



Taupō District Plan
REVIEW

Te Arotakenga i te Mahere ā-Rohe o Taupō

Section 32 Evaluation Report:
Plan Change 42 Rural Chapter - General
Rural Environment and Rural Lifestyle
Environment

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Introduction

This report is the summary evaluation report for the review of the Rural Environment of the Taupō Operative District Plan ('ODP'). This evaluation report is prepared to fulfil the requirements of Section 32 of the Resource Management Act 1991 ('the RMA').

The Rural Environment is proposed to be split between the General Rural Environment and the Rural Lifestyle Environment. The reasoning for such and its suitability to the Taupō context is provided below. This is a substantial change from the ODP, where the Rural Environment was applied to virtually all land located outside of urban areas within the district. There was no spatial provision for lifestyle or rural-residential development within the ODP, with the resource consent process primarily being the means through which decisions were made on the suitability of rural-residential development in a particular location. The Rural Lifestyle Environment provisions therefore represent a significant change in approach to the ODP in this regard.

The ODP, adopted in 2007, had a permissive environmental effects-based approach, with no direction about where future urban growth should go. The existing Rural Environment framework from the ODP was a strongly environmentally effects-based set of provisions that enabled a wide variety of rural activities subject to assessment against a set of performance standards, and if resource consent was required with a set of objectives and policies. Each subdivision application was addressed on a case-by-case basis, and this led to the rural environment coming under significant pressure from ad-hoc lifestyle subdivision applications through the early 2000s.

Taupō 2050 District Growth Strategy and the Mapara Valley Structure Plan were strategic planning documents released shortly after this period, to provide greater strategic direction to housing growth within rural areas of the district. This was in recognition that the strongly effects-based approach of the ODP did not provide any strategic direction as to preferred locations for rural-residential development within the rural parts of the district. The district growth strategy was developed to respond to this pressure and was followed by a suite of changes to strengthen urban growth provisions within the ODP to take a more strategic approach to urban growth. The district growth strategy was subsequently revised in 2018.

The Mapara Valley Structure Plan

The Mapara Valley Structure Plan was adopted on 3 April 2009, it was then subsequently put into the Taupō District Plan through a Plan Change process. The structure plan was primarily a response to pressure at the time for urban development within the Mapara Valley. Due to multiple landowners all expressing a desire to develop, the Council took a lead role in developing the Structure Plan to ensure a coordinated approach. The Structure Plan was based on growth projections that were formulated within the Taupō District Growth Strategy developed 2006, Taupō District 2050 (TD2050).

In reality the district has not seen the level of growth that had been anticipated in 2006. This is partly due to the Global Financial Crisis that started in 2008, which slowed the economy and caused a step change in the flow of credit to facilitate development. This is particularly relevant in a district where approximately one third of the housing is holiday homes.

In the review of the TD2050 in 2018 it was determined that the Mapara Valley growth area was no longer required. This was based on sufficient growth areas within the urban areas to meet the medium and long term future growth. Action 4 of TD2050 2018 was to revoke the Mapara Valley Structure Plan. The current provisions within the Mapara Valley are also causing issues with general anticipated development of rural land, given the urban provisions that apply.

Taupō District 2050

TD2050 (2018) can be viewed here:

<https://www.Taupōdc.govt.nz/repository/libraries/id:25026fn3317q9slqygym/hierarchy/our-council/policies-plans-and-bylaws/district-strategies/td2050-growth-management->

[strategy/documents/Taupō%20District%202050%20District%20Growth%20Management%20Strategy.pdf](#)

The district growth strategy signalled that through the review of the ODP that the following would be considered in detail:

- Prevent the urbanisation of the rural environment.
- Protect functional activities within the rural environment.
- Consolidate rural lifestyle opportunities within existing areas.
- Ensure that the district plan allows for appropriate and sustainable alternatives to farming.

Plan Change 19 to the ODP presented a change to this approach as it sought to also protect the productive capacity of rural land. Plan Change 19 introduced new subdivision rules and included a revision of the minimum lot size in the Rural Environment to ten hectares. It also introduced provisions that saw creation of rural lots smaller than four hectares become a non-complying activity. The protection of the Rural Environment, its land uses, amenity and character and providing for efficient and sustainable resource use by concentrating growth within identified areas was the focus of Plan Change 19.

Review of the Rural Chapter

Several reports have been relied upon to inform Council decision-making in formulating the reviewed rural chapter of the ODP. These are as follows:

- District Plan Monitoring Report and Issues Identification, undated, Taupō District Council
- Taupō District Plan Review – Issues and Options Report: Rural Section, undated, Taupō District Council
- Taupō Rural Lifestyle Economic Assessment, June 2019, Property Economics Limited
- Taupō District Plan Noise Review, 8 July 2020, Styles Group Limited

The '*District Plan Monitoring Report and Issues Identification*' report discussed the performance of the ODP in responding to the key resource management issues identified within that document. The report sets out data that has been collected on development and other trends and provides commentary in respect of the key issues to inform the preparation of the Rural Environment. In particular to gain a greater understanding of potential problems or opportunities to inform the plan change process.

The '*Taupō District Plan Review – Issues and Options Report: Rural Section*' report was prepared as part of community and stakeholder engagement undertaken by Council in 2019 and 2020. The report presents options for dealing with the key issues that have been identified for the rural area, provides a description of the national and regional context for decision-making on rural issues, and provides commentary on those options with preferred approaches identified.

Glossary

Throughout this report there are a number of times where an external document is referred to, often by an abbreviation. This section provides a list of these documents, and the appropriate abbreviation.

Document	Abbreviation	Comment
Operative District Plan	ODP	The Taupō District Plan which was made operative on 11 October 2007.
Waikato Regional Policy Statement	WRPS	The Waikato Regional Policy Statement which was made operative on 20 May 2016.
Bay of Plenty Regional Policy Statement	BOPRPS	The Bay of Plenty Regional Policy Statement which was made operative on 1 October 2014.

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Hawkes Bay Regional Policy Statement	HBRPS	The Hawkes Bay Regional Policy Statement which was made operative on 28 August 2006.
Manawatu-Whanganui Regional Policy Statement	MWRPS	The Manawatu-Whanganui Regional Policy Statement which was made operative on 25 November 2014.
National Policy Statement	NPS	Several as promulgated by the government, see https://www.mfe.govt.nz/rma/rma-legislative-tools/national-policy-statements
National Environment Standard	NES	Several as promulgated by the government, see https://www.mfe.govt.nz/rma/rma-legislative-tools/national-environmental-standards

Section 32 RMA

This report has been prepared in accordance with the requirements of section 32 of the RMA. Broadly, a section 32 evaluation involves the following steps:

- identifying the resource management issue
- evaluating the extent to which any objective is the most appropriate way to achieve the purpose of the RMA
- identifying alternative policies and methods of achieving the objective
- assessing the effectiveness of alternative policies and methods
- assessing the benefits and costs of the proposed and alternative policies, rules, or other methods
- examining the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules, or other methods (meaning the nature and extent of the issue and the appropriateness of the provision)
- deciding which method or methods are the most appropriate given their likely effectiveness and their likely cost, relative to the benefit that would likely deliver
- carrying out the evaluation outlined above before the provisions being adopted and summarising the evaluation in a report.

The purpose of this report is to summarise the process and evaluations undertaken by Council and their consultants in formulating the rural chapter of the ODP.

The following are key terms in applying section 32 of the RMA:

Appropriateness - means the suitability of the plan provision to its proposed purpose. It has two related meanings:

In the context of section 32(3)(a) (evaluation of appropriateness of objectives) its meaning may (depending on the circumstances) include:

- relevancy
- usefulness
- achievability
- reasonableness

In the context of section 32(3)(b) (appropriateness of policies, rules or other methods) it includes the extent to which the provisions will be:

- effective
- efficient

Effectiveness - means how successful a particular option is or will be in achieving the stated objective. How successful an option is can be measured in terms of not just whether an objective will

be achieved outright; but alternatively, it may relate to the extent to which progress will be made even if the objective will not be met in full. The speed at which progress is made may also be a relevant consideration.

Efficiency - means where the benefits will outweigh the costs, either immediately or over time. The most efficient policy or method will achieve the stated objective with the greatest benefit and at the least cost. Efficiency is not to be confused with the terms 'net benefit' or 'net present value' (a measure that implies that all benefits and costs can be converted to a common 'currency' and netted off against one another to generate a single measure).

Costs and benefits may be quantitative, semi-quantitative and/or qualitative. A mixture of these have been relied upon in formulating this section 32 report. Section 32 in full is as follows:

<http://www.legislation.govt.nz/act/public/1991/0069/latest/DLM232582.html>:

Section 32 Requirements for preparing and publishing evaluation reports

(1) An evaluation report required under this Act must—

(a) examine the extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of this Act; and

(b) examine whether the provisions in the proposal are the most appropriate way to achieve the objectives by—

(i) identifying other reasonably practicable options for achieving the objectives; and

(ii) assessing the efficiency and effectiveness of the provisions in achieving the objectives; and

(iii) summarising the reasons for deciding on the provisions; and

(c) contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal.

(2) An assessment under subsection (1)(b)(ii) must—

(a) identify and assess the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions, including the opportunities for—

(i) economic growth that are anticipated to be provided or reduced; and

(ii) employment that are anticipated to be provided or reduced; and

(b) if practicable, quantify the benefits and costs referred to in paragraph (a); and

(c) assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.

(3) If the proposal (an amending proposal) will amend a standard, statement, national planning standard, regulation, plan, or change that is already proposed or that already exists (an existing proposal), the examination under subsection (1)(b) must relate to—

(a) the provisions and objectives of the amending proposal; and

(b) the objectives of the existing proposal to the extent that those objectives—

(i) are relevant to the objectives of the amending proposal; and

(ii) would remain if the amending proposal were to take effect.

(4) If the proposal will impose a greater or lesser prohibition or restriction on an activity to which a national environmental standard applies than the existing prohibitions or restrictions in that standard, the evaluation report must examine whether the prohibition or restriction is justified in the circumstances of each region or district in which the prohibition or restriction would have effect.

(4A) If the proposal is a proposed policy statement, plan, or change prepared in accordance with any of the processes provided for in [Schedule 1](#), the evaluation report must—

(a) summarise all advice concerning the proposal received from iwi authorities under the relevant provisions of [Schedule 1](#); and

(b) summarise the response to the advice, including any provisions of the proposal that are intended to give effect to the advice.

(5) The person who must have particular regard to the evaluation report must make the report available for public inspection—

(a) as soon as practicable after the proposal is made (in the case of a standard, regulation, national policy statement, or New Zealand coastal policy statement); or

(b) at the same time as the proposal is notified.

(6) In this section,—

objectives means,—

(a) for a proposal that contains or states objectives, those objectives:

(b) for all other proposals, the purpose of the proposal

proposal means a proposed standard, statement, national planning standard, regulation, plan, or change for which an evaluation report must be prepared under this Act

provisions means,—

(a) for a proposed plan or change, the policies, rules, or other methods that implement, or give effect to, the objectives of the proposed plan or change:

(b) for all other proposals, the policies or provisions of the proposal that implement, or give effect to, the objectives of the proposal.

Section 32AA of the RMA sets out the requirements for further evaluations as necessary following notification of a plan change. This relates to the public submission, hearings and decisions process, and recording evaluations in respect of changes to the notified provisions through these processes. If section 32AA evaluations are necessary, they will be added to this report as an addendum or be attached separately with the decisions released on the rural chapter of the ODP at the appropriate time.

Much of the above section has been sourced from the Quality Planning website. (<https://www.qualityplanning.org.nz/>).

Statutory Planning Context

Legislative Context

The RMA provides the primary statutory context for the making of district plans. In particular Part 2 of the RMA the purpose and principles of the legislation, section 31 regarding the functions of a territorial authority, section 32 as described in the previous section, and sections 72-77 being the purpose and contents of district plans.

There are also a wide range of other statutory documents that have been considered throughout the section 32 evaluations undertaken by Council as summarised in this report. These are as described below.

