

Summary of Further Submissions - PC38 Strategic Directions

Category	Name	Organisation	On Behalf Of	Sub Point No	Original Sub Point No	Support/Op-pose	Decision Sought	Summary
2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai	James Ryan		Manawa Energy Limited	FS209.1	22.17	Support	Allow	Manawa Energy supports the Regional Council's responsibility to implement the NPS-FM 2020, as outlined in the submission.
2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai > 2.2.3 Policy	James Ryan		Manawa Energy Limited	FS209.2	22.18	Support	Allow	Manawa Energy supports the Regional Council's responsibility to implement the NPS-FM 2020, as outlined in their submission.
2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai > 2.2.3 Policy	James Ryan		Manawa Energy Limited	FS209.3	22.19	Support	Allow	Manawa Energy supports this submission.
Chapter 2 Strategic Directions	James Ryan		Manawa Energy Limited	FS209.4	22.23	Oppose	Allow	Manawa Energy opposes the submission as it does not include provisions for renewable electricity generation, which is necessary in rural environments.
Plan Change 38 - Strategic Directions	James Ryan		Manawa Energy Limited	FS209.5	26.59	Oppose	Allow	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.
2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai	James Ryan		Manawa Energy Limited	FS209.6	26.60	Support	Allow	Manawa Energy is in support of this submission.
2.5 Strategic Direction 5 Significant and Local Infrastructure	James Ryan		Manawa Energy Limited	FS209.7	29.10	Support	Allow	Manawa Energy supports this submission.
2.4 Strategic Direction 4 Climate Change	James Ryan		Manawa Energy Limited	FS209.8	46.6	Oppose	Allow	Manawa Energy opposes this submission.
2.4 Strategic Direction 4 Climate Change > 2.4.3 Policy	James Ryan		Manawa Energy Limited	FS209.9	46.8	Oppose	Allow	Manawa Energy opposes this submission.
2.4 Strategic Direction 4 Climate Change > 2.4.3 Policy	James Ryan		Manawa Energy Limited	FS209.10	46.9	Oppose	Allow	Manawa Energy is against this submission.
Plan Change 38 - Strategic Directions	James Ryan		Manawa Energy Limited	FS209.11	95.1	Support	Allow	Manawa Energy is in favour of this submission and offers their support.
2.1 Strategic Direction 1 Tangata Whenua	James Ryan		Manawa Energy Limited	FS209.12	95.2	Support	Allow	Manawa Energy has expressed their support for this submission.
2.1 Strategic Direction 1 Tangata Whenua	James Ryan		Manawa Energy Limited	FS209.13	95.6	Oppose	Allow	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.

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2.6 Strategic Direction 6 Natural Environment Values	James Ryan		Manawa Energy Limited	FS209.14	95.9	Oppose	Allow	Manawa Energy opposes the submission that requires offsetting to be a net gain, as they believe it would be detrimental to their operations.
2.6 Strategic Direction 6 Natural Environment Values	James Ryan		Manawa Energy Limited	FS209.15	95.14	Oppose	Allow	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.
2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai	James Ryan		Manawa Energy Limited	FS209.16	66.2	Oppose	Allow	Manawa Energy opposes this submission as they believe it is the responsibility of the Regional Council to implement the NPS-FM 2020.
2.1 Strategic Direction 1 Tangata Whenua > 2.1.3 Policy	James Ryan		Manawa Energy Limited	FS209.17	68.1	Support	Allow	Manawa Energy is in support of this submission.
2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai > 2.2.2 Objective	James Ryan		Manawa Energy Limited	FS209.18	68.2	Support	Allow	Manawa Energy supports this submission.
2.3 Strategic Direction 3 Urban Form and Development > 2.3.2 Objectives	James Ryan		Manawa Energy Limited	FS209.19	68.3	Support	Allow	Manawa Energy is in support of this submission.
2.3 Strategic Direction 3 Urban Form and Development > 2.3.3 Policy	James Ryan		Manawa Energy Limited	FS209.20	68.4	Support	Allow	Manawa Energy supports this submission.
2.4 Strategic Direction 4 Climate Change	James Ryan		Manawa Energy Limited	FS209.21	68.5	Support	Allow	Manawa Energy supports this submission.
2.4 Strategic Direction 4 Climate Change > 2.4.2 Objective	James Ryan		Manawa Energy Limited	FS209.22	68.6	Support	Allow	Manawa Energy fully supports this submission.
2.4 Strategic Direction 4 Climate Change > 2.4.3 Policy	James Ryan		Manawa Energy Limited	FS209.23	68.7	Support	Allow	Manawa Energy supports this submission.
2.5 Strategic Direction 5 Significant and Local Infrastructure	James Ryan		Manawa Energy Limited	FS209.24	68.8	Support	Allow	Manawa Energy supports this submission.
2.5 Strategic Direction 5 Significant and Local Infrastructure > 2.5.2 Objectives	James Ryan		Manawa Energy Limited	FS209.25	68.9	Support	Allow	Manawa Energy supports this submission.
2.5 Strategic Direction 5 Significant and Local Infrastructure > 2.5.3 Policy	James Ryan		Manawa Energy Limited	FS209.26	68.10	Support	Allow	Manawa Energy supports this submission.

