions	Seek Amendment	Make amendments to ensure PC38 recognise and provide for the vision, objectives, values, and desired outcomes in Te Kaupapa Kaitiaki.	Accept	FS217.27	Pukawa D3 Trust	Support	The proposed changes to Plan Changes 38 to 43 should ensure that the objectives and policies of the strategic directions and Plan Changes 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. Amendments should be made to ensure that these changes reflect the legislation.	Accept
							FS211.13	Mercury NZ Limited	Support	Mercury is seeking recognition of Te Kaupapa Kaitiaki and that it should be used to provide for the Taupo catchment.	Accept
OS115.2	4.3.3	Te Kotahitanga o Ngati Tuwharetoa	1.1-Chapter 2 1.1.1-2.1 Strategic Direction 1 Tangata Whenua > 1.1.1.2-2.1.3 Policy	Seek amendment	Recognise and provide for the relationship of Māori/iwi/hapū and their culture and traditions with their ancestral lands, water, sites, wahi tapu (sacred sites), and other taonga (treasures). 1. Provide for development on Māori land that enables tangata whenua: a. to exercise their mana whakahaere and kaitiakitanga act in a way that is consistent with their kawa, tikanga and matauranga culture and traditions b. to fulfil their cultural, economic and social aspirations, rights and interests of those owners as mana whenua c. enhance their ability to exercise kaitiakitanga 1. strengthens to enhance their relationships with land, water, significant sites, and wahi tapu and taonga tuku iho 2. Recognise and provide for the importance of matauranga Māori, kaitiakitanga and tikanga Māori... 4. Recognise and provide for the unique role of mana whenua hapū as Kaitiaki at place of nga taonga tuku iho. 5. Recognise that the wider constraints on the utilisation and development of Māori land has been subjected to inequitable historical constraints that unfairly limit the owners options for the utilisation and development of their lands. 6. Promote and enable the development of Māori Land consistent with the vision, objectives, values and desired outcomes within Te Kaupapa Kaitiaki and within the provisions of the plan for the purposes of fulfilling the economic and social aspirations of those Māori land owners... 8. Recognise, in decision making, the importance of iwi and/or hapū environmental management plans... 9. Recognise and support kawa and the incorporation of tikanga and matauranga Māori principles into the planning,...	Accept in Part	FS217.24	Pukawa D3 Trust	Support	TKNT have recommended changes to the wording of certain policies to make them more clear and directive in their support of mana whenua.	Accept in Part
OS115.2 1	4.2.2	Te Kotahitanga o Ngati Tuwharetoa	Strategic Directions	Seek Amendment	Amend PC 38 to respect and reflect a genuine understanding and commitment to the principles of Te Tiriti/The Treaty of Waitangi.	Accept in Part	FS217.28	Pukawa D3 Trust	Support	The submitter is in support of Plan Changes 38-43, which should reflect the principles of Te Tiriti/The Treaty of Waitangi.	Accept in Part