Te Ture Whaimana - Vision and Strategy for the Waikato River

Te Ture Whaimana o Te Awa o Waikato – The Vision and Strategy for the Waikato River (‘the Vision and Strategy’) was immediately incorporated into the Waikato Regional Policy Statement and has the status of a national policy statement. The Vision and Strategy is intended by Parliament to be the primary direction-setting document for the Waikato River and activities within its catchment affecting the Waikato River. The Vision and Strategy was adopted by the Waikato River Authority (‘WRA’) as Plan Change 42 - Rural Environment Section 32 Report

part of the settlement process in accordance with the legislation. The ultimate vision is: “*the Waikato River will be safe for people to swim in and take food from over its entire length.*” The Vision and Strategy then has thirteen objectives that amplify this overall vision:

In order to realise the Vision, the following objectives will be pursued:

- a. *The restoration and protection of the health and wellbeing of the Waikato River.*
- b. *The restoration and protection of the relationship of Waikato-Tainui with the Waikato River, including their economic, social, cultural, and spiritual relationships.*
- c. *The restoration and protection of the relationship of Waikato River iwi according to their tikanga and kawa, with the Waikato River, including their economic, social, cultural and spiritual relationships.*
- d. *The restoration and protection of the relationship of the Waikato region’s communities with the Waikato River including their economic, social, cultural and spiritual relationships.*
- e. *The integrated, holistic and coordinated approach to management of the natural, physical, cultural and historic resources of the Waikato River.*
- f. *The adoption of a precautionary approach towards decisions that may result in significant adverse effects on the Waikato River, and in particular those effects that threaten serious or irreversible damage to the Waikato River.*
- g. *The recognition and avoidance of adverse cumulative effects, and potential cumulative effects, of activities undertaken both on the Waikato River and within its catchments on the health and wellbeing of the Waikato River.*
- h. *The recognition that the Waikato River is degraded and should not be required to absorb further degradation as a result of human activities.*
- i. *The protection and enhancement of significant sites, fisheries, flora and fauna.*
- j. *The recognition that the strategic importance of the Waikato River to New Zealand’s social, cultural, environmental and economic wellbeing requires the restoration and protection of the health and wellbeing of the Waikato River.*
- k. *The restoration of water quality within the Waikato River so that it is safe for people to swim in and take food from over its entire length.*
- l. *The promotion of improved access to the Waikato River to better enable sporting, recreational, and cultural opportunities.*
- m. *The application to the above of both maatauranga Maaori and latest available scientific methods.*

There are also twelve strategies to achieve the objectives:

1. *Ensure that the highest level of recognition is given to the restoration and protection of the Waikato River.*
2. *Establish what the current health status of the Waikato River is by utilising maatauranga Maaori and latest available scientific methods.*
3. *Develop targets for improving the health and wellbeing of the Waikato River by utilising maatauranga Maaori and latest available scientific methods.*
4. *Develop and implement a programme of action to achieve the targets for improving the health and wellbeing of the Waikato River.*
5. *Develop and share local, national and international expertise, including indigenous expertise, on rivers and activities within their catchments that may be applied to the restoration and protection of the health and wellbeing of the Waikato River.*
6. *Recognise and protect waahi tapu and sites of significance to Waikato-Tainui and other Waikato River iwi (where they so decide) to promote their cultural, spiritual and historic relationship with the Waikato River.*

7. Recognise and protect appropriate sites associated with the Waikato River that are of significance to the Waikato regional community.

8. Actively promote and foster public knowledge and understanding of the health and wellbeing of the Waikato River among all sectors of the Waikato regional community the WRA would like to achieve in order to meet the vision.

9. Encourage and foster a 'whole of river' approach to the restoration and protection of the Waikato River, including the development, recognition and promotion of best practice methods for restoring and protecting the health and wellbeing of the Waikato River.

10. Establish new, and enhance existing, relationships between Waikato-Tainui, other Waikato River iwi (where they so decide), and stakeholders with an interest in advancing, restoring and protecting the health and wellbeing of the Waikato River.

11. Ensure that cumulative adverse effects on the Waikato River of activities are appropriately managed in statutory planning documents at the time of their review.

12. Ensure appropriate public access to the Waikato River while protecting and enhancing the health and wellbeing of the Waikato River

The ODP is required to 'give effect to' the Vision and Strategy given its status as a national policy statement. An evaluation of how the ODP Rural Chapter gives effect to the Vision and Strategy is provided in **Appendix 3**.

Te Kaupapa Kaitiaki

Te Kōpu ā Kānapanapa is a co-governance body for Lake Taupō. Te Kōpu ā Kānapanapa have developed a high-level management plan for the Taupō Catchment with an aim of helping to protect, restore and enhance its environmental, cultural and spiritual health.

The plan, Te Kaupapa Kaitiaki, is underpinned by Ngāti Tūwharetoa tikanga and values and provides governance and direction to those who have a role in or responsibility for the health and wellbeing of the Taupō Catchment.

Te Kaupapa Kaitiaki has the following vision statement:

For a healthy Taupō Catchment that is capable of sustaining the whole community and that is managed in a manner that reflects Ngāti Tūwharetoa tikanga.

This vision establishes the context for a set of objectives, issues and desired outcomes for the Taupō Catchment in order to:

1. Promote the sustainable and integrated management of the Taupō Catchment for the benefit of Ngāti Tūwharetoa and all people within the catchment;
2. 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,
3. Respect Ngāti Tūwharetoa tikanga in the management of the Taupō Catchment.

The objective of Te Kaupapa Kaitiaki is to support Ngāti Tūwharetoa hapū to exercise their mana and kaitiakitanga of the Taupō Catchment while enabling local authorities to understand the issues of significance to tāngata whenua, and how they can be resolved in a manner consistent with Ngāti Tūwharetoa tikanga and values.

On adoption the District Plan will be required to recognise and provide for Te Kaupapa.

The plan is structured with reference to 'Ngā Pou e Toru' which are the three pou or pillars which, when combined reflects the aspirations for redress of ngā hapū o Ngāti Tūwharetoa. The three pou are:

- Tongariro te Maunga
- Te Mātāpuna o te Wai, Te Ahi Tāmou
- Tūwharetoa te Iwi, Tūwharetoa te Hapū

The issues, objectives and outcomes in the plan are structured under these pou as follows:

1. Tongariro Te Maunga
 - a. Mana whakahaere | Authority and control
 - b. Te whanake | Sustainable development
 - c. Torowhanui | Holistic approach
 - d. Kaitiakitanga | Intergenerational sustainable guardianship
2. Te Mātāpuna o te Wai, te Ahi Tāmou
 - a. Te orange me nga hua o te taiao | health and benefits of the environment
 - b. Nga taonga tuku iho | treasures handed down from generation to generation
 - c. Taurima | To treat with care, to tend, to foster
 - d. Te waiora me ngā mahinga kai | Life giving waters and customary food gathering
 - e. Kia whakariti | Arrange, adjust, organise, balance, fulfil, perform
3. Tūwharetoa te iwi, Tūwharetoa te hapū
 - a. Te oranga o te tangata | Community health and wellbeing
 - b. Ngā mahi a te rēhia me te ahumahi tāpoi | Recreation and tourism
 - c. Kia mōhio | To know, understand, realise, comprehend, recognise

The issues, objectives and outcomes that sit under each of these pou have been considered in the development of the Strategic Directions chapter. Key concepts and outcomes have been reflected in the proposed objectives and policies, specifically in the following sections:

- Strategic Direction 1 – Tāngata Whenua
- Strategic Direction 2 – Freshwater Quality | Te Mana O Te Wai
- Strategic Direction 4 – Climate Change
- Strategic Direction 6 – Natural Environment Values

Some of the matters raised in the document are more relevant to regional councils (i.e. geothermal resources) and others could be considered in the detailed methods of the District Plan. It is considered that the pou are recognised and provided for at a strategic level in the proposed objectives and policies in the Strategic Directions chapter.

Within the rural chapter objective 3b.2.7 Papakāinga and 3b.2.8 Tangata Whenua and their associated policy and provisions in particular, 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

It is also acknowledged that Te Kaupapa Kaitiaki is a draft document and is likely to be revised as a result of submissions prior to adoption. The extent that the strategic directions are recognising and providing for the final document will need to be considered as the proposed District Plan provisions proceed through the first schedule process.

Ngāti Manawa Claims Settlement Act 2012 and the Ngāti Whare Claims Settlement Act 2012

The Ngāti Manawa Claims Settlement Act 2012 established the Rangitāiki River Forum, with representation from local authorities (Whakatane District Council, Bay of Plenty Regional Council and Taupō District Council), Ngāti Whare, Ngāti Manawa, Ngāti Awa and Ngāti Tuwharetoa (Bay of Plenty) iwi. The Rangitāiki River Forum developed the Rangitāiki River document (Te Ara Whānui o Rangitāiki – Pathways of the Rangitāiki).

The Bay of Plenty Regional Policy Statement must recognise and provide for the vision, objectives and desired outcomes of the Rangitāiki River document. The vision for the Rangitāiki River is ‘a healthy river, valued by the community, protected for future generations. Tihe Mauri ora.’ ‘E ora ana te mauri o te awa o Rangitāiki, e manaakitia ana e te iwi, e tiakina ana mo ngā whakatipuranga o muri mai. Tihe Mauri Ora.’

The Rangitāiki River and its tributaries have played an important role in the lives of the many Bay of Plenty hapu and iwi that live alongside them. As kaitiaki, hapu and iwi traditionally carried the responsibility of ensuring the health and wellbeing of the Rangitāiki River and its resources, for the benefit of present and future generations. All persons exercising functions and powers under the RMA that affect the Rangitāiki River must have particular regard to the habitat of tuna (*anguilla dieffenbachia* and *anguilla australis*) in that river. This relates only to a small portion of the Taupō District in the north. The legislation has been considered in evaluations for that portion of the district.

Ngāti Tuwharetoa, Raukawa, and Te Arawa River Iwi Waikato River Act 2010

The overarching purpose of the legislation is to restore and protect the health and wellbeing of the Waikato River for present and future generations. Amongst several significant features of the legislation, it provides co-management arrangements for the Waikato River. The legislation is being given effect to through joint management agreements with the iwi, and through the statutory importance of Te Ture Whaimana o Te Awa o Waikato – The Vision and Strategy for the Waikato River.

The National Planning Standards

The National Planning Standards were gazetted in April 2019. In 2020 as part of the wider district plan review, a draft rural chapter was prepared with two environments. As the whole plan review was not then progressed, some of the approach has now been brought through into this proposed Rural Environment. Whilst the NPS format has not been adopted for the entire plan, and where possible the definitions and context have been utilised for this plan change.

The NPS identifies four rural environments that are available for use, with a description for each. These are:

- o General Rural Environment
- o Rural Production Environment
- o Rural Lifestyle Environment
- o Rural Settlement Environment.

The decision has been made by Council to utilise two of these rural environments, being the General Rural Environment and the Rural Lifestyle Environment. The other two environments were not considered suitable for the characteristics of the district and/or were unnecessary. This assessment is summarised in **Appendix 1**.

The environment descriptions for these two environments are:

General Rural Environment - Areas used predominantly for primary production activities, including intensive indoor primary production. The environment may also be used for a range of activities that support primary production activities, including associated rural industry, and other activities that require a rural location.

Rural Lifestyle Environment - Areas used predominantly for a residential lifestyle within a rural environment on lots smaller than those of the General Rural and Rural Production environments, while still enabling primary production to occur.

The National Planning Standards also provide a number of optional tools that can be used, such as special purposes environments and the use of overlays.

National Policy Statements

National Policy Statements ('NPS') enable Government to prescribe objectives and policies for matters of national significance which are relevant to achieving the sustainable management purpose of the RMA. An NPS may also give particular direction to local authorities as to how they should 'give effect to' the policies and objectives of the NPS.

NPSs set objectives and policies for matters of national significance and provide government direction. The RMA requires that pursuant to section 75(3)(ba) a district plan must 'give effect to' any national policy statements. NPSs currently in effect are:

- National Policy Statement on Urban Development 2020
- National Policy Statement for Freshwater Management 2020
- National Policy Statement for Renewable Energy Generation 2011
- National Policy Statement on Electricity Transmission 2011
- New Zealand Coastal Policy Statement 2010

The NPS for Freshwater Management relates to regional jurisdiction, and the New Zealand Coastal Policy Statement has no relevance to the Taupō district. The NPS on Urban Development (NPSUD) has some relevance to the topic, although it focuses on urban growth and housing provision within urban environments. The relevance is in terms of the contribution that rural-residential development makes to wider district housing provision, and this is discussed in this report. The NPSUD is about recognising the national significance of:

- urban environments and the need to enable such environments to develop and change; and
- providing sufficient development capacity to meet the needs of people and communities and future generations in urban environments.

The NPS for Renewable Energy Generation and the NPS on Electricity Transmission are only responded to within this report to the extent that any changes are proposed in response to these topics.

There are also two proposed NPSs being formulated by the government that may take effect prior to the notification of the Rural Environment plan change. These are the Proposed NPS for Indigenous Biodiversity and the Proposed NPS for Highly Productive Land. Both will have relevance to the rural chapter of the ODP, with further review required if they take effect prior to notification.

National Policy Statement – Highly Productive Land (2022)

Note this section was inserted by resolution of Council on 27 September 2022, following the National Policy Statement – Highly Productive Land (NPS-HPL) being gazetted on 19 September 2022.

The NPS-HPL comes into force on 17 October 2022 and will have statutory effect from that date, even prior to specific matters being addressed in the Waikato Regional Policy Statement and Taupō District Plan.

The NPS-HPL Objective is that:

2.1 Objective Highly productive land is protected for use in land-based primary production, both now and for future generations.

Respective relevant policies include:

Policy 1:	Highly productive land is recognised as a resource with finite characteristics and longterm values for land-based primary production.
Policy 4:	The use of highly productive land for land-based primary production is prioritised and supported.
Policy 6:	The rezoning and development of highly productive land as rural lifestyle is avoided, except as provided in this National Policy Statement.

In terms of this Plan Change the following is noted:

- Highly productive land is considered to be Land Use Classes (LUC) 1, 2 or 3 land¹.
- Territorial Authorities must avoid rezoning of highly productive land for rural lifestyle except as provided for in clause 3.10².
- Clause 3.10 allows an exemption for rezoning highly productive land which is subject to permanent or long-term constraints as follows:

(1) *Territorial authorities may only allow highly productive land to be subdivided, used, or developed for activities not otherwise enabled under clauses 3.7, 3.8, or 3.9 if satisfied that:*

(a) *there are permanent or long-term constraints on the land that mean the use of the highly productive land for land-based primary production is not able to be economically viable for at least 30 years; and*

(a) *the subdivision, use, or development:*

- (i) *avoids any significant loss (either individually or cumulatively) of productive capacity of highly productive land in the district; and*
- (i) *avoids the fragmentation of large and geographically cohesive areas of highly productive land; and*
- (ii) *avoids if possible, or otherwise mitigates, any potential reverse sensitivity effects on surrounding land-based primary production from the subdivision, use, or development; and*

(b) *the environmental, social, cultural and economic benefits of the subdivision, use, or development outweigh the long-term environmental, social, cultural and economic costs associated with the loss of highly productive land for land-based primary production, taking into account both tangible and intangible values.*

In order to satisfy a territorial authority as required by subclause (1)(a), an applicant must demonstrate that the permanent or long-term constraints on economic viability cannot be addressed through any reasonably practicable options that would retain the productive capacity of the highly productive land through an evaluation³.