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Plan Change 38 - Strategic Directions 2.6.3 Policy	James Ryan		Manawa Energy Limited	FS209.27	68.11	Support	Allow	Manawa Energy supports this submission.
2.3 Strategic Direction 3 Urban Form and Development > 2.3.2 Objectives	James Ryan		Manawa Energy Limited	FS209.82	84.1	Support	Allow	Manawa Energy supports this submission.
2.3 Strategic Direction 3 Urban Form and Development > 2.3.3 Policy	James Ryan		Manawa Energy Limited	FS209.83	84.2	Support	Allow	Manawa Energy fully supports this submission.
2.4 Strategic Direction 4 Climate Change	James Ryan		Manawa Energy Limited	FS209.84	84.3	Support	Allow	Manawa Energy supports this submission.
2.4 Strategic Direction 4 Climate Change > 2.4.2 Objective	James Ryan		Manawa Energy Limited	FS209.85	84.4	Support	Allow	Manawa Energy is in support of this submission.
2.4 Strategic Direction 4 Climate Change > 2.4.3 Policy	James Ryan		Manawa Energy Limited	FS209.86	84.5	Support	Allow	Manawa Energy is in support of this submission.
2.5 Strategic Direction 5 Significant and Local Infrastructure	James Ryan		Manawa Energy Limited	FS209.87	84.6	Support	Allow	Manawa Energy supports this submission.
2.5 Strategic Direction 5 Significant and Local Infrastructure > 2.5.2 Objectives	James Ryan		Manawa Energy Limited	FS209.88	84.7	Support	Allow	Manawa Energy has expressed their support for this submission.
2.5 Strategic Direction 5 Significant and Local Infrastructure > 2.5.3 Policy	James Ryan		Manawa Energy Limited	FS209.89	84.8	Support	Allow	Manawa Energy supports this submission.
Plan Change 38 - Strategic Directions 2.6.2 Objectives	James Ryan		Manawa Energy Limited	FS209.90	84.9	Support	Allow	Manawa Energy supports this submission.
Plan Change 38 - Strategic Directions 2.6.3 Policy	James Ryan		Manawa Energy Limited	FS209.91	84.10	Support	Allow	Manawa Energy is in support of this submission.
Plan Change 38 - Strategic Directions	James Ryan		Manawa Energy Limited	FS209.128	84.47	Support	Allow	Manawa Energy supports this submission.
Plan Change 38 - Strategic Directions	James Ryan		Manawa Energy Limited	FS209.132	93.1	Support	Allow	Manawa Energy is in support of this submission.
Chapter 2 Strategic Directions	James Ryan		Manawa Energy Limited	FS209.133	93.2	Support	Allow	Manawa Energy supports this submission.

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2.1 Strategic Direction 1 Tangata Whenua	James Ryan		Manawa Energy Limited	FS209.134	93.3	Support	Allow	Manawa Energy is in support of this submission.
2.1 Strategic Direction 1 Tangata Whenua > 2.1.2 Objective	James Ryan		Manawa Energy Limited	FS209.135	93.4	Support	Allow	Manawa Energy is in support of this submission.
2.1 Strategic Direction 1 Tangata Whenua > 2.1.3 Policy	James Ryan		Manawa Energy Limited	FS209.136	93.5	Support	Allow	Manawa Energy supports this submission.
2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai	James Ryan		Manawa Energy Limited	FS209.137	93.6	Support	Allow	Manawa Energy supports this submission.
2.3 Strategic Direction 3 Urban Form and Development	James Ryan		Manawa Energy Limited	FS209.138	93.7	Support	Allow	Manawa Energy is in support of this submission.
2.3 Strategic Direction 3 Urban Form and Development > 2.3.2 Objectives	James Ryan		Manawa Energy Limited	FS209.139	93.8	Support	Allow	Manawa Energy supports this submission.
2.3 Strategic Direction 3 Urban Form and Development > 2.3.3 Policy	James Ryan		Manawa Energy Limited	FS209.140	93.9	Support	Allow	Manawa Energy is in support of this submission.
2.4 Strategic Direction 4 Climate Change	James Ryan		Manawa Energy Limited	FS209.141	93.10	Support	Allow	Manawa Energy fully supports this submission.
2.4 Strategic Direction 4 Climate Change > 2.4.2 Objective	James Ryan		Manawa Energy Limited	FS209.142	93.11	Support	Allow	Manawa Energy supports this submission.
2.4 Strategic Direction 4 Climate Change > 2.4.3 Policy	James Ryan		Manawa Energy Limited	FS209.143	93.12	Support	Allow	Manawa Energy supports this submission.
2.5 Strategic Direction 5 Significant and Local Infrastructure	James Ryan		Manawa Energy Limited	FS209.144	93.13	Support	Allow	Manawa Energy supports this submission.
2.5 Strategic Direction 5 Significant and Local Infrastructure > 2.5.2 Objectives	James Ryan		Manawa Energy Limited	FS209.145	93.14	Support	Allow	Manawa Energy supports this submission.
2.5 Strategic Direction 5 Significant and Local Infrastructure > 2.5.3 Policy	James Ryan		Manawa Energy Limited	FS209.146	93.15	Support	Allow	Manawa Energy fully supports this submission.
2.6 Strategic Direction 6 Natural Environment Values	James Ryan		Manawa Energy Limited	FS209.147	93.16	Support	Allow	Manawa Energy fully supports this submission.

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Plan Change 38 - Strategic Directions 2.6.2 Objectives	James Ryan		Manawa Energy Limited	FS209.148	93.17	Support	Allow	Manawa Energy is in support of this submission.
Plan Change 38 - Strategic Directions 2.6.3 Policy	James Ryan		Manawa Energy Limited	FS209.149	93.18	Support	Allow	Manawa Energy supports this submission.
2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai > 2.2.2 Objective	James Ryan		Manawa Energy Limited	FS209.150	93.19	Support	Allow	Manawa Energy supports this submission.
2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai > 2.2.3 Policy	James Ryan		Manawa Energy Limited	FS209.151	93.20	Support	Allow	Manawa Energy is in support of this submission.
2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai > 2.2.3 Policy	James Ryan		Manawa Energy Limited	FS209.152	93.21	Support	Allow	Manawa Energy has expressed their support for this submission.
2.1 Strategic Direction 1 Tangata Whenua	James Ryan		Manawa Energy Limited	FS209.213	89.3	Support	Allow	Manawa Energy supports this submission.
2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai	James Ryan		Manawa Energy Limited	FS209.214	89.4	Oppose	Allow	Manawa Energy opposes the submission as it believes that it is the responsibility of the Regional Council to implement the NPS-FM 2020.
Plan Change 38 - Strategic Directions	James Ryan		Manawa Energy Limited	FS209.215	89.1	Oppose	Allow	Manawa Energy opposes this submission, as they believe the District Council should have their own process and time-frames for implementing the NPS-IB when it comes into effect.
2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai	James Ryan		Manawa Energy Limited	FS209.216	91.3	Oppose	Allow	Manawa Energy opposes this submission, arguing that it is the responsibility of the Regional Council to implement the NPS-FM 2020.
2.4 Strategic Direction 4 Climate Change	James Ryan		Manawa Energy Limited	FS209.217	91.5	Support	Allow	Manawa Energy supports this submission.
2.5 Strategic Direction 5 Significant and Local Infrastructure	James Ryan		Manawa Energy Limited	FS209.218	91.6	Oppose	Allow	Manawa Energy opposes this submission.
2.6 Strategic Direction 6 Natural Environment Values	James Ryan		Manawa Energy Limited	FS209.219	91.7	Support	Allow	Manawa Energy supports this submission.
2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai	James Ryan		Manawa Energy Limited	FS209.220	101.1	Oppose	Allow	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.
2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai	James Ryan		Manawa Energy Limited	FS209.221	101.2	Oppose	Allow	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.