Original Sub No	Report Section	Submitter	Provision	Position	Decision Sought	Officers Recommendation	Further Sub ID	Further Submitter	Position	Further Sub Reason	F Sub Officers Recommendation
OS115.27	4.2.8	Te Kotahitanga o Ngati Tuwharetoa	Strategic Directions	Seek Amendment	Amend the objectives and policies of Plan Change 38 to reflect the new wording of the NBE and SP Acts once these are ratified by the appropriate regional authorities.	Accept in Part					
OS115.3	4.3.3	Te Kotahitanga o Ngati Tuwharetoa	1.1-Chapter 2 1.1.1-2.1 Strategic Direction 1 Tangata Whenua > 1.1.1.1-2.1.2 Objective	Seek amendment	That TDC agree to include additional objectives in accordance with the requirements of Te Kaupapa Kaitiaki.	Accept in Part	FS217.25	Pukawa D3 Trust	Support	TDC should agree to include additional objectives in accordance with Te Kaupapa Kaitiaki, as it is a relevant catchment plan.	Accept in Part
OS115.33	4.7.3	Te Kotahitanga o Ngati Tuwharetoa	1.1-Chapter 2 1.1.5-2.5 Strategic Direction 5 Significant and Local Infrastructure > 1.1.5.2-2.5.3 Policy	Seek amendment	That policy 2.5.3 - 1. be modified as follows to reflect the concerns in the statement and the recommended objectives: 1. Recognise and provide for the national, regional and local benefits of renewable energy generation activities and resources, and transmission activities, in relation to climate change and security of supply, and social, and economic wellbeing of people and communities and for their health and safety.	Accept	FS229.22	Contact Energy Limited	Oppose	Reject the relief sought by the submitter insofar as it is inconsistent with the original submission by Contact Energy.	Not Accept
							FS215.16	Genesis Energy	Oppose	Genesis opposes the relief sought and wants to keep 2.5.3 Policy 1, but with the relief sought by Genesis in its primary submission. Genesis believes that the wider benefits of renewable electricity generation should be acknowledged in the policy.	Not Accept
							FS209.230	Manawa Energy Limited	Oppose	Manawa Energy opposes the proposed wording as it does not align with the National Policy Statement on Renewable Electricity Generation, which states that renewable energy has benefits for the social and economic wellbeing of people and communities.	Not Accept
OS115.34	4.7.3	Te Kotahitanga o Ngati Tuwharetoa	1.1-Chapter 2 1.1.5-2.5 Strategic Direction 5 Significant and Local Infrastructure > 1.1.5.2-2.5.3 Policy	Seek amendment	That policy 2.5.3 – 4. be deleted and replaced by the following. 4. That Local and national transport infrastructure located in the Taupo District is planned and constructed in a manner that protects the health and well-being of te taiao, taonga tuku iho, tangata whenua, the community, and operates in a safe and effective manner.	Not Accept	FS229.23	Contact Energy Limited	Oppose	Contact Energy opposes the relief sought by the submitter, which would delete Policies 3 and 4 and replace them with a new policy, as it is inconsistent with the relief sought in the original submission by Contact Energy.	Not Accept
OS115.35	4.7.3	Te Kotahitanga o Ngati Tuwharetoa	1.1-Chapter 2 1.1.5-2.5 Strategic Direction 5 Significant and Local Infrastructure > 1.1.5.2-2.5.3 Policy	Seek amendment	That an additional policy statement be included to ensure that appropriate long-term planning and funding capacity is invoked when infrastructure services are being proposed and that local authorities demonstrate that they have considered all alternative options before proposing that Māori land be used as the most suitable option or location for the construction and support of infrastructure services.	Not Accept					
OS115.36	4.7.3	Te Kotahitanga o Ngati Tuwharetoa	1.1-Chapter 2 1.1.5-2.5 Strategic Direction 5 Significant and Local Infrastructure > 1.1.5.2-2.5.3 Policy	Seek amendment	That local authorities ensure that Māori land is not utilised for infrastructure or related services without the consent of the landowners or their mandated representative(s).	Not Accept					
OS115.4	4.4.2	Te Kotahitanga o Ngati Tuwharetoa	1.1-Chapter 2 1.1.2-2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai	Seek amendment	That Objective 2.2.2 contain an explicit primary objective reference as provided below. That freshwater and water bodies be managed in accordance with the hierarchy and principles of Te Mana o te Wai: 1. To protect its mauri and values so that the water is safe for use for traditional medicinal purposes, for drinking, for taking kai and for swimming. 2. To protect freshwater ecosystems, indigenous species, and trout fisheries. 3. To reflect the vision and objectives of nga hapū o Tuwharetoa as contained within Te Kaupapa Kaitiaki 4. ...	Accept in Part	FS220.15	Federated Farmers	Support	This position supports the relief sought and acknowledges the importance of Te Mana o te Wai for freshwater management. It is suggested that context be provided to explain why it is so relevant.	Accept in Part
							FS209.225	Manawa Energy Limited	Oppose	Manawa Energy opposes this submission as it is the Regional Council's responsibility to implement the NPS-FM 2020, not the responsibility of the submitter.	Accept in Part
OS115.5	4.4.2	Te Kotahitanga o Ngati Tuwharetoa	1.1-Chapter 2 1.1.2-2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai > 1.1.2.2-2.2.3 Policy	Seek amendment	1. Manage waterbodies in a manner that enhances the health and well-being of tangata whenua, and the wider community and future generations. 2. Decisions, policy and planning reflect an integrated land management or ki uta ki tai approach to water resource management and land use planning. 3. Recognise and provide for the vision, objectives, and outcomes in Te Ara Whanui o Rangitaiki (Pathways of the Rangitaiki) and Te Kaupapa Kaitiaki documents and to give effect to Te Ture Whaimana o Te Awa o Waikato - the Vision and Strategy for the Waikato River.... 5. Manage subdivision, use and development of land in a manner that restores, protects and enhances the mana, mauri, health and wellbeing of the District's lakes, rivers, springs, wetlands and all other waterways. 6. Recognise and provide for the relationship of tangata whenua as mana whakahaere, kaitiaki and traditional users of waterbodies is	Accept in Part	FS209.226	Manawa Energy Limited	Oppose	Manawa Energy opposes the submission as it believes that it is the responsibility of the Regional Council to implement the NPS-FM 2020.	Accept in Part