¹ Interpretation 'Highly Productive Land', Clause 3.4 'Mapping Highly Productive Land' and Clause 3.5(7).

² Clause 3.7(1)

³ Clause 3.10 (2)

Until such time as the Waikato Regional Council has completed its amendment to the WRPS to accommodate the NPS-HPL⁴ and the Taupō District Council has amended its operative plan to give effect to that change⁵, the Council must (as a mandatory direction) apply the NPS-HPL as if references to highly productive land were referenced to LUC1, 2 or 3 land⁶.

Given the timing of the gazettal of this NPS, an assessment under 3.10, for the rezoning of rural lifestyle was unable to be made within PC42. Therefore, there are two available options for the progression of Plan Change 42:

- (1) Delay Plan Change 42 and complete the assessment required under the NPS-HPL.
- (2) Continue on with notification, but undertake this prior to 17 October 2022 when the NPS-HPL comes into effect. Although the NPS would not have legal effect on Plan Change 42, the required assessment under 3.10 of the NPS-HPL would still be undertaken but in parallel with First Schedule process.

The second option has been undertaken given that:

- There is still the ability to meet the requirements of the NPS-HPL through an assessment in parallel with the First Schedule process.
- Significant pre-consultation work with the community has been undertaken in relation to Plan Change 42 and there is a high level of expectation around the timing and the proposed benefits that this Plan Change proposes.
- As Plan Change 42 proposes rezoning already fragmented areas of rural, of which the majority would be below 10Ha, the productive potential of the areas that are covered by LUC 3 land is anticipated to be low.

National Environmental Standards

National Environmental Standards ('NES') are regulations made under the RMA. They provide certainty about rules across the country by setting nationally consistent planning requirements for certain specified activities. An NES prevails over district or regional plan rules unless expressly stated that it does not. It must be consistent with the purpose of the RMA to promote the sustainable management of natural and physical resources.

There are several NESs that apply to the General Rural Environment and the Rural Lifestyle Environment: the NES for Plantation Forestry (NESPF), the NES for Managing and Assessing Contaminants in Soil to Protect Human Health (NESCS), the NES for Telecommunication Facilities (NESTF) and the NES for Electricity Transmission Activities (NESET).

It should also be noted that pursuant to section 32(4) RMA that the proposed rural chapter does not include any greater or lesser prohibition or restriction on an activity to which a national environmental standard applies than the existing prohibitions or restrictions in that standard.

NESPF

The NESPF provides the circumstances in which the following activities are a permitted, controlled, or restricted discretionary Activity:

⁴ Clause 3.5(1)

⁵ Clause 3.5(3)

⁶ Interpretation. 'as mapped by the New Zealand Land Resource Inventory or by any more detailed mapping that uses the Land Use Capability classification'.

- Afforestation;
- Pruning and thinning to waste;
- Earthworks;
- River crossings (a regional council issue);
- Forestry quarrying;
- Mechanical land preparation;
- Replanting; and
- Ancillary activities (e.g. noise, dust)

NESCS

The NESCS directs applicants and decision makers how to deal with sites where there is potential and confirmed soil contamination.

NESTF

The NESTF directs decision makers how to deal with telecommunication facilities within the district.

NESET

The NESET directs decision makes how to deal with high voltage electricity transmission lines and related issues.

The plan change is required to not be inconsistent with the relevant NESs.

Regional Policy Statements and Plans

The Taupō district falls within the jurisdiction of four regional councils: Waikato Regional Council (WRC), Bay of Plenty Regional Council (BOPRC), Hawkes Bay Regional Council (HBRC) and Horizons Regional Council (HRC). The majority of the rural environment falls within WRC, and all of the area within the Bay of Plenty Region is also contained within the Rural Environment. Only very small portions of the district fall within HBRC and HRC. For this reason the majority of assessment is against the Waikato Regional Policy Statement, with some assessment against the other three regional policy statements proportional to the extent of the district within each region.

District plans are required ‘to give effect to’ a regional policy statement. In the case of Taupō district this requires evaluation of four regional policy statements as to how the ODP gives effect to these regional documents. These are summarised below, with **Appendix 3** containing more detailed evaluation tables.

District Plans also ‘must not be inconsistent’ with any regional plan pursuant to section 75(4) of the RMA.

Waikato Regional Policy Statement (WRPS)

The WRPS covers the majority of the district, given the Waikato regional boundary is based on the catchment of the Waikato River, including Lake Taupō. Te Ture Whaimana o Te Awa o Waikato, the Vision and Strategy for the Waikato River has been incorporated within the WRPS, although it has an elevated status as a national policy statement. The WRPS was made operative on 20 May 2016.

The WRPS sets out 27 objectives and a range of policies. The most relevant provisions within the WRPS as they relate to the ODP evaluations for the rural chapter are detailed within **Appendix 3** attached to this report. It then provides a summary assessment of how the relevant provisions have been address in the ODP.

There is not considered to be any element of the proposed plan change that is inconsistent with the WRPS.

Bay of Plenty Regional Policy Statement (BoPRPS)

The BoPRPS covers a relatively small portion of the district within the Rangitaiki River catchment only. There are no settlements within this portion of the district. For this reason, lesser evaluation of the BoPRPS has been undertaken, although the imperative to 'give effect to' regional policy statements still applies. The BoPRPS itself recognises that the Taupō District is not solely located within the Bay of Plenty region and it identifies that strong liaison and joint effort on cross-boundary issues is therefore essential. The BoPRPS was made operative on 1 October 2014.

The most relevant provisions within the BoPRPS as they relate to the ODP evaluations for the rural chapter are detailed within **Appendix 3** attached to this report. It then provides a summary assessment of how the relevant provisions have been address in the proposed plan change.

Through Plan Change 6 of the BoPRPS, the NPS-UD requires planning decisions for urban environments to take into account the principles of the Te Tiriti o Waitangi.

An existing policy to provide for Papakāinga has been expanded to a 'Te Tiriti o Waitangi principles' policy that seeks to enable the development of Māori land. The amended policy also applies existing policy in the Iwi Resource Management section of the Regional Policy Statement to urban development.

This proposed plan change addresses this by providing provisions for the development of Papakāinga. There is not considered to be any other element of the proposed plan change that is inconsistent with the BoPRPS.

Hawkes Bay Regional Policy Statement (HBRSP)

The HBRPS covers a relatively small portion of the district within the Kaimanawa Ranges. There are no settlements within this portion of the district. The Hawkes Bay Regional Resource Management Plan contains the HBRPS and the Hawkes Bay Regional Plan combined into one document. The document identifies the following issues, and provides policies in response:

- Loss and Degradation of Soil
- Scarcity of Indigenous Vegetation and Wetlands
- Effects of Conflicting Land Use Activities
- Agrichemical Use
- Management of Organic Material
- Groundwater Quality, Groundwater Quantity, Surface Water Quantity, Surface Water Quality
- River Bed Gravel Extraction
- Physical Resources
- Matters of Significance to Iwi/Hapu

The Hawkes Bay Regional Resource Management Plan was made operative on 28 August 2006. The most relevant provisions within the Hawkes Bay Regional Resource Management Plan as they relate to the proposed plan change evaluations for the rural chapter are detailed within **Appendix 3** attached to this report. It then provides a summary assessment of how the relevant provisions have been addressed in the plan change.

There is not considered to be any element of the proposed plan change that is inconsistent with the HBRPS.

Horizons Regional Council One Plan

The One Plan has been prepared by Horizons Regional Council (Manawatu-Whanganui region) and is a combined regional policy statement and regional plan. The One Plan was made operative on 25 November 2014. The One Plan covers a relatively small portion of the district only in the south of the district. There are no settlements within this portion of the district.

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The One Plan identifies the following issues, and provides policies on the following topics:

- Energy
- Urban growth and rural lifestyle subdivision on versatile soils
- Waste, hazardous substances and contaminated land
- Land and soil management
- Water
- Indigenous biological diversity, landscape

The most relevant provisions within the One Plan as they relate to the proposed plan change evaluations for the rural chapter are detailed within **Appendix 3** attached to this report. It then provides a summary assessment of how the relevant provisions have been address in the proposed plan change.

There is not considered to be any element of the proposed plan change that is inconsistent with the One Plan.

Regional Plans

In formulating the district plan regard is to be had to regional plans applying to parts of the district, with a requirement ‘not to be inconsistent’ with regional plans. Of particular note is the Waikato Regional Plan, which sets land use requirements in the Lake Taupō and Waikato River catchments. At the time of writing this report appeals received on Plan Change 1: Healthy Rivers - Waikato and Waipā River Catchments are in a mediation process before the Environment Court.

Plan Change 1 is Waikato Regional Council’s primary response to date to Te Ture Whaimana o Te Awa o Waikato, the Vision and Strategy for the Waikato River. The plan change introduces rules to manage both point source discharges (such as sewage from towns and waste from factories) and non-point source discharges linked to agriculture. The plan change applies to the Waikato and Waipā rivers at this time, but with a likelihood of similar approaches being applied to all river catchments within the region over time in response to government national direction on freshwater management issues.

All rural settlements are located within the Waikato Region jurisdiction, except for Rangitaiki which is located in the Bay of Plenty Region. Accordingly, regard has also been had to the following documents to the extent that they are relevant to the Rural Chapter of the ODP, in addition to the Waikato Regional Plan:

- The Bay of Plenty Regional Natural Resources Plan
- Horizons One Plan
- Hawkes Bay Regional Resource Management Plan

There is not considered to be any element of the proposed rural chapter that is inconsistent with the Waikato Regional Plan, the Bay of Plenty Regional Plan, the regional plan elements of the Hawkes Bay Regional Resource Management Plan, or the regional plan elements of the One Plan.

District Policy and Strategies

The district plan does not sit in isolation but rather operates with Council’s wider suite of policies, plans and strategies to provide direction for decision making. In particular, the following documents have been considered:

- Taupō District Growth Strategy 2050
- Long-term Plan 2021 to 2031
- Financial Strategy
- Infrastructure Strategy
- Challenges Paper

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- The Demographic Snapshot 2017
- Council vision and values

These plans and policies are all available on the Taupō District Council website and have been considered in preparing this report to the extent that they are relevant to the rural chapter topic.

Taupō District Growth Strategy 2050

The Taupō District Growth Strategy 2050 ('TD2050') is the district's growth management strategy. TD2050 was developed in 2006 to respond to the rapid development growth occurring within the district in the early 2000s. TD2050 was also about addressing a strategic planning gap that was apparent with the permissive effects-based approach of the ODP existing at that time, particularly in relation to rural housing demand. Prior to 2006 each subdivision application was addressed on a case by case basis. This led to the rural environment coming under significant pressure from lifestyle subdivision applications at this time.

The global financial crisis reduced demand and TD2050 was subsequently reviewed in 2018. The review process included consultation with the community and sought to review the strategy in response to the much lower than previously anticipated growth rates in the district. Uptake for development of land identified in TD2050 was much slower than anticipated, but has since increased. The revised 2018 TD2050 has adopted Statistics New Zealand population projections for the district based on latest census information.

However, TD2050 still recognises that development in rural areas will continue and be managed through District Plan reviews/changes. TD2050 is also a recognised document in the Waikato Regional Policy Statement. The RPS, in Policy 6.11, requires the Council to manage growth in accordance with Taupō District 2050 so this must be reflected through the proposed plan change.

TD2050 provides clear direction for managing rural land in the Taupō District and has identified that Council will:

- Prevent the urbanisation of the rural environment.
- Protect functional activities within the rural environment.
- Consolidate rural lifestyle opportunities within existing areas.
- Ensure that the District Plan allows for appropriate and sustainable alternatives to farming.

TD2050 identified that implementation measures would be developed in response to these broad objectives as part of the formulation of the rural chapter of the ODP. In general, the implementation actions were identified for consideration as part of the proposed plan change:

- Maintain the policy approach of controlling fragmentation of the rural environment below ten hectares;
- Investigate the level of demand for lifestyle blocks (below ten hectares) and ensure appropriate supply;
- Likely removal of the West Kinloch Arterial designation (which has lapsed) except for the lower section between Wairākei Drive and Poihipi Road;
- Ensure the District Plan provisions support rural industries and innovative uses for rural land such as agribusiness, tourism and recreation opportunities that do not lead to an urbanisation of the rural environment.

Iwi Management Plans

Within the boundaries of Taupō District are the ancestral lands to four iwi (tribes); Ngāti Tūwharetoa, Ngāti Tahu, Ngāti Whaoa and Raukawa. Each iwi has associated hapu or sub-tribes.

These tangata whenua groupings play a vital role as kaitiaki (guardians) of natural resources, cultural sites of significance and waahi tapu. Hapu and iwi are connected to the whenua (land) through occupation and whakapapa (genealogy).

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The four iwi hold mana whenua status for different parts of Taupō District's land area and beyond. They also collaborate with other neighbouring iwi on matters of shared interest. Below is an overview of the various environmental management plans that have been developed by these iwi – either individually, or in partnership with others.