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2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai > 2.2.2 Objective	James Ryan		Manawa Energy Limited	FS209.222	104.3	Oppose	Allow	Manawa Energy opposes the submission as they believe it is the responsibility of the Regional Council to implement the NPS-FM 2020.
2.5 Strategic Direction 5 Significant and Local Infrastructure > 2.5.3 Policy	James Ryan		Manawa Energy Limited	FS209.223	110.6	Support	Allow	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.
2.5 Strategic Direction 5 Significant and Local Infrastructure > 2.5.3 Policy	James Ryan		Manawa Energy Limited	FS209.224	110.7	Support	Allow	Manawa Energy supports this submission and is in favour of the position.
2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai	James Ryan		Manawa Energy Limited	FS209.225	115.4	Oppose	Allow	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.
2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai > 2.2.3 Policy	James Ryan		Manawa Energy Limited	FS209.226	115.5	Oppose	Allow	Manawa Energy opposes the submission as it believes that it is the responsibility of the Regional Council to implement the NPS-FM 2020.
2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai > 2.2.3 Policy	James Ryan		Manawa Energy Limited	FS209.227	115.8	Oppose	Allow	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.
2.5 Strategic Direction 5 Significant and Local Infrastructure > 2.5.2 Objectives	James Ryan		Manawa Energy Limited	FS209.228	115.11	Support	Allow	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.
2.5 Strategic Direction 5 Significant and Local Infrastructure > 2.5.3 Policy	James Ryan		Manawa Energy Limited	FS209.229	115.12	Oppose	Disallow	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.
2.5 Strategic Direction 5 Significant and Local Infrastructure > 2.5.3 Policy	James Ryan		Manawa Energy Limited	FS209.230	115.33	Oppose	Allow	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.
2.3 Strategic Direction 3 Urban Form and Development > 2.3.2 Objectives	Hayley Stronge		Mercury NZ Limited	FS211.1	29.3	Oppose	Disallow	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.
2.3 Strategic Direction 3 Urban Form and Development > 2.3.2 Objectives	Hayley Stronge		Mercury NZ Limited	FS211.2	29.4	Oppose	Disallow	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.

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2.3 Strategic Direction 3 Urban Form and Development > 2.3.3 Policy	Hayley Stronge		Mercury NZ Limited	FS211.3	29.7	Support	Allow	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.
2.3 Strategic Direction 3 Urban Form and Development > 2.3.3 Policy	Hayley Stronge		Mercury NZ Limited	FS211.4	29.8	Oppose	Disallow	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.
2.5 Strategic Direction 5 Significant and Local Infrastructure	Hayley Stronge		Mercury NZ Limited	FS211.5	29.10	Support	Allow	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.
2.6 Strategic Direction 6 Natural Environment Values	Hayley Stronge		Mercury NZ Limited	FS211.6	29.11	Oppose	Disallow	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.
Plan Change 38 - Strategic Directions	Hayley Stronge		Mercury NZ Limited	FS211.8	89.1	Oppose	Disallow	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.
Plan Change 38 - Strategic Directions	Hayley Stronge		Mercury NZ Limited	FS211.9	89.2	Oppose	Disallow	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.
2.5 Strategic Direction 5 Significant and Local Infrastructure	Hayley Stronge		Mercury NZ Limited	FS211.10	91.6	Oppose	Disallow	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).

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2.4 Strategic Direction 4 Climate Change > 2.4.2 Objective	Hayley Stronge		Mercury NZ Limited	FS211.11	114.1	Support	Allow	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.
Plan Change 38 - Strategic Directions	Hayley Stronge		Mercury NZ Limited	FS211.13	115.15	Support	Allow	Mercury is seeking recognition of Te Kaupapa Kaitiaki and that it should be used to provide for the Taupo catchment.
2.6 Strategic Direction 6 Natural Environment Values	Hayley Stronge		Mercury NZ Limited	FS211.31	114.6	Support	Allow	Mercury supports the Strategic Directions' recognition of significant geothermal features.
2.6 Strategic Direction 6 Natural Environment Values	Hayley Stronge		Mercury NZ Limited	FS211.32	114.7	Oppose	Disallow	Mercury opposes the submission point due to the duplication of the summary of the submission point in the Strategic Directions.
2.5 Strategic Direction 5 Significant and Local Infrastructure	Alice Lin		Genesis Energy	FS215.1	91.6	Oppose	Disallow	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.
2.4 Strategic Direction 4 Climate Change	Alice Lin		Genesis Energy	FS215.2	114.18	Support	Allow	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.
2.5 Strategic Direction 5 Significant and Local Infrastructure	Alice Lin		Genesis Energy	FS215.3	110.3	Support	Allow	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.
2.5 Strategic Direction 5 Significant and Local Infrastructure > 2.5.3 Policy	Alice Lin		Genesis Energy	FS215.4	110.6	Support	Allow	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.
2.5 Strategic Direction 5 Significant and Local Infrastructure > 2.5.3 Policy	Alice Lin		Genesis Energy	FS215.5	110.7	Support	Allow	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.
2.5 Strategic Direction 5 Significant and Local Infrastructure	Alice Lin		Genesis Energy	FS215.6	112.1	Support	Allow	Genesis supports the inclusion of the definition for 'regionally significant infrastructure' in the Waikato RPS and agrees to the relief sought.
2.3 Strategic Direction 3 Urban Form and Development > 2.3.3 Policy	Alice Lin		Genesis Energy	FS215.7	59.9	Oppose	Disallow	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.