Original Sub No	Report Section	Submitter	Provision	Position	Decision Sought	Officers Recommendation	Further Sub ID	Further Submitter	Position	Further Sub Reason	F Sub Officers Recommendation
					respected, enhanced and supported. 7. Manage freshwater ecosystems to ensure protection of indigenous biodiversity and trout. 8. Recognise that freshwater bodies provide for traditional rituals and spiritual, physical and psychological well-being and sustenance.						
OS115.6	4.5	Te Kotahitanga o Ngati Tuwharetoa	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development > 1.1.3.1-2.3.2 Objectives	Support	Retain.	Accept in Part					
OS115.7	4.5.2	Te Kotahitanga o Ngati Tuwharetoa	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development > 1.1.3.2-2.3.3 Policy	Oppose	In view of the reasons outlined above, TKNT does not support Policy 2.3.3 (3), particularly in the statement that, "Subdivision, use and development of land will be consistent with TD2050 to maximise the efficient use of zoned and serviced urban land"...	Not Accept					
OS115.8	4.5.2	Te Kotahitanga o Ngati Tuwharetoa	1.1-Chapter 2 1.1.3-2.3 Strategic Direction 3 Urban Form and Development > 1.1.3.2-2.3.3 Policy	Seek amendment	4. That the concept 'fragmented development' not be used to characterise developments on Māori land or to prohibit or constrain the customary rights of mana whenua in utilising their lands. 5. That 'limiting criteria' include explicit criteria sets that provide for adequate protection of freshwater bodies consistent with the requirements under Te Mana o te Wai and Te Kaupapa Kaitiaki. 6. That in addition to the requirement to demonstrate beneficial social and cultural outcomes, explicit consideration be provided for the desired outcomes and values within Te Kaupapa Kaitiaki. 7. That TKNT support this policy and recommend further that TDC express that the provision of Papakainga for the occupation by mana whenua on their ancestral lands is a fundamental human right. 10. That TKNT generally support Policy 2.3.3 (10) and recommend the addition of specified limits be introduced to prevent the adverse effects of urban development on the health and well-being of te taiao, its ecosystems and to communities including iwi/hapū/whanau within the district and beyond.	Accept in Part	FS209.227	Manawa Energy Limited	Oppose	Manawa Energy opposes this submission as it is the Regional Council's responsibility to implement the NPS-FM 2020, not the responsibility of the submitter.	Accept in Part
OS115.9	4.6.4	Te Kotahitanga o Ngati Tuwharetoa	1.1-Chapter 2 1.1.4-2.4 Strategic Direction 4 Climate Change > 1.1.4.1-2.4.2 Objective	Seek Amendment	TKNT recommend, that climate change domains and objectives be expanded to include protection and mitigation of the following from climate-induced changes/risks: (Note the reference below to the concepts highlighted in 1, 2, 3 and 4.) 1. He Kura Taiao – Living Treasures: Freshwater bodies, ecosystems, natural habitats, indigenous biodiversity 2. Whakatipu Rawa - Māori Enterprise: Includes all rural enterprises (forestry, agriculture, horticulture) and Māori land developments and actual and potential fishing related ventures 3. He Oranga Tangata - Healthy People: As noted by TDC, 4. Ahurea Māori, Tikanga Māori - Māori culture and practices. There will be direct impact on the following: a. Marae b. Kainga c. Access to Mahinga Kai and availability of species d. Access to and significant landscapes	Not Accept					

Appendix 2. Recommended Amendments to PC38



Taupō District Plan Changes 2022

Plan Change 38 to the Taupō District Plan

Strategic Directions - As Recommended to be Changed by Submissions

July 2023

The following is PC38 as recommended (by the reporting planner) to be changed as a result of submissions received on the plan change.

- Text which is recommended to be added to PC38 is shown using underlined text.
- Text which is recommended to be removed from PC38 is shown using ~~struck through text~~.

All recommended changes are referenced to the original submission(s) that requested the change.

Chapter 2 Strategic Directions

The following chapter provides an outline of the key strategic and significant resource management matters for the Taupō District⁸. This chapter includes objectives and policies⁹ to guide decision making at a strategic level.

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

The strategic directions will be particularly relevant for any future changes to the Plan and any significant resource consent applications where there is a requirement to consider District Plan policy.

This chapter should be read as a whole and applied across the district and all zonings unless the provisions relate to a specific zoning or part of the District.

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

The key strategic or significant resource management matters for the district,¹⁰ for the Taupō District are:

1. Tangata Whenua
2. Fresh Water Quality
3. Urban Form and Development
4. Climate Change
5. Nationally And Regionally Significant Infrastructure
6. Natural Values and Landscapes

⁸ OS93.2 Contact Energy Limited

⁹ OS93.2 Contact Energy Limited

¹⁰ OS93.2 Contact Energy Limited

5.3 2.1 STRATEGIC DIRECTION 1 TANGATA WHENUA

The Council, through the District Plan, is required to take into account the Principles of the¹¹ te Tiriti o Waitangi. This is to be done at all levels of planning and decision making under the Plan.

A comparatively high proportion of the district is Māori freehold or multiple-owned land. There is a strong desire for Māori to return to their ancestral land, with a range of aspirations for changed land use, land development and settlement, whilst exercising kaitiakitanga and protecting sites of cultural significance. The District Plan has an important role to play in supporting mana whenua in achieving these aspirations.

The Council is also required to, in partnership with mana whenua, recognise and provide for the Māori values in resource management and decision making. These include the important relationship of māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu and other taonga and to have particular regard to kaitiakitanga.

This is to happen not just through recognition and incorporation of these matters into the plan but also the wider decision making and plan implementation process. These values should not be considered as a separate matter to the wider Plan but are expected to be applied throughout all aspects of planning and decision making within the Taupō District.