Council has sought to understand mana whenua perspectives on rural issues as part of reviewing the Rural Environment provisions. During preparation of the reviewed Rural Chapter a process of evaluation was carried out of the iwi environmental management plans covering portions of the district plan, to understand how they relate to key topics within the district's rural areas.

Clause 4A of Schedule 1 of the RMA establishes a process of consultation with iwi authorities before notifying a proposed plan or policy statement, then draft plans and policy statements being provided to iwi within the district/region, with a requirement for Council to have particular regard to any advice received. At the time of writing this report this process is ongoing.

Where iwi have produced iwi environmental management plans ('IEMPs') then these have been considered in formulating the rural chapter of the ODP. These IEMPs are:

- Central North Island Forests Iwi Collective (CNI): He Mahere Pūtahitanga (2018)
- Te Arawa River Iwi Trust (TARIT) Environmental Management Plan (2015)
- Ngāti Tūwharetoa Environmental Iwi Management Plan (EIMP) (2003)
- Ngati Tahu - Ngati Whaoa Iwi Environmental Management Plan (IEMP): Rising above the mist - Te aranga ake i te taimahatanga (2019)
- Raukawa Environmental Management Plan: Te Rautaki Taiao a Raukawa (2015).

In summary the key focus areas within each of the IEMP's are as described below.

Joint Management Plans

Central North Island Forests Iwi Collective (CNI): He Mahere Pūtahitanga (2018)

He Mahere Pūtahitanga is a pan tribal planning document articulating the collective aspirations of member iwi as they exercise kaitiakitanga over their Treaty Settlement Lands. The land that the plan covers specifically relates to the 176,000 hectares of deeded to iwi as part of the Central North Island Forests Land Collective Settlement Act 2008.

He Mahere Pūtahitanga has been conceived of as a modular, living, working document which will be added to in time. It does not supersede or replace planning documents developed by affiliate iwi but articulates CNI's desire to use their lands in a holistic manner that is mindful of the need for intergenerational equity.

Te Arawa River Iwi Trust (TARIT) Environmental Management Plan (2015)

The environmental plan is a high-level guidance document detailing priority issues and actions to support Te Arawa River iwi in their aspirations. The TARIT area of interest extends from the Upper Waikato River Catchment area at Huka Falls to Pōhaturoa and policies and actions in the plan pertain to the health and wellbeing of the Waikato River

In particular, TARIT considers itself an affected party for any activity that affects, or potentially affects, the Waikato River as regards the following:

1. Water Permits: To dam, divert, take and use from or in the Waikato River as well as surface water activities

2. Discharge Permits: To discharge contaminants into water or onto land where it may enter water
3. Land Use Consents: For riverbed disturbance – structures, drilling, plant introduction or removal, plant or animal habitat disturbance

Individual Management Plans

Ngāti Tūwharetoa Environmental Iwi Management Plan (EIMP) (2003)

Ngāti Tūwharetoa's EIMP is a high-level document that articulates issues of significance to the iwi, objectives, policies and actions to support them in their desire to participate as a partner in resource management decision-making processes over their rohe. The aims of the plan are to:

1. Exercise kaitiakitanga in accordance with the kawa and tikanga of ngā hapū o Ngāti Tūwharetoa.
2. Promote and protect the mātauranga held by kaitiaki for the benefit of current ngā hapū o Ngāti Tūwharetoa.
3. Have external parties recognise the ownership that Ngāti Tūwharetoa have e.g. ownership of Lake Taupō-nui-ā-Tia and tributaries.

The EIMP details Ngāti Tūwharetoa's goals, issues and policies of the iwi on a range of environmental issues that cover water, land, fisheries, sacred spaces, indigenous biodiversity and geothermal / mineral extraction.

Ngati Tahu - Ngati Whaoa Iwi Environmental Management Plan (IEMP): Rising above the mist - Te aranga ake i te taimahatanga (2019)

The IEMP is a comprehensive three-part document and an update to an earlier version of the same. Part one sets out the background, vision and overarching ethos for environmental management. Part two compares the historical and current state of the natural environment, as well as setting out principles for environmental management and iwi goals for each environmental resource. Part three is a collation of various action plans and associated implementation strategies.

The iwi has had customary lands returned and mana whenua established through various Treaty Settlements, making Ngati Tahu - Ngati Whaoa iwi one of the largest land holders in the Waikato River catchment. All of these have great cultural significance to the iwi and the IEMP details out at length the current state of the environment, iwi issues and proposed strategies for remedying the same over these areas. In particular, the IEMP sets out how Ngati Tahu-Ngati Whaoa will exercise kaitiakitanga over the following aspects of their rohe:

1. The waters of the Waikato River from Huka Falls to Pohaturoa at Atiamuri
2. Extensive forest areas in Tutukau and the Paeroa ranges
3. The geothermal fields of Rotokawa (Tauhara North), Broadlands (Kaingaroa No.2), Ohaki (Tahorakuri), Nga Tamariki (Tahorakuri), Reporoa (Paeroa East), Waiotapu (Paeroa East), Waikite (Rotomahana Parekarangi), Te Kopia (Rotomahana Parekarangi), Orakei Korako (Tutukau) and Atiamuri (Tatua West). In some of these fields' Iwi Trusts continue to be landowners and joint venture partners. The geothermal habitats also harbour some of the rarest plants in the country

4. Various wahi tapu and historic sites of significance that dot the landscape, especially alongside rivers and waterways, on high hilltops and in areas of native forest and pine forestry.

Raukawa Environmental Management Plan: Te Rautaki Taiao a Raukawa (2015)

Te Rautaki Taiao a Raukawa is a statement of the iwi's issues, aspirations, and priorities in relation to the environment. It provides not just a statement of Raukawa values, and aspirations for environmental management, but also serves as a toolkit to guide and shape both policymaking and resource management decisions.

The plan is a wide-ranging document that touches on a diverse range of activities and environmental phenomena that impact on the iwi and the exercising of manaakitanga, whānaungatanga, mana whenua, and ahi kā roa status over their rohe. Of particular relevance are the following sections of the plan:

1. Section 21: Water (Wai) - the health and wellbeing of the Waikato, Te Waihou, and the Upper Waipā River and their catchments are restored and protected for present and future generations.
2. Section 2.2: Land (Whenua): while acknowledging that the local economy is heavily dependent on the productive capabilities of the land, progressive intensification of these activities also negatively impacts on waterbodies and the indigenous biodiversity. As kaitiaki, Raukawa iwi's focus is to ensure these land activities are balanced within the environmental capacity of the whenua, to provide for the needs and wellbeing of current and future communities.
3. Section 2.4: Wetlands (Ngā Repo): ongoing loss of wetlands as a result of intensification of land uses and the conversion of large areas from plantation forestry to dairy production, with insufficient consideration given to the ecological importance and function of wetlands within broader natural systems.
4. Section 2.6 - Indigenous Plants and Animals (Ngā Tamariki a Tāne Whakapiripiri): a number of factors including the removal of indigenous vegetation; the changing nature and intensification of land use; and the ongoing modification of waterbodies and water systems have had profound impacts on indigenous biodiversity
5. Section 2.7: Marae and Papakāinga: actualizing aspirations to provide quality housing and infrastructure and overcoming regulatory frameworks that can be a barrier to enabling the development of Papakāinga.
6. Section 2.11: Infrastructure: which has resulted in ongoing adverse effects on the cultural and natural landscape through significant earthworking and damming of rivers
7. Section 2.13: Geothermal (Ngā Wāhi Ngāwhā): geothermal resources within the rohe extends in a broad linear field from Wairākei in the south to Mangakino in the west to Okoroire in the north and Horohoro to the east. Electricity generation currently occurs at Wairākei and Mōkai, with the spa and thermal bathing facilities present at Ōkoroire. However, Raukawa iwi do not have strong relationships and understandings with major operators and landowners working within this sector, with the exception of Tuaropaki Trust at Mōkai.

In addition to that statutory process, Council has engaged with a variety of iwi corporations, iwi landowning trusts and related entities on rural matters. A high proportion of rural parts of the district are Māori owned land, with Māori holding significant farming, forestry, tourism, fishing and other interests. Mana whenua perspectives on the rural chapter are therefore important and unique from

other stakeholder perspectives. Examples of Māori landowning and corporate interests within the district are Miraka (dairy factory), the Tuaropaki Trust (geothermal energy, horticulture, dairy factory), the Tuwharetoa Farming Collective (farming, forestry and other interests).

Taupō District Operative Plan Approach

The ODP was adopted in 2007, and as described above has a permissive effects-based approach, with no direction about where future urban growth should go. In the rural context this has meant that all applications for resource consent in the Rural Environment were dealt with on a case-by-case basis. This led to the rural environment coming under significant pressure from ad hoc lifestyle subdivision applications through the early 2000s. It also created difficulties in managing cumulative adverse environmental effects, such as with a proliferation of lifestyle properties in the rural environment, and associated housing growth.

Following the introduction of the TD2050 growth strategy, Plan Changes 19-21 in 2010 introduced new subdivision rules, including a revision of the minimum lot size in the rural environment to ten hectares. Plan change 21 introduced section 3e to the Plan which embedded the TD2050 growth areas within the District Plan. This allowed for urban growth in a planned way, while Plan Change 19 focused on the protection of the rural environment, its land uses, amenity and character and ensuring efficient and sustainable resource use by concentrating growth within identified areas.

Plan Change 19 in particular addressed concerns over fragmentation of the Rural Environment through the widespread creation of rural lifestyle lots. There was concern that the creation of these lots in the numbers being seen consented was changing the character and amenity of some areas within the district and there was also increasing pressure from residents to have these areas serviced by infrastructure. The rural subdivision regime following Plan Change 19 has been more robustly managed with a lesser proportion of the district's housing growth being located in the rural environment since that time.

The ODP has a tiered approach to managing lot sizes using direction from objectives, policies and activity status.

- Creation of lots greater than 10 hectares is a Controlled Activity
- Creation of lots between 4 and 10 hectares is a Discretionary Activity
- Creation of lots 4 hectares and below is a Non-Complying Activity

The ODP Rural Environment included the entirety of the non-urban parts of the district. The provisions recognise that there are typically a wide variety of activities which operate in rural locations, and that these should be catered for, provided that environmental effects are remedied, mitigated and avoided. The ODP introduced a set of objectives and policies around protecting the character and amenity of the environment. The ODP largely relied on performance standards as 'triggers' for resource consent being required for an activity, as opposed to the more typically used approach of land use activity lists. An activity list is where various activities are identified, and each assigned an activity status (permitted activity, controlled activity, restricted discretionary activity, discretionary activity, non-complying activity, and prohibited activity).

A criticism of the ODP approach is that whilst the performance-based approach sought to ensure a wide range of land use activities could establish in the rural parts of the district provided compliance was achieved (such as agri-business, tourism and recreational opportunities), the ODP lacks clear and robust objectives and policies to support this approach. For example, reverse sensitivity effects were not robustly managed and certainty of outcome for property owners in the district as to what land uses might be established on nearby land was not strong.

Council has prepared a report titled '*District Plan Monitoring Report and Issues Identification*'. This report provides background analysis on building consent and resource consent trends, recorded public enquiries, outcomes from a series of 'brainstorming' sessions and discussions with stakeholders, adjoining local authorities, the four regional councils with jurisdiction over parts of the district, energy providers such as Contact and Mercury and local real estate agents given their high level of interest in the district plan. This includes analysis of the performance standards that were being exceeded in resource consent applications and the frequency and extent of such non-compliances.

The report identified key strategic issues to be considered as part of the district plan review. In the context of the rural parts of the district these included 'management of urban growth' and the extent that housing development was occurring outside of the district's urban areas, and issues around management of rural land to enable it to remain available for productive use.

Landowners outside the existing urban areas want the ability to develop land more intensely, however:

- there can be a cost to the community to fund and maintain infrastructure, and
- dispersed growth can undermine existing compact, vibrant and functional communities.

Further that it may become unclear what the 'look and feel' of the rural areas should be and how diverse the range of activities should be operating within it.

Other points of note in the report were:

- There are a diverse range of activities that are permitted within the ODP in the rural areas that have the potential to conflict with each other.
- When landowners turn their land from rural land uses into residential use it can increase conflict with the nearby rural activities.
- When people live on smaller pieces of land they tend to desire more urban services like rubbish collections, street lighting, footpaths and reserve land. Provision of these services is unaffordable for Council.
- Dispersed urban settlements result in additional demand for infrastructure which is less efficient and costs more.
- A dispersed pattern of growth means higher transport costs (economic and environmental) and reduces the choices for more sustainable transport options.
- NPS on Urban Development Capacity has requirements around efficient use of land and reinforce a need for integrated planning.
- WRPS has requirements for efficient use of land and directs Council to manage growth in accordance with TD2050.
- Lifestyle block development will reduce the availability of rural productive land.
- Fragmented land is less adaptable for potential changes in land use.
- A number of growth areas identified in 2006 covered areas of multiple-owned Māori land. At the time it had been assumed that they would be developed in a conventional manner, however, multiple-owned Māori land tenure has meant traditional development mechanisms have not worked and forced a reconsideration.
- The 2014 amendments to the Local Government Act 2002 placing an emphasis on asset management planning as part of the Council's prudent stewardship of resources, and a requirement to prepare an infrastructure strategy for at least a 30-year period and incorporate this within the Long Term Plan.
- The adoption of the new Council Vision to be the most liveable and prosperous district by 2022;
- It can be hard developing one set of provisions to ensure that the look and feel and character across the rural area is managed. Lack of clarity over what the community expectation is for the district's rural locations.