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2.3 Strategic Direction 3 Urban Form and Development > 2.3.3 Policy	Alice Lin		Genesis Energy	FS215.8	98.9	Oppose	Disallow	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.
Plan Change 38 - Strategic Directions	Alice Lin		Genesis Energy	FS215.9	89.1	Oppose	Disallow	Genesis opposes the relief sought by the submitter as it is outside the scope of the Plan Change.
Plan Change 38 - Strategic Directions	Alice Lin		Genesis Energy	FS215.10	89.2	Support	Allow	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.
2.3 Strategic Direction 3 Urban Form and Development > 2.3.3 Policy	Alice Lin		Genesis Energy	FS215.11	89.7	Oppose	Disallow	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'.
Chapter 2 Strategic Directions	Alice Lin		Genesis Energy	FS215.12	22.23	Oppose	Disallow	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.
Plan Change 38 - Strategic Directions	Alice Lin		Genesis Energy	FS215.13	26.59	Oppose	Disallow	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.
2.5 Strategic Direction 5 Significant and Local Infrastructure	Alice Lin		Genesis Energy	FS215.14	29.10	Support	Allow	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.
Plan Change 38 - Strategic Directions	Alice Lin		Genesis Energy	FS215.15	58.1	Oppose	Disallow	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.
2.5 Strategic Direction 5 Significant and Local Infrastructure > 2.5.3 Policy	Alice Lin		Genesis Energy	FS215.16	115.33	Oppose	Disallow	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.
2.1 Strategic Direction 1 Tangata Whenua	Joan Forret		Pukawa D3 Trust	FS217.1	41.1	Support	Allow	Mana whenua rights should be recognised and protected (as well as listened to).
2.1 Strategic Direction 1 Tangata Whenua	Joan Forret		Pukawa D3 Trust	FS217.2	41.1	Support	Allow	This submitter supports the recognition and protection of Mana whenua rights, as well as listening to their views.
2.1 Strategic Direction 1 Tangata Whenua > 2.1.2 Objective	Joan Forret		Pukawa D3 Trust	FS217.3	41.2	Support	Allow	Mana Whenua should be recognised as a partner in District Plan decision-making and given support to do so.

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2.1 Strategic Direction 1 Tangata Whenua > 2.1.3 Policy	Joan Forret		Pukawa D3 Trust	FS217.4	41.3	Support	Allow	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 Maori land.
2.1 Strategic Direction 1 Tangata Whenua > 2.1.3 Policy	Joan Forret		Pukawa D3 Trust	FS217.5	41.4	Support	Allow	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 Maori land. The submitter supports the amendment to the policy wording.
2.6 Strategic Direction 6 Natural Environment Values	Joan Forret		Pukawa D3 Trust	FS217.6	41.13	Support	Allow	Maori should not be expected to bear the burden of remedying the loss of environmental values, character and amenity on other land.
2.1 Strategic Direction 1 Tangata Whenua	Joan Forret		Pukawa D3 Trust	FS217.7	66.1	Support	Allow	Principles of Te Tiriti o Waitangi should be recognised, as well as iwi aspirations.
Plan Change 38 - Strategic Directions	Joan Forret		Pukawa D3 Trust	FS217.8	89.2	Support	Allow	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 Maori land, and the Director-General is supportive of additional objectives and policies, provided they consider how this applies to Maori land. They have also suggested a hierarchy to the objectives.
2.1 Strategic Direction 1 Tangata Whenua	Joan Forret		Pukawa D3 Trust	FS217.9	89.3	Support	Allow	The Director-General supports the tangata whenua section, in accordance with Part 2 of the RMA and wider planning documents.
Plan Change 38 - Strategic Directions 2.6.2 Objectives	Joan Forret		Pukawa D3 Trust	FS217.10	89.9	Support	Allow	Indigenous vegetation is a matter of national importance.
Plan Change 38 - Strategic Directions 2.6.2 Objectives	Joan Forret		Pukawa D3 Trust	FS217.11	89.10	Support	Allow	The Director-General supports Objective 3, but suggests that Offsetting should also be recognised in this Objective.
Plan Change 38 - Strategic Directions 2.6.2 Objectives	Joan Forret		Pukawa D3 Trust	FS217.12	89.11	Support	Allow	The Director-General generally supports proposed Objective 4.
Plan Change 38 - Strategic Directions 2.6.2 Objectives	Joan Forret		Pukawa D3 Trust	FS217.13	89.12	Support	Allow	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".
Plan Change 38 - Strategic Directions 2.6.2 Objectives	Joan Forret		Pukawa D3 Trust	FS217.14	89.13	Support	Allow	Iwi/hapu/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.
Plan Change 38 - Strategic Directions 2.6.2 Objectives	Joan Forret		Pukawa D3 Trust	FS217.15	89.14	Support	Allow	The original submitter supports Objective 7 which proposes that the natural character of riparian margins should be preserved. However, Maori should have the final say on how to preserve the natural character, whether that be retaining, enhancing, or developing the riparian margin.

Summary of Further Submissions - PC38 Strategic Directions

Plan Change 38 - Strategic Directions 2.6.3 Policy	Joan Forret		Pukawa D3 Trust	FS217.16	89.15	Support	Allow	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. Maori 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.
Plan Change 38 - Strategic Directions 2.6.3 Policy	Joan Forret		Pukawa D3 Trust	FS217.17	89.16	Support	Allow	The original submitter supports proposed Policy 2, which agrees that the natural value of areas of significant indigenous vegetation can be supported.
Plan Change 38 - Strategic Directions 2.6.3 Policy	Joan Forret		Pukawa D3 Trust	FS217.18	89.17	Support	Allow	The original submitter generally supports proposed Policy 3.
2.1 Strategic Direction 1 Tangata Whenua > 2.1.2 Objective	Joan Forret		Pukawa D3 Trust	FS217.21	104.1	Support	Allow	The submitter is suggesting that provisions should be drafted to allow Maori to develop housing that meets their cultural norms, which is not restricted to Maori 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 papakainga on sites within urban areas, including general title land, as well as development on Maori land that meets the needs of the landowners and respects the land, water, significant sites and Wahi tapu. This would allow iwi/hapu/whanau to develop their land for papakainga housing, regardless of whether it is on Maori land or general land held by a Maori entity.
2.1 Strategic Direction 1 Tangata Whenua > 2.1.3 Policy	Joan Forret		Pukawa D3 Trust	FS217.22	104.2	Support	Allow	The submitter is seeking to amend 2.1.3(6) to enable the development of papakainga in urban areas, including on general title land, and on Maori Land, for the purpose of fulfilling the economic and social aspirations of Maori owners. They suggest that Iwi/hapu/whanau should be able to develop their land for papakainga housing, regardless of whether it is Maori Land or general land held by a Maori entity.
2.1 Strategic Direction 1 Tangata Whenua > 2.1.2 Objective	Joan Forret		Pukawa D3 Trust	FS217.23	115.1	Support	Allow	TKNT generally agree with the content of Objective 2.1.2 and support it.
2.1 Strategic Direction 1 Tangata Whenua > 2.1.3 Policy	Joan Forret		Pukawa D3 Trust	FS217.24	115.2	Support	Allow	TKNT have recommended changes to the wording of certain policies to make them more clear and directive in their support of mana whenua.
2.1 Strategic Direction 1 Tangata Whenua > 2.1.2 Objective	Joan Forret		Pukawa D3 Trust	FS217.25	115.3	Support	Allow	TDC should agree to include additional objectives in accordance with Te Kaupapa Kaitiaki, as it is a relevant catchment plan.
2.6 Strategic Direction 6 Natural Environment Values	Joan Forret		Pukawa D3 Trust	FS217.26	115.13	Support	Allow	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.