5.3.1 2.1.2 Objectives

1. The values, rights and interests of Taupō District mana whenua are recognised and protected.
2. Mana whenua are a partner in District Plan planning and decision making.
3. Resource management planning and decision making reflects tikanga, mana whakahaere, kaitiakitanga, manaakitanga, whakapapa, māūtaranga¹² Māori¹³ and te whanake.
4. Support development on Māori land that meet the needs of those landowners and respects the exercise of kaitiakitanga, self-determination and the relationship of tāngata whenua with their land, water, significant sites and wāhi tapu.
5. Māori are supported to develop their ancestral lands for their social, economic and cultural wellbeing.
6. The principles of te Tiriti¹⁴ o Waitangi are taken into account through District Plan planning and decision making.

5.3.2 2.1.3 Policies¹⁵

1. Recognise and provide for the following matters in land use planning and decision making:
 - a. The relationship of Māori/iwi/hapū¹⁶ and their culture and traditions with their ancestral lands, water, sites, wāhi tapu (sacred sites), and other taonga (treasures).
 - b. mātauranga Māori, kaitiakitanga and tikanga Māori.
 - c. The unique role of mana whenua hapū as kaitiaki at place of nga taonga tuku iho.¹⁷
 - d. The vision, objectives, values and desired outcomes in Te Kaupapa Kaitiaki¹⁸.

¹¹ OS93.3 Contact Energy

¹² OS89.3 Department of Conservation

¹³ OS93.4 Contact Energy

¹⁴ OS89.3 Department of Conservation

¹⁵ OS68.1 Mercury, OS93.5

¹⁶ OS115.2 Te Kotahitanga o Ngāti Tuwharetoa

¹⁷ OS115.2 Te Kotahitanga o Ngāti Tuwharetoa

¹⁸ OS115.3 and OS115.15 Te Kotahitanga o Ngāti Tuwharetoa

2. Provide for development on Māori land that enables tāngata whenua:
 - a. to exercise their mana whakahaere and kaitiakitanga ~~act in a way that is~~¹⁹ consistent with their kawa, tikanga and mātauranga culture and traditions²⁰.
 - b. to fulfil cultural, economic and social aspirations, rights and interests²¹ of those owners.
 - c. ~~enhance their ability to exercise kaitiakitanga.~~
 - d. strengthens their relationships with land, water, significant sites and wāhi tapu.
- ~~3. Recognise and provide for the importance of mātauranga Māori, kaitiakitanga and tikanga Māori in land use planning and decision making.~~
4. Recognise and support opportunities for tangata whenua to exercise their customary responsibilities as mana whenua.
- ~~5. Recognise and provide for the unique role of mana whenua hapū as kaitiaki at place of nga taonga tuku iho.~~
6. Recognise the wider existing and historical²² constraints on the utilisation and development of Māori²³ land as different from land in freehold title.
- ~~7. Enable development of Māori Land within the provisions of the plan for the purposes of fulfilling the economic and social aspirations of those owners.~~²⁴
8. Provide opportunities for Māori involvement in decision-making and monitoring of the District Plan, resource consents, designations and heritage orders including in relation to sites of significance to Māori and issues of cultural significance.
9. Recognise, in decision making, the importance of iwi and or hapū²⁵ environmental management plans in providing important guidance and direction on the sustainable use and development of the environment and natural resources.
10. Recognise and support kawa and the incorporation of tikanga and mātauranga Māori principles into the planning, design, development and/or operation of land use activities.²⁶

¹⁹ OS115.2 Te Kotahitanga o Ngāti Tuwharetoa

²⁰ OS115.2 Te Kotahitanga o Ngāti Tuwharetoa

²¹ OS115.2 Te Kotahitanga o Ngāti Tuwharetoa

²² OS115.2 Te Kotahitanga o Ngāti Tuwharetoa

²³ OS93.5 Contact Energy

²⁴ OS68.1 Mercury

²⁵ OS115.2 Te Kotahitanga o Ngāti Tuwharetoa

²⁶ OS115.2 Te Kotahitanga o Ngāti Tuwharetoa

5.4 2.2 STRATEGIC DIRECTION 2 FRESHWATER QUALITY / TE MANA O TE WAI

The health and wellbeing of the lakes and rivers in the district have been degraded both directly and indirectly over recent decades. This degradation includes declining water quality, loss of indigenous biodiversity, loss of access and declining water availability and is the result of activities both on land and in the water bodies themselves. Waterways continue to face increasing demands for use, such as takes for irrigation and drinking water, hydro power generation, and assimilation of discharges from towns, agriculture and other industry; as well as pressures arising from land management practices, land use change and intensification. Protecting the health of freshwater protects the health and well-being of the wider environment. It protects the mauri of the wai. Te Mana o te Wai is about restoring and preserving the balance between the water, the wider environment, and the community.²⁷

Holistic and integrated management of land and water resources is critical to reversing declining trends.

The Taupō District Plan has a responsibility under the Resource Management Act and the National Policy for Freshwater Management²⁸ to ~~manage~~ assist with the management of the²⁹ adverse effects on the environment that may arise from subdivision and land use in the District. Managing the adverse effects on waterways resulting from subdivision and land use forms part of that responsibility and there are clear benefits from doing this. The state of the Districts freshwater resources is of significant interest to the Taupō District community, and it is important that positive freshwater outcomes are achieved through the implementation application³⁰ of the Plan.