- The permissive ODP framework has enabled a wide range of activities to establish including those associated with energy generation, tourism and rural production as well as continuing to provide for traditional farming and the establishment of rural lifestyle. The diversity of uses highlights the flexibility of the rural areas but there are areas of conflict between land uses that can reduce the amenity value of the rural area.
- Rural living has become more popular but those not actively working in the rural areas are likely to be less tolerant of productive activities like forestry operations, stock odour or the spraying of wastewater on paddocks within the immediate vicinity of their residence.
- A need to consider how best to cater to rural demand for housing yet insulate it from affecting the more productive orientated activities.
- The National Planning Standards introduce new rural environments and will influence how the existing rural environment is utilised.

As preparatory work for the above report, the 'Phase 1 Evaluation Report' was prepared by PLANZ Consultants on behalf of Council in 2016. The purpose of the report was to gain a better understanding of how the ODP aligned with higher order documents including national policy statements, national environmental standards and regional policy statements. It is important to understand what gaps may exist with the ODP given it is a requirement under the RMA that the district plan 'gives effect' to national policy statements and regional policy statements. While the report identifies there are some gaps in the ODP they were not significant in the Phase 1 Evaluation Report. The main findings of the evaluation report are outlined below.

- With respect to national environmental standards a more coherent and consistent approach could be provided, chiefly through referencing the respective standard, and identifying the approach where discretion remains.
- For national policy statements, the key improvement that should be made to the district plan is centred on amendments to the network utility provisions, to better distinguish and provide for renewable electricity generation, electricity transmission; and distinguish between the aspects of strategic infrastructure and remaining network utilities.
- The NPS on Urban Development Capacity requires consideration of strategic direction level provisions in the district plan aimed at housing and business zoned land supply, the diversity of such supply and the integration with supporting infrastructure.
- The Taupō District Plan is largely aligned with requirements in the four respective regional policy statements, with some improvements needed in terms of energy, infrastructure and built form could assist.

All of the above background analysis and context has been relied upon in formulating the key rural issues described in this report, and that are addressed in the proposed rural chapter.

Technical Context

Technical reports that have been prepared to assist Council in formulating the Rural Chapter of the ODP are as follows:

- Taupō Rural Lifestyle Economic Assessment, Property Economics Limited, June 2019
- Taupō District Plan Noise Review, Styles Group Limited, 8 July 2020

Taupō Rural Lifestyle Economic Assessment

Property Economics Limited was engaged by Council to assess the current and future potential demand and capacity for rural-residential 'lifestyle blocks' within the district. The report provides an assessment of the district's rural lifestyle market and the demand for lifestyle blocks over the life of the ODP to inform Council's decision-making around the appropriate extent and location of the proposed Rural Lifestyle Environment. The report also considered the need for additional lifestyle locations within the rural environment of the district. The purpose of the report was to investigate the

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likely demand for lifestyle blocks over the next 15 years, to look at the benefits and costs associated with providing additional lifestyle lots, and to enhance Council's understanding of demand and supply factors for rural lifestyle development in the district from an economic perspective.

The report analyses the status quo ODP provisions in relation to rural lifestyle block development, as well as identifying two land use scenarios for further provision. The assessment focused on the existing lifestyle block localities in the district as identified by Council, and some possible additional location concepts. The existing localities are Bonshaw Park, Palmer Mill Road, Whangamata Road, Mapara Road, Tukairangi Road and Oruanui Road. Other localities considered as possible extension areas were Broadlands Road, a State Highway 1 location and a State Highway Five location. These other localities are not favoured by Council for accommodating additional lifestyle block growth because of the potential for reverse sensitivity from state highway corridors and rural industry.

The six existing areas comprise 810 potential rural residential sites, accounting for about 5.5% of the district's total household count. Anticipated demand to 2033 is for an additional 200 rural lifestyle households under the 'status quo' ODP provisions which seek to meet demand and provide housing choice, but not to attract demand from outside the district or to draw demand from the district's residential areas. The higher level of demand is anticipated to be in respect of properties less than five hectares in size.

The report describes Scenario A and Scenario B to develop a competitive advantage over alternative markets to capture a greater proportion of regional and national demand. Scenario A allows for an additional dwelling on lots throughout the rural environment below 10 hectares with the subdivision of lots to 10 hectares. Scenario B allows for the subdivision of rural lots to a minimum of 2 hectares. Each scenario favours different rural lifestyle localities in enabling additional lifestyle block development.

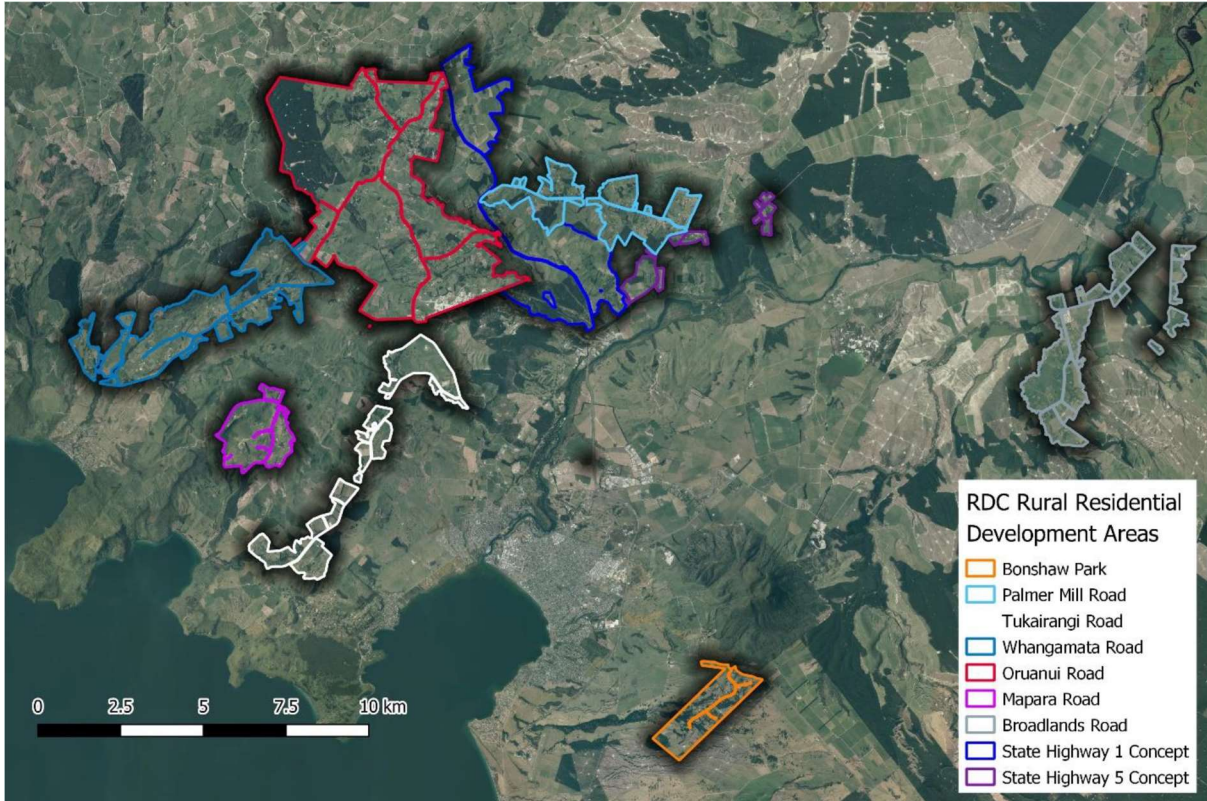


Figure 1 - Localities considered in the Property Economics Limited report

The Property Economics report describes that there are both costs and benefits to rural development. Costs include infrastructure development and maintenance, loss of productivity (productive land), lack of access to public transport, increased travel times and congestion, and other costs such as adverse economic impacts on existing centres and public goods and adverse economic impacts on the tourism industry. Economic benefits are the increased level of economic activity that can be achieved. It also provides variety of housing stock further improving competitive advantage (relative to other districts) and the additional population will provide increased business activity and will improve the existing economic environment.

Overall, the report concludes that the district already has more than sufficient capacity to accommodate housing growth over the next 30 years. This is primarily within the district's settlements but also within the existing rural lifestyle localities. It was concluded that both Scenario A and Scenario B would overprovide lifestyle development resulting in dispersed development and losses from intended growth areas that would be unnecessary when providing for the projected additional households. The report recommends that Council focus on providing sufficient capacity to accommodate current rural lifestyle demand and not seek to develop a policy framework that aims to fuel lifestyle growth through provision of large availability of additional lifestyle capacity requirements (as Scenario A and Scenario B do).

The Taupō Rural Lifestyle Economic Assessment Report prepared by Property Economics Limited is attached in full as **Appendix 5**.

High Level Transport Assessment of Proposed Rural Lifestyle Areas 2022

Abley was engaged by Taupō District Council to undertake a high-level transport assessment of a potential future plan change proposal to increase the supply of Life lifestyle blocks in the vicinity of Taupō Township.

Based on the alignment assessment, each site has been assigned a score. Scores range from 1 point for 'very poor' results to 5 points for 'very good' results. Although no site scored particularly well (the highest score being 26 out of a possible 35 points and the lowest score being 11 out of a possible 35 points), this is primarily due to the nature of what is being assessed. Rural residential development is low density and generally does not enhance access to alternative modes of transport, instead increasing reliance on private motor car.

The unweighted results demonstrate that Site 2 (Whites Road) is the most suitable for potential RL rezoning from a transportation perspective, followed by Sites 4, 1 and 3 (Oruanui Rd, Bonshaw Park and Palmer Mill Road). These sites are closer in proximity to the existing urban area and are expected to have a lower impact on transportation network than other sites. This assessment has shown that comparatively, sites 5-8 (Whangamata Rd, Tukairangi Rd, Mapara Rd and Poihipi Rd) are less suitable than sites 1-4. This is primarily due to the projected impact these sites would have on the already constrained areas in the transport network, most notably the Control Gates Bridge and due to their relatively remote location.

The Control Gates Bridge is also a constraint on urban development within Taupō town. Work is budgeted within the Taupō District Long-Term Plan to assess alternatives and options for alleviating capacity issues over Control Gates Bridge.

The High Level Transport Assessment of Proposed Rural Lifestyle Areas is incorporated as **Appendix 6**.

Taupō District Plan Noise Review

Plan Change 42 - Rural Environment Section 32 Report

Styles Group was engaged by Council to assist in their review of the Taupō District Plan noise provisions as part of a wider District Plan review. The report includes a review of the ODP noise management framework and opportunities for the ODP to address the issues identified, recommendations to comply with the mandatory directions of the NPS, identification and discussion of the noise sources that are not managed or not managed in accordance with best practice under the ODP, and recommendations to address the issues identified as part of the plan review.

The ODP will need to meet the requirements of the NPS, including the specific requirements prescribed by the Noise and Vibration Metrics Planning Standard (NVMPS) as it relates to the measurement, assessment and management of noise (and vibration). The report discusses three mandatory directions of the NVMPS and recommendations in response to these directions as below.

- The report recommends that the ODP be updated to reference the 1999 versions of New Zealand Standard 6801 and 6802 to the 2008 versions.
- The report recommends the development of noise standards outside the scope of NZS6802:2008 (Acoustics – Environmental Noise) and NZS6803:1999 (Construction Noise) currently referenced in the ODP to manage other noise sources in accordance with the relevant New Zealand Acoustic Standard.
- If the ODP includes construction vibration effects, the report recommends the metrics for peak particle velocity (ppv) in ISO-4866:2010 – Mechanical vibration and shock be included in any plan rule to manage damage to structures from construction vibration.

The report describes key issues with the existing noise framework for the Rural Environment which are summarised below.

- Issues with compatibility of land uses due to the varying and wide range of Rural Environment activities and their noise emissions and aural amenity requirements.
- The wide range of non-rural activities within the Rural Environment may give rise to noise conflicts and reverse sensitivity effects on 'legitimate' rural production activities.
- The current District Plan "exclusions" to the Rural noise limits may authorise noise levels that may be unreasonable within the Rural Environment.
- The Rural noise management framework does not promote the internalisation of noise effects within site boundaries where that is practicable.

The report recommends the following to address these issues in the plan review process.

- Carefully managing the potential for conflicting land uses to establish within the General Rural Environment and Rural Lifestyle Environment, to ensure that legitimate rural production activities can operate without unreasonable constraints within the General Rural Environment, while protecting the amenity levels within the Rural Lifestyle Environment.
- The relevant noise assessment locations for the General Rural Environment and Rural Lifestyle Environment take account of the aural amenity expectations within and between the General Rural Environment and Rural Lifestyle Environment. To achieve this, it is possible to prescribe two assessment locations in a plan rule, to require noise levels to be assessed at the site boundary and notional boundary of the noise receiver tailored to the General Rural Environment and Rural Lifestyle Environment.
- The current Rural noise exclusions are refined through the plan review process
- Restrictions on the co-location of potentially incompatible land uses and promoting the internalisation of effects within site boundaries are considered in the plan review process.

The Taupō District Plan Noise Review Report prepared by Styles Group is attached in full as **Appendix 7**.

Engagement

General Stakeholder and Community Engagement

Register

Plan Change 42 - Rural Environment Section 32 Report

In September 2019 Council opened a “register your interest” process in the wider District Plan review. This was advertised through social media and ongoing conversations with key stakeholders. Members of the public can enter their contact details to be kept in the loop on the plan review/changes. The register also allowed general comment on particular issues and also identification of key topics of interest. Between 2018 and 2022 Council used this register to email key updates, and also when the draft plan changes for pre-consultation was notified. This allowed members of the community with a particular interest in the District Plan to be kept up to date. As of August 2022, 111 people or organisations were registered on this list.