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Plan Change 38 - Strategic Directions	Joan Forret		Pukawa D3 Trust	FS217.27	115.15	Support	Allow	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.
Plan Change 38 - Strategic Directions	Joan Forret		Pukawa D3 Trust	FS217.28	115.21	Support	Allow	The submitter is in support of Plan Changes 38-43, which should reflect the principles of Te Tiriti/The Treaty of Waitangi.
2.3 Strategic Direction 3 Urban Form and Development > 2.3.3 Policy	Gemma Hayes			FS218.1	106.7	Oppose	Disallow	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.
2.3 Strategic Direction 3 Urban Form and Development > 2.3.2 Objectives	Kirsteen McDonald	McKenzie and Co	Sikka & Aggarwal Investment Limited	FS219.2	29.3	Oppose	Disallow	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.
2.3 Strategic Direction 3 Urban Form and Development > 2.3.2 Objectives	Kirsteen McDonald	McKenzie and Co	Sikka & Aggarwal Investment Limited	FS219.3	29.4	Oppose	Disallow	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.
2.3 Strategic Direction 3 Urban Form and Development > 2.3.3 Policy	Kirsteen McDonald	McKenzie and Co	Sikka & Aggarwal Investment Limited	FS219.4	29.8	Oppose	Disallow	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.
2.4 Strategic Direction 4 Climate Change > 2.4.3 Policy	Kirsteen McDonald	McKenzie and Co	Sikka & Aggarwal Investment Limited	FS219.5	46.9	Oppose	Disallow	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.
Chapter 2 Strategic Directions	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.1	22.23	Support	Allow	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.
2.6 Strategic Direction 6 Natural Environment Values	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.3	29.11	Oppose	Disallow	Federated Farmers opposes the relief sought until there has been an appropriate engagement with landowners affected by the relief sought.
2.4 Strategic Direction 4 Climate Change > 2.4.3 Policy	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.4	57.3	Oppose	Disallow	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.
2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.5	66.2	Support	Allow	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.

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2.3 Strategic Direction 3 Urban Form and Development > 2.3.3 Policy	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.6	68.4	Support	Allow	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.
2.4 Strategic Direction 4 Climate Change > 2.4.3 Policy	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.7	68.7	Oppose	Disallow	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.
2.4 Strategic Direction 4 Climate Change > 2.4.3 Policy	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.8	84.5	Oppose	Disallow	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.
2.5 Strategic Direction 5 Significant and Local Infrastructure > 2.5.2 Objectives	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.9	84.7	Oppose	Disallow	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.
2.3 Strategic Direction 3 Urban Form and Development > 2.3.3 Policy	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.10	89.7	Oppose	Disallow	It is recommended to decline the relief sought as it is inconsistent with the RMA.
Plan Change 38 - Strategic Directions	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.11	90.1	Support	Allow	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.
2.4 Strategic Direction 4 Climate Change > 2.4.3 Policy	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.12	93.12	Oppose	Disallow	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.
2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai > 2.2.2 Objective	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.13	104.3	Oppose	Disallow	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.
2.5 Strategic Direction 5 Significant and Local Infrastructure > 2.5.3 Policy	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.14	110.7	Oppose	Disallow	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.
2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.15	115.4	Support	Allow	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.
2.1 Strategic Direction 1 Tangata Whenua > 2.1.2 Objective	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.127	93.4	Oppose	Disallow	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.

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2.4 Strategic Direction 4 Climate Change > 2.4.3 Policy	Trudi Burney	Transpower New Zealand Limited		FS225.7	57.3	Support	Allow	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.
2.5 Strategic Direction 5 Significant and Local Infrastructure > 2.5.3 Policy	Trudi Burney	Transpower New Zealand Limited		FS225.8	57.5	Support	Allow	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.
2.4 Strategic Direction 4 Climate Change > 2.4.3 Policy	Trudi Burney	Transpower New Zealand Limited		FS225.12	68.7	Support	Allow	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.
2.5 Strategic Direction 5 Significant and Local Infrastructure > 2.5.2 Objectives	Trudi Burney	Transpower New Zealand Limited		FS225.13	68.9	Support	Allow	Transpower supports the relief sought in the original submission for specific National Grid provisions to give effect to the NPSET. However, Transpower suggests using the word 'provided for' instead of 'encouraged' to better reflect the wording of Policy 1 of the NPSET.
2.5 Strategic Direction 5 Significant and Local Infrastructure > 2.5.3 Policy	Trudi Burney	Transpower New Zealand Limited		FS225.14	68.10	Support	Allow	Transpower supports the relief sought in its original submission for specific National Grid provisions in order to give effect to the NPSET.
2.5 Strategic Direction 5 Significant and Local Infrastructure	Trudi Burney	Transpower New Zealand Limited		FS225.22	115.10	Oppose	Disallow	Transpower opposes the relief sought as they believe it is already addressed by the Tangata Whenua Strategic Direction objectives and policies.
2.5 Strategic Direction 5 Significant and Local Infrastructure > 2.5.3 Policy	Trudi Burney	Transpower New Zealand Limited		FS225.23	115.12	Oppose	Disallow	Transpower opposes the relief sought as they believe the matters are already addressed within their Tangata Whenua Strategic Direction objectives and policies.
Chapter 2 Strategic Directions	Trudi Burney	Transpower New Zealand Limited		FS225.24	91.1	Oppose	Disallow	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.
2.5 Strategic Direction 5 Significant and Local Infrastructure	Trudi Burney	Transpower New Zealand Limited		FS225.25	91.6	Oppose	Disallow	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.
2.3 Strategic Direction 3 Urban Form and Development > 2.3.2 Objectives	Carolyn McAlley	Heritage New Zealand Pouhere Taonga		FS226.1	41.7	Oppose	Disallow	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.
2.3 Strategic Direction 3 Urban Form and Development > 2.3.2 Objectives	Carolyn McAlley	Heritage New Zealand Pouhere Taonga		FS226.2	59.3	Oppose	Disallow	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.
2.3 Strategic Direction 3 Urban Form and Development > 2.3.3 Policy	Carolyn McAlley	Heritage New Zealand Pouhere Taonga		FS226.3	89.7	Support	Allow	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.