5.4.1 2.2.2 Objective

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

5.4.2 2.2.3 Policy

1. Recognise the importance of waterbodies to tangata whenua and the wider community.
2. Decisions, policy and planning reflect an integrated land management or ki uta ki tai approach to resource management/ and³¹ landuse planning.
3. Recognise and provide for the vision, objectives, and outcomes and values³² in Te Ara Whanui o Rangitāiki (Pathways of the Rangitāiki) and Te Kaupapa Kaitiaki documents³³ and to give effect to Te Ture Whaimana o Te Awa o Waikato - the Vision and Strategy for the Waikato River.

²⁷ OS66.2 Ngāti Tahu- Ngāti Whaoa Runanga Trust, OS115.4 Te Kotahitanga o Ngāti Tuwharetoa and OS91.3 Federated Farmers of New Zealand

²⁸ OS66.2 Ngāti Tahu- Ngāti Whaoa Runanga Trust, OS115.4 Te Kotahitanga o Ngāti Tuwharetoa and OS91.3 Federated Farmers of New Zealand

²⁹ OS93.6 Contact Energy Limited

³⁰ OS93.6 Contact Energy Limited

³¹ OS115.5 Te Kotahitanga o Ngāti Tuwharetoa

³² OS29.5 Waikato Regional Council

³³ OS115.5 Te Kotahitanga o Ngāti Tuwharetoa

4. Recognise the benefits of subdivision, land use and development activities which will directly contribute to the enhancement of the health and wellbeing of waterbodies, freshwater ecosystems and receiving environments ~~fresh water quality~~.³⁴
5. Manage subdivision, use and development of land in a manner consistent with Te Mana o te Wai,³⁵ that restores, protects and enhances the mana, mauri, health and wellbeing of the District's waterbodies, freshwater ecosystems and receiving environments.³⁶
6. Recognise and provide for ~~the relationship of tangata whenua as kaitiaki with waterbodies is respected,~~ enhanced and supported.³⁷

³⁴ OS66.2 Ngāti Tahu-Ngāti Whaoa Runanga Trust, OS115.4 Te Kotahitanga o Ngāti Tuwharetoa and OS91.3 Federated Farmers of New Zealand

³⁵ OS66.2 Ngāti Tahu- Ngāti Whaoa Runanga Trust, OS115.4 Te Kotahitanga o Ngāti Tuwharetoa and OS91.3 Federated Farmers of New Zealand

³⁶ OS66.2 Ngāti Tahu- Ngāti Whaoa Runanga Trust, OS115.4 Te Kotahitanga o Ngāti Tuwharetoa and OS91.3 Federated Farmers of New Zealand

³⁷ OS115.5 Te Kotahitanga o Ngāti Tuwharetoa

5.5 2.3 STRATEGIC DIRECTION 3 URBAN FORM AND DEVELOPMENT

The Taupō District's diverse and growing population has led to increased demand for housing and demand for new commercial and industrial areas. Urban development also generates further demand for infrastructure services, particularly development infrastructure such as three waters and transportation services. The District Plan provides a framework for ensuring that urban development, subdivision and changes in land use occurs in a planned and efficient manner and is adequately serviced by infrastructure (including Development Infrastructure and Additional Infrastructure³⁸).

The strategic directions for urban development establish the approach for urban form and development within the Plan District³⁹ as identified through the 2018 District wide growth management strategy, Taupō District 2050. This approach reflects an efficient and effective urban form which will develop in a manner that is appropriately serviced by infrastructure and⁴⁰ reflects the important values and communities within the District.

As well as green field development, the plan provides important guidance about the protection of existing rural and⁴¹ urban areas, including Town Centres, to enable them to continue to function effectively in a manner that best serves the wider District.

5.5.1 2.3.2 Objectives

2. The district develops in a cohesive, compact and structured way that:
 - a. contributes to well-functioning and compact urban ~~forms~~ environments⁴² that provide for connected liveable communities;
 - b. enables greater social and cultural vitality and wellbeing, including through recognising the relationship of tāngata whenua with their culture, traditions, and taonga;
 - c. ensures infrastructure is efficiently and effectively integrated with land use; ~~and~~
 - d. supports emissions reduction through well planned urban form, design and location; and⁴³
 - e. meets the community's short, medium and long-term housing and business needs.
3. Subdivision, use and development of land will be consistent with TD2050 2018 to protect the effective functioning of the General Rural Environment,⁴⁴ maximise the efficient use of zoned and serviced urban land and is co-ordinated with the provision of cost effective infrastructure.
4. Subdivision, use and development of land which can demonstrate ~~will have demonstrable~~ social and cultural benefits to the District's community is recognised and provided for ~~will be supported~~.⁴⁵
5. Development is serviced by an appropriate level of infrastructure that effectively meets the needs of that development.
6. The Town Centre Environment is strengthened and reinforced as the primary commercial, retail, recreational, cultural and entertainment centres for Taupō District.
7. Subdivision, use and development will not detract from the planned urban built form and effective functioning of the environment which it is located.