Meetings

As well as scheduling a number of meetings with key stakeholders, an open-door policy was undertaken with numerous meetings held with different groups throughout the development of the plan changes.

Energy Sector

Energy is obviously a highly significant industry within the Taupō District given existing investment. At the start of the process when a full District Plan Review was anticipated an energy working group was established. This group involved all the key energy providers in the Taupō district including:

- Genesis Energy
- Contact Energy
- Mercury
- Manawa Energy

Several meetings were held these organisations, and a district wide tour of the generation sites was held over two days in September 2020. Follow up engagement on the draft provisions was also undertaken in mid-2022. A substantial component of work was done by the energy sector on the skeleton for an Energy and Infrastructure Chapter. When Council moved to a more refined scope of plan changes, the Energy and Infrastructure Chapter was not included in the first bundle of plan changes. However ongoing meetings with the energy sector, in particular on the Rural and Strategic directions Chapters continued to occur.

The ongoing view of the energy sector is that the District Plan would benefit from an Energy chapter, as per National Planning Standards. This has not been taken off the table and will be discussed with Council when scoping subsequent plan change bundles.

Pre-consultation phase

Between 13 May 2022 and 13 June 2022, a pre-consultation process was run. Five “packages” were consulted on including the Rural Chapter as well as four other draft chapters. 157 pieces of feedback were received, which resulted in over 1200 feedback points. In general, the feedback was relatively supportive with a number of amendments being made based on feedback.

The following groups were contacted specifically in regard to the pre-consultation process:

- Council executive and Councillors
- Council customer service team
- Key Council staff members
- Iwi partners
- Department of Conservation
- District Plan Register (111 key stakeholders)

- Amplify Taupō
- Town Centre Taupō
- Taupō Chamber of Commerce
- Energy providers
- Landowners affected by height changes in the town centre
- Landowners affected by potential industrial land assessment
- Taupō East Rural Representative Group
- Mangakino Pouakani Representative Group
- Turangi Tongariro Community Board
- Planning, building, development consultants
- Residents Associations and groups
- Lakes and Waterways Action Group
- Miraka Limited
- Permapine
- Federated Farmers
- Waikato Regional Council
- Hawkes Bay Regional Council
- BOP Regional Council
- Ministry for the Environment
- Rangitaiki River Forum
- Horizons MW
- Fonterra
- Taupō Motor Sport Park
- Seays Earthworks
- Rangitira E land owners
- Waka Kotahi

As well as this specific consultation, general communications were put out via:

- Council website
- Council Facebook page
- Media release
- Council “Connect” page

Other methods

Stakeholder feedback was sought through four public engagement sessions. These involved one on one discussions with key stakeholder and members of the community. Initially the feedback was sought on the effectiveness of the ODP Rural Environment provisions in managing rural matters, as recorded in the document ‘*District Plan Monitoring Report and Issues Identification*’.

Several public meetings were held on rural issues, at Tirohanga Hall (21 March 2019), Omori/Kuratau Community Hall (28 March 2019), River Road Hall (4 April 2019) and Taupō District Council Customer Services Office (29 April 2019). The key themes of the feedback received at these public meetings were:

1. Discussion over subdivision and minimum lot size. Some residents want more flexibility and feel as if more lifestyle blocks are needed.
2. Residents want the ability to have a second dwelling on their properties
3. Concern over the provision of services, lack of footpaths and how excess traffic will be dealt with to accommodate the increase of housing and thus residents

4. Reverse sensitivity issues with an emphasis on noise.
5. Questions over the land use due to the lack of productive soils in Taupō. Discussions over Air BnBs and other land uses.

One on one discussions have been held with a multitude of rural stakeholders. The key themes of the feedback received at these public meetings were:

1. Want to be able to subdivide lifestyle blocks – demand for 4ha and smaller sites
2. Allowance of second dwellings on lifestyle blocks
3. Discussions arounds implications of National Planning Standards
4. Concern over reverse sensitivity issues
5. Would like to see a Mineral Extraction environment

From this early stakeholder engagement Council staff circulated the document 'Taupō District Plan Review – Issues and Options Report: Rural Section', undated, Taupō District Council, and through follow up one-on-one discussions with key stakeholders in respect of issues and options. A draft Rural Chapter was then circulated for comment to rural stakeholders.

Council staff used these rounds of engagement to understand issues and perspectives, to draft possible district plan provisions, to test these with key stakeholders, and to modify those district plan provisions in response.

Iwi Authority Consultation

Clause 3 of Schedule 1 of the RMA sets out the requirements for local authorities to consult with mana whenua through iwi authorities. Clause 3 also requires local authorities to consult with any person, group or ministry that may be affected by changes made to the district plan.

Council used the following methods to create an Iwi Reference Group:

- Joint Management Agreements
- Iwi environmental management plans
- Partnerships
- Direct collaboration

The purpose of the Iwi Reference Group is to provide Council with a single forum to socialise the proposed changes to the ODP. The Iwi Reference Group is made up of all Iwi and Hapū within the Taupō District that Council currently consults with via the resource consent process. This group was met with once at the start of the project, and all other subsequent meetings were on an individual basis.

Clause 4A of Schedule 1 of the RMA sets out the requirements for local authorities to consult with iwi authorities before notifying a proposed plan. Clause 4A(b) requires Council to have particular regard to any advice received on a draft proposed policy statement or plan from those iwi authorities and this section sets out advice received from those iwi authorities relevant to Rural Chapter (General Rural Environment and Rural Lifestyle Environment) and consideration of that advice.

The iwi authorities within the Taupō District include:

- Te Kotahitanga Ngāti Tūwharetoa (TKNT)
- Tūwharetoa Māori Trust Board (TMTB)
- Turangitukua Environmental Committee
- Turangitukua Māori Committee
- Raukawa Charitable Trust
- Te Arawa River Iwi Trust (TARIT)

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- Ngāti Tahu-Whaoa Runanga Trust
- CNI Iwi Holdings Ltd
- Ngāti Hineuru
- Ngāti Manawa
- Ngāti Whare
- Rangitikei River Forum (not an iwi authority but a useful avenue for engagement)

Taupō District Council have taken an active role in engaging with the majority of these iwi authorities. Ngāti Hineuru, Ngāti Manawa, CNI Holdings Ltd and Ngāti whare have had less involvement. Material has been circulated to these partners; however limited engagement has occurred. These partners have a less significant area of interest, that they have other priorities or have chosen not to be involved.

Engaging with iwi on Papakāinga

Papakāinga

The TDP is an effects based plan and does not generally manage specific activities through activity-specific policy or rules. When considering how the Plan approaches Papakāinga development, there is no Papakāinga-specific section or group of provisions that are focused on all aspects of Papakāinga development. Instead, the Plan is guided by the relevant 'Environment' (zone) provisions. The plan does however include reference to Papakāinga in policy and rules that encompasses specific recognition of elements of Papakāinga development that may not fit well with the wider zone provisions. Papakāinga is provided for in the Plan but in a more implicit, rather than explicit, manner. It was identified that the current provisions could better reflect the direction in section 6e of the RMA, as it relates to recognising and providing for the relationship of māori with their ancestral lands.

In February 2022 TDC approached a number of iwi partners and circulated an initial Papakāinga paper. This paper outlined the key issues and also the current situation with how Papakāinga are provided for by the operative district plan. Following this first round of engagement and feedback received, a second paper was developed which set out the councils initial thinking on what revised, objectives, policies and methods could look like for Papakāinga within the Taupō District Plan. This paper was circulated in April 2022 to a number of key iwi and hapū representatives within the Taupō District.

Subsequent to this an online workshop was held to discuss the proposed changes and get feedback on their suitability. TDC resource consent staff were also engaged with to get practical feedback on the implementation of the revised provisions. Feedback received from this workshop and further one on one hui with iwi and those working in Papakāinga, were used as the basis to revise and refine the draft provisions which went out for public comment in May 2022. 66 comments on the draft Papakāinga provisions were received with the majority in support of the draft approach. All submissions focused on the overall approach with none focussed on the detailed provisions. Those submissions in opposition did not provide any tangible reasons for their opposition. No changes were made to these provisions as a result of submissions received. Changes were however made to some performance standards to reflect changes to the wider rural standards and ensure a degree of consistency with the wider plan.

The Papakāinga papers referred to above are attached as Appendix 8.

Specific engagement was undertaken with iwi to guide the development of the Papakāinga provisions. This included the following:

1. Development of a paper that sets out how the ODP currently deals with Papakāinga and providing that to key iwi representatives for review and comment.

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2. Follow up hui with iwi representatives where possible to discuss the paper and gain an understanding of the current challenges in developing Papakāinga and how this process could be facilitated through the District Plan.
3. Formation of a working group consisting of council staff, council consultant planner and representatives from iwi and iwi entities who have an active interest and / or experience in Papakāinga development.
4. Development of a second paper that set out the draft Papakāinga provisions which was distributed to members of the working group and wider iwi representatives.
5. Follow up korero with key parties on the draft provisions and subsequent revision of the provisions where required.

This engagement provided council staff and consultants with a clear understanding of the challenges associated with developing Papakāinga within the Taupō District and opportunities to reduce some of these challenges in future developments. The hui and associated korero also enabled a better understanding of Papakāinga and their importance to Māori as a form of active occupation of their whenua.

Key milestones of engagement with iwi

27 June 2019	Initial hui with all iwi partners. TDC criticised for not formally commencing the District Plan under the JMAs prior to the meeting. Following this hui, started approximately six months of discussions re commencement of the DP review under the JMAs and RMA.
26 May 2020	Formally commenced the District Plan Review under the RMA and JMAs.
13 August 2020	Assessed applicants for a consultant to assist in the iwi engagement process. The assessment team included applicants from TDC, TKNT, Ngati Tahu/ Whaoa and Raukawa (A rep from TARIT made apologies on the day due to family illness).
17 August 2020	James Whetu was selected as the iwi engagement consultant.
August 2020 – August 2021	James Whetu held a series of meetings with iwi partners discussing issues and seeking feedback on draft work.
April 2021	Summary of feedback received provided by James, in particular on Strategic Directions, Rural, Papakāinga , Natural Values.
June 2021	NBEA exposure draft released
6 July 2021	Workshop with Council following NBEA Exposure Draft. Recommendation to change from a comprehensive review to a “pinchpoint” series of plan changes. The first bundle would include: <ul style="list-style-type: none"> • Strategic Directions (based on feedback from iwi partners that this was critical) • Rural Chapters • Residential coverage • Additional industrial land • Town Centre heights
May 2021	James Whetu decides not to continue contract due to other commitments. Iwi partners all updated and discussions held how to continue. Most iwi partners wished to carry on dealing directly with Council officers (which was also Council officers’ preference) as felt connection had been lost with iwi partners and were missing some of the context of the feedback.

May 2021	Iwi partners also updated on the change of approach from a comprehensive to a series of plan changes due to the RMA reform.
27 September 2021	Letter to TMTB, Raukawa and TARIT seeking support to revoke 2020 commencement resolution for a comprehensive review and move to a series of plan changes.
29 March 2022	Council revokes 2020 resolution and supports move to a series of plan changes, with the written support from Raukawa, TARIT and TMTB.
March – April 2022	A series of meetings/workshops with the iwi partners to discuss the direction and details of the draft plan changes. Focus was Strategic Directions, Papakāinga provisions and potential Māori Purpose zone.
25 April 2022	Iwi partners emailed to signal we would be consulting on the draft plan changes over May/June.
12 May 2022	Iwi partners emailed the information relating to the draft plan changes. Also signalled very happy to meet. Iwi partners included: <ul style="list-style-type: none"> • TKNT – George Asher and Hinemoa Wanikau • TMTB – Peter Shepard • Turangitukua Environmental Committee – Tina Porou • Turangitukua Māori Committee – sent later (3 June) as missed this first time • Raukawa – Illana Batchelor and Andrea Julian • TARIT – Evelyn Forrest, Nuki Nicholson and Jo Ireland • Tahu-whaoa – Evelyn Forrest and Michelle Phillips • Hineuru – Te Rangihau Gilbert • Nagati Manawa - Maramena Vercoe • Ngati whare – Bronco Carson • Rangatikei River Forum – via Shari Kameta (BOPRC)
26 May 2022	Followed up with the key iwi partners (TMTB, TKNT, Raukawa, Tahu-Whaoa, TARIT) to see if they would like a session on the draft plan changes. Had already had a session with TKNT (16 May). The following iwi partners responded: <ul style="list-style-type: none"> • TMTB – would like a session. Met with Cher Mohi and Peter Shepard on 31 May. • Tahu-whaoa – replied they were fairly comfortable. Also been speaking to the TARIT team and will liaise regarding their submissions. Meeting not required. • Raukawa – no reply received. • TKNT – Session held with George Asher on 16 May. Fairly comfortable once we had talked through SD and Papakāinga provisions. • TARIT – met with Nuki Nicholson and Jo Ireland on 19 May. Ran through all the of the plan changes.
7 July 2022	Meeting with Raukawa (Andrea Julian), who had been unable to meet earlier. Wanted some discussion with Mokai regarding rural lifestyle zoning. Attempting to seek clarification with consultant who submitted on this. Andrea happy with Papakāinga provisions but wanting to run past Mokai hapu.
26 July 2022	Emails to TARIT and Raukawa regarding the “content” of the DP changes, in accordance with the JMA clauses. Email of support received from TARIT. At the time of drafting, support had not yet been received from Raukawa.
11 August 2022	Final draft versions of the plan changes emailed to all iwi authorities.