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2.5 Strategic Direction 5 Significant and Local Infrastructure > 2.5.3 Policy	Carolyn McAlley	Heritage New Zealand Pouhere Taonga		FS226.4	75.3	Oppose	Disallow	HNZPT opposes the proposed amendment to the policy suite as it could have negative effects on cultural and historic heritage.
2.3 Strategic Direction 3 Urban Form and Development > 2.3.3 Policy	Mark Chrisp	Mitchel Daysh Limited	Contact Energy Limited	FS229.1	3.2	Support	Allow	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.
Plan Change 38 - Strategic Directions 2.6.2 Objectives	Mark Chrisp	Mitchel Daysh Limited	Contact Energy Limited	FS229.2	3.4	Support	Allow	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.
2.3 Strategic Direction 3 Urban Form and Development > 2.3.3 Policy	Mark Chrisp	Mitchel Daysh Limited	Contact Energy Limited	FS229.3	3.5	Oppose	Disallow	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.
2.5 Strategic Direction 5 Significant and Local Infrastructure > 2.5.2 Objectives	Mark Chrisp	Mitchel Daysh Limited	Contact Energy Limited	FS229.4	9.1	Oppose	Disallow	Objectives 2.5.2 should remain as notified.
2.5 Strategic Direction 5 Significant and Local Infrastructure > 2.5.3 Policy	Mark Chrisp	Mitchel Daysh Limited	Contact Energy Limited	FS229.5	9.2	Oppose	Disallow	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.
Plan Change 38 - Strategic Directions	Mark Chrisp	Mitchel Daysh Limited	Contact Energy Limited	FS229.6	17.3	Oppose	Disallow	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.
2.3 Strategic Direction 3 Urban Form and Development > 2.3.3 Policy	Mark Chrisp	Mitchel Daysh Limited	Contact Energy Limited	FS229.7	41.11	Oppose	Disallow	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.
2.4 Strategic Direction 4 Climate Change	Mark Chrisp	Mitchel Daysh Limited	Contact Energy Limited	FS229.8	91.5	Oppose	Disallow	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.
2.5 Strategic Direction 5 Significant and Local Infrastructure	Mark Chrisp	Mitchel Daysh Limited	Contact Energy Limited	FS229.9	91.6	Oppose	Disallow	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.
2.6 Strategic Direction 6 Natural Environment Values	Mark Chrisp	Mitchel Daysh Limited	Contact Energy Limited	FS229.12	114.6	Support	Allow	This amendment would acknowledge the significant geothermal features located within the District.

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2.6 Strategic Direction 6 Natural Environment Values	Mark Chrisp	Mitchel Daysh Limited	Contact Energy Limited	FS229.13	114.7	Oppose	Disallow	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.
2.4 Strategic Direction 4 Climate Change	Mark Chrisp	Mitchel Daysh Limited	Contact Energy Limited	FS229.14	114.18	Support	Allow	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.
2.5 Strategic Direction 5 Significant and Local Infrastructure > 2.5.3 Policy	Mark Chrisp	Mitchel Daysh Limited	Contact Energy Limited	FS229.15	110.6	Support	Allow	The relief should be accepted and the definitions should include existing power station sites, associated infrastructure and ancillary activities.
2.5 Strategic Direction 5 Significant and Local Infrastructure > 2.5.3 Policy	Mark Chrisp	Mitchel Daysh Limited	Contact Energy Limited	FS229.16	110.7	Oppose	Disallow	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.
2.5 Strategic Direction 5 Significant and Local Infrastructure	Mark Chrisp	Mitchel Daysh Limited	Contact Energy Limited	FS229.17	112.1	Support	Allow	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.
2.3 Strategic Direction 3 Urban Form and Development > 2.3.3 Policy	Mark Chrisp	Mitchel Daysh Limited	Contact Energy Limited	FS229.18	59.9	Support	Allow	Any amendments proposed that are inconsistent with the relief sought by Contact Energy should be rejected.
2.3 Strategic Direction 3 Urban Form and Development > 2.3.3 Policy	Mark Chrisp	Mitchel Daysh Limited	Contact Energy Limited	FS229.19	98.9	Support	Allow	Accept the relief sought by the submitter insofar as it is consistent with the original submission by Contact Energy.
2.4 Strategic Direction 4 Climate Change > 2.4.3 Policy	Mark Chrisp	Mitchel Daysh Limited	Contact Energy Limited	FS229.20	46.9	Oppose	Disallow	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.
2.5 Strategic Direction 5 Significant and Local Infrastructure > 2.5.2 Objectives	Mark Chrisp	Mitchel Daysh Limited	Contact Energy Limited	FS229.21	115.11	Support	Allow	Accept the relief sought by the submitter insofar as it is consistent with the original submission by Contact Energy.
2.5 Strategic Direction 5 Significant and Local Infrastructure > 2.5.3 Policy	Mark Chrisp	Mitchel Daysh Limited	Contact Energy Limited	FS229.22	115.33	Support	Allow	Reject the relief sought by the submitter insofar as it is inconsistent with the original submission by Contact Energy.

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2.5 Strategic Direction 5 Significant and Local Infrastructure > 2.5.3 Policy	Mark Chrisp	Mitchel Daysh Limited	Contact Energy Limited	FS229.23	115.34	Oppose	Disallow	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.
Plan Change 38 - Strategic Directions	Mark Chrisp	Mitchel Daysh Limited	Contact Energy Limited	FS229.24	89.1	Oppose	Disallow	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.
Plan Change 38 - Strategic Directions	Mark Chrisp	Mitchel Daysh Limited	Contact Energy Limited	FS229.25	89.2	Oppose	Disallow	The submitter is seeking amendments to Plan Change 38 that are beyond the scope of the Plan Change and should be rejected.
2.3 Strategic Direction 3 Urban Form and Development > 2.3.2 Objectives	Mark Chrisp	Mitchel Daysh Limited	Contact Energy Limited	FS229.26	89.5	Oppose	Disallow	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.
2.3 Strategic Direction 3 Urban Form and Development > 2.3.3 Policy	Mark Chrisp	Mitchel Daysh Limited	Contact Energy Limited	FS229.27	89.6	Oppose	Disallow	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/hapu/whanau.
2.3 Strategic Direction 3 Urban Form and Development > 2.3.3 Policy	Mark Chrisp	Mitchel Daysh Limited	Contact Energy Limited	FS229.28	89.7	Oppose	Disallow	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.
Plan Change 38 - Strategic Directions 2.6.2 Objectives	Mark Chrisp	Mitchel Daysh Limited	Contact Energy Limited	FS229.29	89.11	Oppose	Disallow	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.
2.4 Strategic Direction 4 Climate Change	Mark Chrisp	Mitchel Daysh Limited	Contact Energy Limited	FS229.31	22.21	Oppose	Disallow	Contact Energy's proposed amendments to 2.4 Strategic Direction 4 Climate Change should be accepted.
2.4 Strategic Direction 4 Climate Change > 2.4.3 Policy	Mark Chrisp	Mitchel Daysh Limited	Contact Energy Limited	FS229.32	22.22	Oppose	Disallow	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.
Chapter 2 Strategic Directions	Mark Chrisp	Mitchel Daysh Limited	Contact Energy Limited	FS229.33	22.23	Oppose	Disallow	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.
Plan Change 38 - Strategic Directions	Mark Chrisp	Mitchel Daysh Limited	Contact Energy Limited	FS229.34	26.59	Support	Disallow	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.
2.3 Strategic Direction 3 Urban Form and Development > 2.3.2 Objectives	Mark Chrisp	Mitchel Daysh Limited	Contact Energy Limited	FS229.35	29.3	Oppose	Disallow	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.