³⁸ OS57.1 Manawa and OS93.7 and OS93.9 Contact Energy Limited

³⁹ OS29.1 Waikato Regional Council

⁴⁰ OS29.1 Waikato Regional Council

⁴¹ OS22.23 NZ Pork Industry Board, OS91.1 Federated Farmers of New Zealand, OS26.59 Horticulture New Zealand and OS90.1 Angela Bell

⁴² OS29.2 Waikato Regional Council

⁴³ OS29.12 Waikato Regional Council and OS113.1 Waka Kotahi

⁴⁴ OS22.23 NZ Pork Industry Board, OS91.1 Federated Farmers of New Zealand, OS26.59 Horticulture New Zealand and OS90.1 Angela Bell

⁴⁵ OS59.7 and OS59.8 Ryman Health Care and OS98.7 and OS98.8 Retirement Villages Association of New Zealand Incorporated

8. Subdivision, use and development⁴⁶ is designed to avoid, remedy or mitigate adverse effects on the environment and occurs in a sequenced and coherent manner that protects or enhances the important natural, cultural and historic⁴⁷ values of the environment where it is located.

5.5.2 2.3.3 Policies

1. Identify and zone appropriate areas of land for urban purposes to guide the future provision of infrastructure within the Taupō District.
2. Planning and development in urban environments will positively contribute to well-functioning urban environments.
3. ~~Avoid the subdivision, use and development of land that is not be consistent with TD2050 2018. to maximise the efficient use of zoned and serviced urban land and is co-ordinated with the provision of effective infrastructure.~~⁴⁸
4. Avoid fragmented urban⁴⁹ development that results in inefficient cities:
 - a. ~~Use of land in,~~
 - b. ~~the provision and functioning of infrastructure, and~~
 - c. ~~land use functioning of the General Rural Environment~~⁵⁰.
5. Require urban subdivision and land development to be efficiently and effectively serviced by infrastructure (including Development Infrastructure and Additional infrastructure⁵¹), according to the capacity limitations of that infrastructure.
6. ~~Support and encourage Provide for~~ subdivision, use and development of land that can demonstrate will lead to demonstrable positive beneficial social and/or cultural outcomes for the District's community.⁵²
7. Provide for the development of Papakāinga on Māori land to facilitate Māori occupation on their ancestral lands.
8. Maintain strong boundaries to the Town Centres to consolidate and intensify retail, commercial and office activities within ~~the city~~ Town Centres and to protect the planned urban built form and use of the residential environment neighbourhoods.⁵³
9. Restrict the location and development of retail and commercial activities within non-commercial areas of the district to ensure that Town Centres continue to be the district's pre-eminent retail, commercial and mixed-use centres.
10. Manage subdivision use and development of land to ensure that it will not:
 - a. have an adverse effect on the functioning of the environment where it is located,
 - b. unduly conflict with existing activities on adjoining properties and the surrounding areas⁵⁴,
 - c. compromise development consistent with the intent and planned urban built form of the environment where it is located
 - d. ~~give rise to reverse sensitivity effects from existing uses~~⁵⁵

⁴⁶ OS89.5 Department of Conservation

⁴⁷ OS96.4 Heritage New Zealand Pouhere Taonga

⁴⁸ OS59.7 and OS59.8 Ryman Health Care and OS98.7 and OS98.8 Retirement Villages Association of New Zealand Incorporated

⁴⁹ OS41.9 Rangatira Block Trusts

⁵⁰ OS22.23 NZ Pork Industry Board, OS91.1 Federated Farmers of New Zealand, OS26.59 Horticulture New Zealand and OS90.1 Angela Bell

⁵¹ OS57.1 Manawa and OS93.7 and OS93.9 Contact Energy Limited

⁵² OS59.7 and OS59.8 Ryman Health Care and OS98.7 and OS98.8 Retirement Villages Association of New Zealand Incorporated

⁵³ OS41.10 Rangatira Block Trusts

⁵⁴ OS57.1 Manawa and OS57.1 Genesis Energy, OS68.4 Mercury Energy OS93.7 and OS93.9 Contact Energy Limited

⁵⁵ OS59.9 Ryman Health Care and OS98.9 Retirement Villages Association of New Zealand Incorporated

11. Require the design and location of activities to avoid or mitigate natural hazards to an acceptable level of current and future⁵⁶ risk to life, property and the environment.
12. Do not support subdivision and development which will inappropriately affect ~~heritage sites~~ of Historic Value⁵⁷ or areas of important natural and landscape values.
13. Ensure that new urban subdivision and land development is designed in a manner that enables effective and logical multi modal transportation links to the surrounding, including planned, urban areas.

⁵⁶ OS29.7 Waikato Regional Council

⁵⁷ OS96.6 Heritage New Zealand Pouhere Taonga

5.6 2.4 STRATEGIC DIRECTION 4 CLIMATE CHANGE

Climate change has been identified as an issue which is important globally and⁵⁸ within the Taupō District. A warming environment, longer and drier droughts and increased intensity of storm events are anticipated. It is important that the District and its communities ~~are able to~~ adapt to the effects of climate change to be resilient and safe.

For environmental management and planning purposes there are two separate, but important aspects of climate change:

1. Effects on climate change – which refers to activities that may lead to an increase in greenhouse gasses and those which may result in a reduction of greenhouse gasses ~~from~~ discharged to⁵⁹ the atmosphere or help to facilitate efforts towards decarbonisation.
2. Effects of climate change – which are the effects caused by climate change such as more frequent flooding, droughts or intensive weather events which can endanger communities, assets and infrastructure.