Joint management agreements

Taupō District Council has Joint Management Agreements (JMA) with Raukawa and TARIT under the Waikato River Act 2010. In relation to plan changes the intent of the JMA is that there will be ongoing involvement and engagement of the JMA partners throughout the development of the change. There are two specific clauses relating to Plan changes which are:

7.6 (a) whether to commence a review of, and whether to make an amendment to, an RMA Planning Document; and

(b) The content of any RMA Planning Document to be notified.

Clause (a) has been addressed through a formal resolution through Council to commence the District Plan Review. This was then revoked and amended when the scope of the review shifted to a series of plan changes. Clause (b) is slightly more complicated and unclear in its interpretation. JMA partners have agreed the intent of the JMA is that there is ongoing involvement and engagement of JMA partners throughout the development of the plan change. Agreement on the content becomes complex with multiple JMA partners, multiple plan changes and varying impacts on the Waikato River to which the JMA relates.

Taupō District Council have taken a broader approach, with engagement across all iwi partners, and all aspects of the plan changes that are of interest to the iwi partners. This means that Council have not sought a formal Governance committee resolution for the content of the plan changes, however have sought comfort from the JMA partners that the intent of the JMA has been met through broader discussions on all the plan changes, whether they relate to the Waikato River or not. Formal steps undertaken under the JMA are recorded in the table above.

Governance

Taupō District Councillors have been involved in the development of the Plan Changes through regular workshops since 2018. The following list outlines the workshops that have been undertaken. These workshops are publicly advertised and open for the public to attend.

Date	Content
7 August 2018	Overview of review and issues
26 February 2019	Strategic Directions and Rural Chapter
26 March 2019	Current zoning, hazards, open spaces
30 April 2019	National Planning Standards update, update on rural consultation
25 June 2019	Issues and options papers for Strategic Directions, Rural and Open Spaces
6 August 2019	Update on iwi partners form and process from here
12 May 2020	Progress update, iwi obligations, natural values
18 August 2020	Engagement with iwi partners, Rural chapters
29 September 2020	Update on rural progress
6 July 2021	Refining the scope of the District Plan Review

7 September 2021	Scope of first bundle of plan changes
26 April 2022	Run through of five plan changes prior to pre-consultation. Setting up working group.

A Council resolution will be sought from Councillors prior to notification of the plan change.

Scale and Significance

Section 32(1)(c) states that the level of detail provided within the evaluations must correspond to the scale and significance of the environmental, economic, social and cultural effects that are anticipated from the implementation of the provisions.

A scale and significance evaluation table is attached to this report as **Appendix 2**. Broadly, the rural environments cover the majority of the district and are therefore spatially significant in terms of the extent of properties affected and land area covered. The rural environment also covers large extents of significant natural areas, and outstanding landscape areas. As detailed within Appendix 2, the scale and significance of effects anticipated from the provisions range from low to high.

Key Resource Management Issues

Council has formulated key resource management issues that seek to capture the key challenges the rural chapter needs to address. This process of articulating key issues has drawn on the Council report titled '*District Plan Monitoring Report and Issues Identification*' which reviewed the performance of the ODP and reviewed the effectiveness of responses to the issues identified within the ODP.

Six issues were initially identified within a report titled '*Taupō District Plan Review – Issues and Options Report: Rural Section*'. These were developed using feedback received from four public information sessions held in March and April 2019. As part of identifying these issues consideration was given to the Taupō 2020 District Growth Strategy, engagement with the community, the Vision and Strategy for the Waikato River, the national planning standards, national policy statement, and the four regional policy statements with jurisdiction over the district.

The initial issues were refined further through Council consideration of community and stakeholder feedback received. The rural issues were also split between the General Rural Environment and the Rural Lifestyle Environment as the two environments each have a distinctly different purpose.

General Rural Environment

The key resource management issues identified in relation to the **General Rural Environment** are stated below, with a brief discussion for each.

ISSUE ONE: Pressure for lifestyle living opportunities within the Rural Environment

There is pressure for rural lifestyle subdivision and development in the rural environment from people who wish to live within the rural environment without necessarily undertaking a productive rural activity. Rural lifestyle subdivision and development can result in negative effects, including:

- Higher infrastructure costs
- Inefficient land use
- Reverse sensitivity
- Loss of rural character

- Loss of flexibility of large land holdings

The desire for additional rural lifestyle subdivision and development needs to be balanced against the safeguarding of productive land use and mitigating the negative effects which can arise from rural lifestyle development.

The General Rural Environment is dominated by land uses such as pastoral farming, plantation forestry, electricity generation and tourism operations which rely on naturally occurring resources found in the environment. These land uses play an important role in generating food, wood and electricity for New Zealand and beyond. Council wishes to protect the productive capacity of rural land to ensure that these land uses can continue into the future.

ISSUE TWO: Changes in Rural Industry

Rural landowners want the ability to diversify their farming operations, while maintaining productive capacity and the character of the rural environment. Higher order policy documents are responding to climate and environmental concerns by placing more stringent regulations on pastoral farming and horticulture activities. As a result, some landowners are looking at ways to diversify their farming operations, while maintaining the productive capacity of their land. It is envisaged that a wider range of activities will seek to establish in the rural environment as a result, and the provisions have been formulated to manage this.

ISSUE THREE: Pressure for second dwellings

There is demand for second dwellings on lots less than 20 hectares in size in the rural environment for use for family members and/or visitor accommodation. The current ODP rules only allow for one dwelling as a permitted activity on sites less than 20 hectares. Any additional dwellings under the ODP are a discretionary activity. Second dwellings on small lots have the potential to generate negative effects on:

- The infrastructure network
- Efficiency of land use
- Reverse sensitivity and
- Rural character and amenity.

Provisions have been formulated that manage the extent of second dwellings on properties able to be established within the General Rural Environment to prevent a wide-spread proliferation of dwellings in the rural environment.

ISSUE FOUR: The management of reverse sensitivity

There is a wide variety of activities in the rural environment. Some activities may generate effects such as noise or light spill, which can cause conflict with neighbouring land uses. There is a need to consider how to protect sensitive activities in the Rural Environment and prevent 'reverse sensitivity' effects from occurring in the future. Reverse sensitivity generally occurs when productive uses of rural land, such as intensive farming operations, are located near more sensitive land uses, such as rural lifestyle blocks. The productive uses generate effects such as noise (e.g. tractors, dogs barking), dust, traffic movements and lighting.

The proposed response is to manage both the effects generated by productive land uses, and to manage the proximity of sensitive land uses to rural productive land uses. The introduction of the Rural Lifestyle Environment enables lifestyle block development to be concentrated within these locations, and generally not within the General Rural Environment.

Rural Lifestyle Environment

The key resource management issues identified as related to the **Rural Lifestyle Environment** are discussed below.

ISSUE ONE: Pressure for lifestyle living opportunities within the rural environment

There is pressure for rural lifestyle subdivision and development in the rural environment from people who wish to live within the rural environment without necessarily undertaking a productive rural activity. Rural lifestyle subdivision and development can result in negative effects, including:

- Higher infrastructure costs
- Inefficient land use
- Reverse sensitivity
- Loss of rural character
- Loss of flexibility of large land holdings

The desire for additional rural lifestyle subdivision and development needs to be balanced against the safeguarding of productive land use and mitigating the negative effects which can arise from rural lifestyle development.

The Rural Lifestyle Environment has been identified as comprising locations where lifestyle block development is the predominant land use, and such development is encouraged within the environment. This enables the General Rural Environment to be retained for productive rural land uses primarily. The available capacity for further development within the locations covered by the environment has been modelled by Property Economics Limited (see **Appendix 5**) with available capacity within the environment until at least 2033.

ISSUE TWO: Uncertainty over the planning framework for the Mapara Valley

At the beginning of this plan change the issue of Mapara Valley was more pertinent than it is now, towards the finalisation of this s32 process, however it has been included for completeness. TD2050 directed that the Mapara Valley Structure Plan Area be removed from the district plan. As a result there has been some uncertainty about the planning framework that will replace it within the future reviewed district plan. Through preparatory work undertaken by Council and within the Property Economics Report (see **Appendix 5**), Mapara Road has been identified as a suitable location to accommodate lifestyle block development. This reflects that the predominant land use within this location is characterised by lifestyle block development and a denser pattern of subdivision relative to the remainder of the rural environment, and general suitability for further such development.

In recent years landowners within the Mapara valley have been restricted by district plan provisions which were reliant on the development of the West Kinloch Arterial route. This route was designated but not constructed and may not now be built with the designation lapsing in the near future. Also some of the provisions within the Mapara Valley Structure Plan have created confusion both for landowners and those implementing the structure plan when trying to develop some of the clusters in the absence of the rest of the development envisaged by the structure plan.

It is not intended to include the Mapara Valley Structure Plan within the future reviewed district plan and it will cease to exist once the future Proposed District Plan becomes operative. Council still wishes to provide landowners within the Mapara Valley certainty about what development can happen and to protect the landscape and natural character features that were identified through the structure plan. This will be achieved through the Rural Lifestyle Environment and General Rural Environment provisions, and through the natural values chapter of the Proposed District Plan.

ISSUE THREE: There appears to be some demand for second dwellings on smaller lots (less than 20ha in size) in the rural environment.

There is demand for second dwellings on lots less than 20 hectares in size in the rural environment for use for family members and/or visitor accommodation. The current ODP rules only allow for one dwelling as a permitted activity on sites less than 20 hectares. Any additional dwellings under the

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ODP are a discretionary activity. Second dwellings on small lots have the potential to generate negative effects on:

- The infrastructure network
- Efficiency of land use
- Reverse sensitivity and
- Rural character and amenity.

Provisions have been formulated that manage the extent of second dwellings on properties able to be established within the General Rural Environment to prevent a wide-spread proliferation of dwellings in the rural environment. The Rural Lifestyle Environment makes some provision for additional dwellings given smaller lot sizes are permissible.

ISSUE FOUR: The management of reverse sensitivity

There is a wide variety of activities in the rural environment. Some activities may generate effects such as noise or light spill, which can cause conflict with neighbouring land uses. There is a need to consider how to protect sensitive activities in the Rural Environment and prevent ‘reverse sensitivity’ effects from occurring in the future. Reverse sensitivity generally occurs when productive uses of rural land, such as intensive farming operations, are located near more sensitive land uses, such as rural lifestyle blocks. The productive uses generate effects such as noise (e.g. tractors, dogs barking), dust, traffic movements and lighting.

The proposed response is to manage both the effects generated by productive land uses, and to manage the proximity of sensitive land uses to rural productive land uses. The introduction of the Rural Lifestyle Environment enables lifestyle block development to be concentrated within these locations, and generally not within the General Rural Environment.

ISSUE FIVE: Understanding the wide range of activities that happen in the Rural Environment

Rural landowners want the ability to diversify their farming operations, while maintaining productive capacity and the character of the rural environment. Higher order policy documents are responding to climate and environmental concerns by placing more stringent regulations on pastoral farming and horticulture activities. As a result, some landowners are looking at ways to diversify their farming operations, while maintaining the productive capacity of their land. It is envisaged that a wider range of activities will seek to establish in the rural environment as a result, and the provisions have been formulated to manage this.

The Rural Lifestyle Environment makes some provision for rural productive land uses, and for a variety of other land uses.

Under the current Taupō District Plan, anything outside of the urban area is rural. There are no sub rural zones, and multiple activities all operative under the same rural provisions. This includes significant areas of rural lifestyle.

Plan Change 42 proposes a new rural lifestyle environment. This is on the basis that:

- The National Planning Standards promote a rural lifestyle zone.
- Taupō has significant areas of rural lifestyle that are operating under general rural provisions.
- A shortage of rural lifestyle blocks has been identified by the Property Economics Rural Lifestyle Report 2019. It is difficult to provide additional supply in a coordinated way without a zoning.
- Potential for inappropriate planning outcomes trying to manage two different environments under one set of provisions.
- A need to manage the fragmentation of the general rural environment. It is difficult to provide additional supply of rural lifestyle without splitting this out from the general rural environment.

Two options for zoning a rural lifestyle environment were considered. They were:

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1. Zone existing areas of rural lifestyle
2. Select one area of rural lifestyle

Advantages and disadvantages of each option include:

Option 1: Zone existing areas of rural lifestyle	
Advantages	Disadvantages
<ul style="list-style-type: none"> • Can reflect the existing character with appropriate provisions • Can provide additional supply of RL • Protects the GR environment from fragmentation • Spreads the additional load on infrastructure, in particular roading • Minimises reverse sensitivity by containing RL within existing areas. • Aligns with the direction outlined in the National Planning Standards 	<ul style="list-style-type: none"> • Some rural land owners who would like to subdivide will have limited opportunity to.

Option 2: Select one area to zone as rural lifestyle environment	
Advantages	Disadvantages
<ul style="list-style-type: none"> • Can provide additional supply of RL • Minimises reverse sensitivity by containing RL within existing areas. 	<ul style="list-style-type: none"> • A district wide assessment would need to be undertaken to determine the most appropriate location. • General rural land may be lost due to fragmentation • Not all rural lifestyle areas will be selected and therefore will not have rural lifestyle provisions, reflecting their current use and character • Some rural land owners who would like to subdivide will have limited opportunity to. • Will not spread the load on infrastructure, in particular roading. • Essentially “picking a winner” which limits the opportunities for those in other existing rural lifestyle areas. • Would not recognise the established character of areas developed through previous planning regimes • Does not align with the direction outlined in the National Planning Standards

Option 1, zoning existing areas for rural lifestyle has been selected on the basis above. A criteria was formed to select the rural lifestyle clusters. The criteria was:

The criteria we have used to form the new rural lifestyle zone is:

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1. There is a presence or existing clusters of smaller/lifestyle lots.
2. Areas have not been selected where there are physical constraints such as topography, geography or infrastructure
3. Rural Lifestyle zoning will only be applied to lots smaller than 30ha (unless completely surrounded by smaller rural lifestyle blocks).
4. Overlays such as Outstanding Natural Landscapes will be taken into account.
5. Proximity to Taupō township.
6. Rural lifestyle zoning will not be applied where properties are accessed from State Highways.
7. Properties subject to the D1 Geothermal Rule have been excluded.