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2.3 Strategic Direction 3 Urban Form and Development > 2.3.2 Objectives	Mark Chrisp	Mitchel Daysh Limited	Contact Energy Limited	FS229.36	29.4	Oppose	Disallow	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 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'.
2.3 Strategic Direction 3 Urban Form and Development > 2.3.3 Policy	Mark Chrisp	Mitchel Daysh Limited	Contact Energy Limited	FS229.37	29.8	Support	Allow	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.
2.5 Strategic Direction 5 Significant and Local Infrastructure	Mark Chrisp	Mitchel Daysh Limited	Contact Energy Limited	FS229.38	29.10	Support	Allow	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.
2.6 Strategic Direction 6 Natural Environment Values	Mark Chrisp	Mitchel Daysh Limited	Contact Energy Limited	FS229.39	29.11	Oppose	Disallow	The proposal to recognise geothermal vegetation is supported, however the requirement to 'ensure their protection' is opposed by Contact Energy.
Plan Change 38 - Strategic Directions	Mark Chrisp	Mitchel Daysh Limited	Contact Energy Limited	FS229.40	58.1	Oppose	Disallow	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.
2.1 Strategic Direction 1 Tangata Whenua > 2.1.2 Objective	Mark Chrisp	Mitchel Daysh Limited	Contact Energy Limited	FS229.41	58.3	Oppose	Disallow	The relief seeks to amend Strategic Directions Objective 2.1.2 by altering the order of the objectives.
Chapter 2 Strategic Directions	Sarah Cameron		Horticulture New Zealand	FS233.81	91.1	Support	Allow	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.
2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai	Sarah Cameron		Horticulture New Zealand	FS233.82	22.17	Support	Allow	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.
2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai > 2.2.3 Policy	Sarah Cameron		Horticulture New Zealand	FS233.83	22.19	Support	Allow	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.
2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai	Sarah Cameron		Horticulture New Zealand	FS233.84	91.3	Oppose	Disallow	HortNZ has rejected the submission for freshwater policies as they do not align with the council's responsibilities.
Chapter 2 Strategic Directions	Sarah Cameron		Horticulture New Zealand	FS233.85	22.23	Support	Allow	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.

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2.3 Strategic Direction 3 Urban Form and Development > 2.3.3 Policy	Sarah Cameron		Horticulture New Zealand	FS233.86	68.4	Support	Allow	The submitter supports the original submitter's request that development should not conflict with existing activities in the surrounding area. OS68.4 is accepted.
2.3 Strategic Direction 3 Urban Form and Development > 2.3.3 Policy	Sarah Cameron		Horticulture New Zealand	FS233.87	84.2	Support	Allow	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.
2.3 Strategic Direction 3 Urban Form and Development > 2.3.3 Policy	Sarah Cameron		Horticulture New Zealand	FS233.88	93.9	Support	Allow	The submitter supports the original submitter's request that development should not conflict with existing activities in the surrounding area. OS93.9 is accepted.
2.3 Strategic Direction 3 Urban Form and Development > 2.3.3 Policy	Sarah Cameron		Horticulture New Zealand	FS233.89	98.9	Oppose	Disallow	The submitter's proposal to prevent development from conflicting with existing activities in the surrounding area has been rejected.
2.5 Strategic Direction 5 Significant and Local Infrastructure	Sarah Cameron		Horticulture New Zealand	FS233.90	91.6	Support	Allow	The submitter supports OS91.6 and acknowledges the potential impact of infrastructure on existing land uses.
2.5 Strategic Direction 5 Significant and Local Infrastructure > 2.5.2 Objectives	Sarah Cameron		Horticulture New Zealand	FS233.91	110.4	Support	Allow	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).
2.5 Strategic Direction 5 Significant and Local Infrastructure > 2.5.3 Policy	Sarah Cameron		Horticulture New Zealand	FS233.92	68.10	Support	Allow	The submitter supports the changes sought in OS68.10 and also supports the policy of recognising and providing for infrastructure.
2.5 Strategic Direction 5 Significant and Local Infrastructure > 2.5.3 Policy	Sarah Cameron		Horticulture New Zealand	FS233.93	84.8	Support	Allow	This position supports the changes sought in OS84.8 and also supports the policy to recognise and provide for infrastructure.
2.5 Strategic Direction 5 Significant and Local Infrastructure > 2.5.3 Policy	Sarah Cameron		Horticulture New Zealand	FS233.94	93.15	Support	Allow	This position supports the changes sought in OS93.15 and also supports the policy to recognise and provide for infrastructure.
2.5 Strategic Direction 5 Significant and Local Infrastructure > 2.5.3 Policy	Sarah Cameron		Horticulture New Zealand	FS233.95	110.6	Oppose	Disallow	The submitter opposes the original submission and suggests that it should be rejected.
2.5 Strategic Direction 5 Significant and Local Infrastructure > 2.5.3 Policy	Sarah Cameron		Horticulture New Zealand	FS233.96	110.7	Oppose	Disallow	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.
2.5 Strategic Direction 5 Significant and Local Infrastructure	Sarah Cameron		Horticulture New Zealand	FS233.97	112.1	Oppose	Disallow	The submitter is against the submission as they have not provided specific wording for the definitions of nationally and regionally significant infrastructure.