It is important to consider both of these aspects of climate change to effectively enable people and communities to provide for their social, economic, and cultural well-being and for their health and safety. Supporting positive climate change outcomes and ensuring that the effects of climate change are recognised and provided for will assist in planning for a district which helps avoid,⁶⁰ does not contribute to, and is resilient to, climate change. The Strategic Directions for climate change are consistent with the Government's obligations to achieve net zero carbon emissions by 2050, and accords with the target for 100% renewable electricity generation by 2030.

5.6.1 2.4.2 Objective

1. Subdivision, use and development of land in the Taupō District will result in positive climate change outcomes.
2. Subdivision, use and development of land in the Taupō District will be resilient to the current and future effects of climate change on the District's current and future communities, including any disproportionate effects on māori.
3. The Taupō District is well prepared to adapt to the risks and effects from climate change, such as natural hazards.

5.6.2 2.4.3 Policy

1. Land use activities which will result in positive climate change outcomes, including through reducing greenhouse gas emissions and decarbonisation, will be supported and encouraged.
2. Land use activities which will unduly accelerate the effects of climate change will be discouraged.
3. Urban and built development must be designed in a manner which considers the need to reduce greenhouse gas emissions associated with that development, the ~~and~~ resulting land use and the infrastructure required to service that development⁶¹.
4. Subdivision use and development of land must demonstrate resilience to the effects of climate change over time.

⁵⁸ OS84.3 Genesis Energy, OS93.10 Contact Energy, OS57.2 Manawa and OS68.5 Mercury

⁵⁹ OS84.3 Genesis Energy, OS93.10 Contact Energy, OS57.2 Manawa and OS68.5 Mercury

⁶⁰ OS84.3 Genesis Energy, OS93.10 Contact Energy, OS57.2 Manawa and OS68.5 Mercury

⁶¹ OS113.3 Waka Kotahi NZ Transport Agency

5.7 2.5 STRATEGIC DIRECTION 5 ~~SIGNIFICANT AND LOCAL~~ NATIONALLY AND REGIONALLY SIGNIFICANT INFRASTRUCTURE

Infrastructure, as defined in the Resource Management Act generally encompasses physical services and facilities which enable society to function, such as the three waters network, transport, communications, ~~energy~~ electricity⁶² generation, transmission and distribution networks, and any other network utilities undertaken by network utility operators.

Infrastructure is critical to the social and economic wellbeing of people and communities, ~~including providing for their health and safety~~, and has national, regional and local benefits, including the economic, cultural and social wellbeing of people and communities and for their health and safety⁶³. However, inappropriately located or designed land use activities can adversely affect the safe and effective functioning of significant and locally important infrastructure and the natural resources on which they rely on to operate.⁶⁴

The Taupō District plays an important role in the location and provision of ~~n~~Nationally ~~s~~Significant ~~i~~nfrastructure⁶⁵. Its central location and natural resources means that Taupō is home to:

- State highways (1, 5, 30, 32, 41, 46⁶⁶ and 47).
- The National Grid electricity transmission network.
- Renewable electricity generation facilities that connect with the National Grid, accounting for up to 27%⁶⁷ of New Zealand's total electricity demand.
- Airports used for regular air transport services by aeroplanes.

The Taupō District is also home to Regionally Significant Infrastructure including municipal waste water systems, the telecommunications, radiocommunications⁶⁸ and electricity networks.

In addition to nationally and regionally significant infrastructure, local roads and other infrastructure (including ~~d~~Development Infrastructure and ~~a~~Additional ~~i~~nfrastructure⁶⁹) is vital for the ongoing functioning of the District's urban and rural communities.

5.7.1 2.5.2 Objectives

1. The wider benefits and strategic importance of ~~n~~Nationally and ~~r~~Regionally ~~s~~Significant ~~i~~nfrastructure⁷⁰ to the District and wider, ~~including the economic, cultural and social wellbeing of people and communities and for their health and safety~~,⁷¹ are recognised in decision making and land use planning.
2. The local and national benefits of the sustainable development, operation, maintenance and upgrading of electricity transmission and renewable electricity generation resources and activities are recognised and ~~encouraged~~ provided for⁷².

⁶² OS84.8 Genesis Energy, OS57.5 Manawa, OS68.10 Mercury Energy and OS93.15 Contact Energy

⁶³ OS115.33 Te Kotahitanga o Ngati Tuwharetoa

⁶⁴ OS93.13 Contact Energy, OS84.6 Genesis Energy, OS57.5 Manawa and OS68.8 Mercury Energy

⁶⁵ OS110.2, OS110.6 Transpower New Zealand and OS112.1 Radio New Zealand

⁶⁶ OS29.9 Waikato Regional Council

⁶⁷ OS29.10 Waikato Regional Council

⁶⁸ OS112.1 Radio New Zealand Limited

⁶⁹ OS57.1 Manawa and OS93.7 and OS93.9 Contact Energy Limited

⁷⁰ OS110.2, OS110.6 Transpower New Zealand and OS112.1 Radio New Zealand

⁷¹ OS115.33 Te Kotahitanga o Ngati Tuwharetoa

⁷² OS84.7 Genesis Energy Limited, OS93.14 Contact Energy, OS68.9 Mercury Energy

3. Land use in the District will not adversely affect the capacity and the safe and effective functioning of ~~N~~Nationally and ~~R~~Regionally ~~s~~Significant Infrastructure⁷³ and local infrastructure required to service existing and future communities.
4. Local and national transport infrastructure located in the Taupō District operates in a safe and effective manner.

5.7.2 2.5.3 Policy

1. Recognise and provide for the national, regional and local benefits of renewable ~~energy~~ electricity⁷⁴ generation activities and resources, and transmission activities, in relation to climate change, security of supply, and social, and economic wellbeing of people and communities and for their health and safety.
2. Recognise the functional and operational needs associated with the use and development of ~~N~~Nationally and ~~R~~Regionally ~~s~~Significant infrastructure.⁷⁵
3. Subdivision, land use and development will not adversely affect (including reverse sensitivity effects) the effective and safe functioning of infrastructure.
4. Planning and development of infrastructure will consider the needs and the wellbeing of current and future communities.
5. Recognise that infrastructure can have important environmental, economic, cultural and social effects.

⁷³ OS110.2, OS110.6 Transpower New Zealand and OS112.1 Radio New Zealand

⁷⁴ OS84.8 Genesis Energy, OS57.5 Manawa, OS68.10 Mercury Energy and OS93.15 Contact Energy

⁷⁵ OS110.2, OS110.6 Transpower New Zealand and OS112.1 Radio New Zealand

5.8 2.6 STRATEGIC DIRECTION 6 NATURAL ENVIRONMENT VALUES

The Taupō District is characterised by important landscapes and natural areas. These areas are a strong part of the identity to the district and are valued by landowners,⁷⁶ the local communities, including mana whenua, ~~and~~ Some of these areas also hold importance at a national level⁷⁷. As well as being an important part of the District's identity these areas also have a range of important social, cultural and environmental (including intrinsic) values.

The effects of human activities such as built development, vegetation clearance and land development can significantly alter the character of the environment resulting in the loss of these areas and their values. While parts of the District have been significantly modified by human activity, vast areas of the natural landscape remain.

These areas are on a range of public (reserve, forest and national parks) and private land. There is also a high proportion of these areas on Māori land throughout the District which can impact the ability of Māori landowners in undertaking development on their ancestral lands.⁷⁸

5.8.1 2.6.2 Objectives

1. Recognise the importance of the District's natural values and landscapes and their significance to the Taupō District's communities and identity.
2. The protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna from the adverse effects of inappropriate development.
3. Activities which will lead to the enhancement of indigenous biodiversity values will be recognised and provided for.
4. Recognition of the extent of indigenous vegetation and habitat ~~under~~ on Māori land ~~tenure~~⁷⁹, and the need to provide for the important relationship of Māori and their culture and traditions with their ancestral lands and wāhi tapu.
5. The protection of outstanding landscape areas from inappropriate subdivision,⁸⁰ land use and development which may adversely affect their landscape attributes.
6. Recognition of the relationship of tangata whenua with the natural values of their ancestral lands, waterbodies, sites, cultural landscapes, and other natural taonga of significance.
7. The natural character of riparian margins are preserved, and enhanced where appropriate, and protected from inappropriate subdivision, use and development.

5.8.2 2.6.3 Policy

1. Protect areas of significant indigenous vegetation and significant habitats of indigenous fauna from subdivision⁸¹, land use and development activities that will have more than minor effects on the ecological values and processes important to those areas.
2. Support and facilitate those activities which will lead to the long term protection and or enhancement of indigenous biodiversity values.

⁷⁶ OS63.4 Debs Morrison and OS65.4 Richard Thompson

⁷⁷ OS58.7 Pukawa D2 Trust

⁷⁸ OS93.16 Contact Energy Limited

⁷⁹ OS84.9 Genesis Energy OS93.17 Contact Energy

⁸⁰ OS89.12 Department of Conservation

⁸¹ OS89.15 Department of Conservation

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

10 Definitions

Additional Infrastructure - has the same meaning as in the National Policy Statement on Urban Development 2020⁸²

Development Infrastructure - has the same meaning as in the National Policy Statement on Urban Development 2020⁸³

Nationally Significant Infrastructure - has the same meaning as in the National Policy Statement on Urban Development 2020⁸⁴

Regionally Significant Infrastructure - has the same meaning as in the relevant Regional Policy Statement⁸⁵

National Grid - has the same meaning as provided in the National Policy Statement on Electricity Transmission 2008.⁸⁶

⁸² OS57.1 Manawa and OS93.7 and OS93.9 Contact Energy Limited

⁸³ OS57.1 Manawa and OS93.7 and OS93.9 Contact Energy Limited

⁸⁴ OS110.6 Transpower New Zealand

⁸⁵ OS110.2 Transpower New Zealand and OS112.1 Radio New Zealand

⁸⁶ OS110.1 Transpower New Zealand