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2.3 Strategic Direction 3 Urban Form and Development > 2.3.2 Objectives	Gurv Singh	Kainga Ora Homes & Communities		FS234.1	29.2	Support	Allow	Kainga Ora supports the amendment to an objective and agrees with the rewording of it, which is in alignment with the NPS-UD.
2.3 Strategic Direction 3 Urban Form and Development > 2.3.3 Policy	Gurv Singh	Kainga Ora Homes & Communities		FS234.2	59.9	Support	Allow	Kainga Ora agrees that clause b is repetitive and supports its removal.
2.3 Strategic Direction 3 Urban Form and Development > 2.3.3 Policy	Gurv Singh	Kainga Ora Homes & Communities		FS234.3	68.4	Oppose	Disallow	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.
2.3 Strategic Direction 3 Urban Form and Development > 2.3.3 Policy	Gurv Singh	Kainga Ora Homes & Communities		FS234.4	84.2	Oppose	Disallow	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.
2.3 Strategic Direction 3 Urban Form and Development > 2.3.3 Policy	Gurv Singh	Kainga Ora Homes & Communities		FS234.5	89.7	Oppose	Disallow	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.
2.5 Strategic Direction 5 Significant and Local Infrastructure > 2.5.3 Policy	Gurv Singh	Kainga Ora Homes & Communities		FS234.6	96.7	Oppose	Disallow	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.
2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai	Gurv Singh	Kainga Ora Homes & Communities		FS234.7	101.2	Support	Allow	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.
2.3 Strategic Direction 3 Urban Form and Development > 2.3.3 Policy	Gurv Singh	Kainga Ora Homes & Communities		FS234.8	59.9	Support	Allow	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.
2.3 Strategic Direction 3 Urban Form and Development > 2.3.3 Policy	Luke Braithwaite	Waka Kotahi NZ Transport Agency (Waka Kotahi)		FS235.2	68.4	Support	Allow	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.
2.3 Strategic Direction 3 Urban Form and Development > 2.3.2 Objectives	Luke Braithwaite	Waka Kotahi NZ Transport Agency (Waka Kotahi)		FS235.6	29.4	Oppose	Disallow	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.
2.5 Strategic Direction 5 Significant and Local Infrastructure	Luke Braithwaite	Waka Kotahi NZ Transport Agency (Waka Kotahi)		FS235.7	29.9	Support	Allow	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.

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2.3 Strategic Direction 3 Urban Form and Development > 2.3.2 Objectives	George Asher	Te Kotahitanga o Ngati Tuwharetoa		FS236.1	29.4	Oppose	Allow	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.
2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai > 2.2.3 Policy	George Asher	Te Kotahitanga o Ngati Tuwharetoa		FS236.2	29.5	Support	Allow	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.
2.6 Strategic Direction 6 Natural Environment Values	George Asher	Te Kotahitanga o Ngati Tuwharetoa		FS236.3	29.11	Oppose	Disallow	Oppose the assignment of SNAs on Maori 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 hapu.
Plan Change 38 - Strategic Directions	George Asher	Te Kotahitanga o Ngati Tuwharetoa		FS236.4	89.1	Oppose	Disallow	This position opposes the assignment of SNAs on Maori owned lands without agreement from local authorities on a fair and equitable process, and compensation for the loss of land use and contributions from Maori land owners. It highlights the disproportionate amount of land assigned as SNAs located on Maori land, and the lack of consultation with Maori land owners and their representatives.
Plan Change 38 - Strategic Directions	George Asher	Te Kotahitanga o Ngati Tuwharetoa		FS236.5	89.2	Support	Allow	TKNT supports the inclusion of an objective and policy on compensation as a priority, with an emphasis on Maori land and Maori owned land. This would be part of the provision for SNAs.
2.1 Strategic Direction 1 Tangata Whenua	George Asher	Te Kotahitanga o Ngati Tuwharetoa		FS236.6	89.3	Support	Allow	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 "mataranga" to "matauranga". Agree that iwi/hapu/whanau are best placed to provide specific comments on the content and wording of the chapter.
2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai	George Asher	Te Kotahitanga o Ngati Tuwharetoa		FS236.7	89.4	Support	Allow	The submitter supports iwi/hapu/whanau requests for changes consistent with Te Kaupapa Kaitiaki and wider planning documents. It is agreed that iwi/hapu/whanau are best placed to provide comments on the appropriateness of the content and wording of the cultural objectives and policies.
2.3 Strategic Direction 3 Urban Form and Development > 2.3.3 Policy	George Asher	Te Kotahitanga o Ngati Tuwharetoa		FS236.8	89.6	Support	Allow	This position supports iwi/hapu/whanau requests for changes to the Papakainga policy and endorses their ability to provide specific comments on the content and wording of the policy.

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2.3 Strategic Direction 3 Urban Form and Development > 2.3.3 Policy	Lucy Edwards		New Zealand Defence Force	FS237.1	68.4	Support	Allow	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.
2.5 Strategic Direction 5 Significant and Local Infrastructure > 2.5.3 Policy	Lucy Edwards		New Zealand Defence Force	FS237.2	68.10	Support	Allow	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.
2.5 Strategic Direction 5 Significant and Local Infrastructure	Lucy Edwards		New Zealand Defence Force	FS237.3	110.3	Support	Allow	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.
Chapter 2 Strategic Directions	Kaaren Rosser	EnviroNZ		FS238.13	22.23	Oppose	Disallow	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.
2.3 Strategic Direction 3 Urban Form and Development > 2.3.3 Policy	Kaaren Rosser	EnviroNZ		FS238.25	29.7	Support	Allow	The submitter agrees that changes to plans should be made in accordance with the National Planning Standards format.
2.3 Strategic Direction 3 Urban Form and Development > 2.3.3 Policy	Kaaren Rosser	EnviroNZ		FS238.31	57.1	Support	Allow	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.
2.3 Strategic Direction 3 Urban Form and Development > 2.3.2 Objectives	Kaaren Rosser	EnviroNZ		FS238.42	68.3	Support	Allow	EnviroNZ supports the idea of separating urban activities from the regional landfill, which would benefit the overall objective.
2.3 Strategic Direction 3 Urban Form and Development > 2.3.3 Policy	Kaaren Rosser	EnviroNZ		FS238.43	68.4	Support	Allow	The submitter supports further consideration of subdivision effects beyond the adjoining property, and agrees that reverse sensitivity effects do not arise from existing uses.
2.5 Strategic Direction 5 Significant and Local Infrastructure > 2.5.2 Objectives	Kaaren Rosser	EnviroNZ		FS238.44	68.9	Support	Allow	This submission supports the proposed amendment to strengthen 2.5.1(1) of the document.
2.5 Strategic Direction 5 Significant and Local Infrastructure > 2.5.2 Objectives	Kaaren Rosser	EnviroNZ		FS238.45	68.9	Support	Allow	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.