Modifications were made following pre-consultation. Some additional properties were added in, and some were removed. Most that were added or removed were on the basis that they were on the edge of a proposed lifestyle environment area.

Rural Lifestyle and Reverse Sensitivity Effects

Reverse sensitivity effects from a variety of rural industry and production activities on potential rural lifestyle areas were raised as a major concern through the pre-consultation process. As the Rural Environment is considered a working environment, it includes many activities that need to be located within the rural environment therefore rural industry and productive activities are recognised as important within the rural framework.

Reverse sensitivity effects are proposed to be managed in the following ways:

- Objectives and policies enabling rural industry and production and avoiding reverse sensitivity effects on permitted and legally established activities
- Establishment of a RL environment so that RL is contained rather than occurring sporadically throughout the rural environment.
- Subdivision of RL which adjoins GR below 4Ha is a discretionary activity
- Setbacks of dwellings and in particular buildings for farmed animals

In particular in relation to Geothermal energy production:

- No complaints covenants in area Y for subdivision greater than 4Ha
- Non-complying subdivision below 4Ha in areas X and Y
- Discretionary subdivision between 4Ha and 10Ha in areas X and Y
- Residential rule within the District Wide section which applies to map D1 which makes additional dwellings discretionary.

Evaluation of the Objectives

Evaluation of the Proposed Objectives against the Purpose of the Act:

Section 32(1)(a) of the RMA requires the Council to examine the extent to which the objectives are the most appropriate way to achieve the sustainable management purpose of the RMA. Any proposed objective and policy framework must give effect to higher order statutory directions.⁷ The objective and policy approach for the Rural Chapter is therefore directed by, and must give effect to the WRPS, BOPRPS, HBRPS, and the MWRPS. A complete assessment of the objectives against higher order documents is included in Appendix 3.

General Rural Environment

Objective 3b.2.1 Enable Primary Production - Enable primary production by protecting the availability of the rural land resource and its productive capability.
Evaluation
<p>The objective recognises that the rural environment in the district is an important natural and physical resource as it enables rural productive use to occur. The rural environment is considered a working environment within which farming, forestry, energy and other forms of rural industry are to be enabled. These land uses cannot often establish in urban areas, and therefore the rural environments provide an important physical resource for these land uses to contribute to the wellbeing of the community. The objective recognises the importance of protecting the availability of the rural land resource and its productive capability.</p>
<p>The soil resource in the district is not typically characterised by high class soils, but nevertheless the productive potential of the rural environment is an important natural and physical resource. This is in terms of the suitability for large-scale productive land uses such as farming and forestry, related processing industry, and other forms of industry that are more suited to rural locations relative to urban alternatives. These activities may include rural trucking depots, intensive farming operations, horticultural greenhouses and aquaculture activities, and primary production processing facilities for example. These activities do not necessarily need to use the soil for productive use, but there is considered to be a strong locational reason for a rural location for these activities. For example, the availability of large expanses of surrounding rural land to enable effects generated by the activity to be managed, and the avoidance of potential reverse sensitivity effects that otherwise would occur within an urban location.</p>
<p>The objective wording makes a clear statement of intent that primary production activities will be enabled in the General Rural Environment but not the Rural Lifestyle Environment given the entirely different characteristics of the environment. Primary production activities are those activities that can demonstrate a locational reason for locating within rural areas as opposed to the industrial environment within urban areas. This can be through use of the soil resource, but equally could be another locational reason that necessitates a rural location, hence the importance of protecting the availability of the rural land resource given it cannot be replaced elsewhere within the district.</p>

⁷ Resource Management Act 1991, section 75(3)(c).

The existing horticultural greenhouses at Mokai are an example of an activity that does not rely on the soil resource but does rely on a rural locality. Geothermal power stations are another example with a clear locational constraint based on the availability of a resource, with quarrying being similar where the presence of the resource dictates the location of the activity. Farming, forestry, intensive farming, horticulture, power stations, and associated rural processing industry are all examples of land uses that necessitate a rural location, but this is not an exhaustive list.

The objective also makes a clear statement of how primary production will be enabled, being through the protection of the productive capability of the land and the availability of the rural land resource. This is primarily through the identification of urban growth cells within the Residential environments to provide for anticipated future housing growth (see the Residential Environment Section 32 Report). The identification of six locations within the Rural Lifestyle Environment also provides for ongoing lifestyle block growth in specified locations, providing housing choice and availability for those people seeking a rural location. The activities provided for within the General Rural Environment also avoids or manages the growth of sensitive land uses not including housing but including tourism operations, visitor accommodation, childcare facilities and similar activities. This enables the General Rural Environment to have more restrictive minimum lot sizes and to generally discourage proliferation of housing. This in turn allows for productive uses to establish and grow within the rural environment, subject to compliance with performance standards. This enables avoidance of reverse sensitivity effects and enables the rural environment to act as a working rural landscape, as well as other specific uses required to be located in the Rural Environment.

In this manner the life-supporting capacity of soil and the rural environment is being safeguarded, the potential for the rural environment as a natural and physical resource for the needs of future generations is being sustained, and adverse environmental effects are being managed within larger rural properties and reverse sensitivity effects are being avoided. Furthermore, the rural environment is being managed to enable people and communities within the district to provide for their social, economic and cultural wellbeing, through the retention of the key characteristics of the rural environment. In this way also the health and safety of the community is being safeguarded as housing is being provided elsewhere within the district in identified locations, separated from the working landscape that is the rural environment within the General Rural Environment.

The objective achieves the outcome by encouraging only activities in the General Rural Environment that avoid reverse sensitivity issues and discouraging other land uses.

For the above reasons the objective is considered to be the most appropriate way to achieve the sustainable management purpose of the RMA.

Objective 3b.2.2 Maintaining the established General Rural character - The established character of the General Rural Environment is maintained and the cumulative erosion of its character through incremental subdivision and development is avoided.

Evaluation

The objective recognises that the rural environment in the district is an important natural and physical resource as it serves to protect the established character of the General Rural Environment. It is important that this environment’s established rural character is maintained as it cannot be replicated elsewhere. The objective also recognises that the established character can be undermined through incremental subdivision and development that gradually erodes the character mainly through density increases.

As expressed in the associated policies, the established rural character is defined by large open spaces between built structures; a mix of residential scale and more functional buildings; noises related to production activities during the day but lower levels of noise at night; and low levels of light spill. The above is also achieved through the maintenance of large minimum lot sizes of 10 hectares, below which any subdivision is a non-complying activity. Provision has been made for only one minor residential unit per allotment. Generally large lot sizes enable sufficient buffers to be created between rural activities and urban environments, and from the Rural Lifestyle Environment containing concentrations of lifestyle block land use.

It is considered that the above activities can establish and operate within the General Rural Environment subject to compliance with performance standards, in general without disrupting or altering significantly the character of the environment. The objective wording makes a clear statement of intent that the existing rural character should be maintained within the environment, whilst allowing for rural productive land uses as a 'working landscape'. The objective and related provisions to implement it focus on encouraging the above land use activities as being suitable to maintain character, and to discourage others that either have no need for a rural location, are of a scale unsuitable for the rural environment, or are activities of a nature that are sensitive to effects generated by rural productive uses and will undermine the rural character of a 'working landscape', such as allowing a proliferation of lifestyle blocks and dwellings within the environment.

If land use activities are not well managed through performance standards, or if land use activities establish that have no locational need for a rural environment (as opposed to the industrial environment within urban areas), the character of the environment can be undermined through cumulative change.

The identification of urban growth cells within the Residential environments to provide for anticipated future housing growth and the Rural Lifestyle Environment, provide housing choice and availability for those people seeking a rural location. There is no growth management driver for needing to allow a proliferation of housing in the General Rural Environment for that reason. This enables sensitive land uses such as housing, tourism operations, visitor accommodation, childcare facilities and similar activities to be controlled. It also enables the General Rural Environment to have more restrictive minimum lot sizes and to generally discourage housing. This both enables avoidance of reverse sensitivity effects and enables the rural environment to maintain its character. The large minimum lot size on the environment, and the provision for only one minor residential unit per allotment serves to reinforce the land use activities that are being encouraged and conversely discouraged in the environment.

For the above reasons the objective is considered to be the most appropriate way to achieve the sustainable management purpose of the RMA.

Objective 3b.2.3 Rural industry - Rural industry is enabled whilst general commercial and industrial activities not having a locational need to be within the General Rural Environment, other than home-business, are avoided.

Evaluation

The objective recognises that rural industry and home businesses should be enabled in the rural environment where there is a locational need to be within the General Rural Environment and to support primary production. This objective also recognises that general commercial and industrial activities without a locational need to be with the General Rural Environment should be avoided to maintain the established character of the rural

environment in the district as an important natural and physical resource as it enables rural productive land uses to be conducted within a working environment with minimal disruption from sensitive land uses in the form of reverse sensitivity effects.

The objective makes clear the intent that rural industry is enabled, as is small-scale commercial activities such as home businesses. The term ‘rural industry’ means an activity that directly supports, services, or is dependent on primary production and has a locational need to be within the General Rural Environment (rather than an urban environment). This is either because the resource is located there, they are not suited to an urban location, or they are rural processing industry that is closely aligned with rural productive activity. Rural industry activities could include horticultural packing sheds, treating facilities for primary products, processing plants for primary products, workshops for servicing of rural plant or equipment.

As above, the soil resource in the district is not characterised by high class soils but it does support rural productive uses that rely on the other characteristics of the rural environment. These characteristics are the large property sizes, availability of large distances to nearby sensitive land uses, rural open space, or relate to a locational quality of a particular resource, such as quarrying or geothermal energy which necessitate the rural industrial activity to be located at the site of the resource. These rural industrial uses are appropriate for the environment for the reasons given above, being that they rely on rural produce for processing, or have other strong locational attributes and/or are unsuitable for an urban location. These include horticultural packing sheds as an example of such a land use.

The objective wording makes a clear statement of intent that commercial and industrial activities in the General Rural Environment should be rural industries and not general industry (for which urban industrial locations are more suitable). This seeks to avoid large-scale commercial and industrial activities that can be located in urban areas that can otherwise have a significant visual character and amenity impacts that over time will change the established character of the rural environment and begin displacing genuine rural activities. In particular, such activities can start to generate conflicts with rural primary production activities that are not able to relocate to urban locations.

Some provision is also made for small-scale (non-rural industry) commercial activities such as home-businesses, recognising the importance of retaining the rural area as a physical resource for land use suitable for small scale commercial activities which are necessary to service the needs of our rural communities and also to diversify income streams to support rural productive activities that may have fluctuating returns. This is on the basis that such activities have a negligible impact due to their scale in terms of rural amenity, reverse sensitivity and impacts on existing infrastructure. Home occupations remain primarily residential with the commercial element being subservient. Small-scale commercial uses that are not home occupations may also be acceptable within the environment, provided the scale is indeed small with a low level of potential effects on the wider environment.

These types of activities are selected as they are not of significant scale to cause the erosion of character of the General Rural Environment in that they will allow the maintenance of large open spaces between built structures and maintain low light and low noise levels. These types of activities will not create a demand for, and negatively impact on community infrastructure and services, nor will they contribute to inefficient use of land or loss of future flexibility for productive uses.

Performance standards are a means of implementing the objective’s intent in this regard and have been formulated to enable assessment through the resource consent process where exceeded, to ensure outcomes consistent with the objective.

Furthermore, the objective is considered to satisfactorily enable people and communities within the district to provide for their social, economic and cultural wellbeing, through the retention of the key characteristics of the rural environment, providing a source of employment and to service the needs of the local community through these home businesses.

The health and safety of the community is being provided for with the careful selection of activities that are allowed to be established or continue in the General Rural Environment. These rural industry and home business activities will not encourage inappropriate development of the rural environment, such as proliferation of housing or urbanisation which could in turn cause reverse sensitivity issues. It also provides for health and safety of the community as it minimises the need for travel by motor vehicle to the Taupō town.

The objective achieves the outcome by encouraging only activities in the General Rural Environment that avoid reverse sensitivity issues and discouraging other land uses. For the above reasons the objective is considered to be the most appropriate way to achieve the sustainable management purpose of the RMA.

Objective 3b.2.4 Other activities - Māori cultural activities, tourism activities, visitor accommodation and renewable electricity generation activities are enabled in the General Rural Environment.

Evaluation

The objective recognises that Māori cultural activities, tourism activities, visitor accommodation and electricity generation activities should be enabled in the General Rural Environment. These activities may have a locational need to be within the General Rural Environment and are able to maintain the established character of the rural environment in the district. Maintaining the character of the rural environment provides an important natural and physical resource which serves to enable rural productive land uses to be conducted within a working environment with minimal disruption from sensitive land uses in the form of reverse sensitivity effects.

The characteristics of the rural environment are the large property sizes, availability of large distances to nearby sensitive land uses, rural open space, or relate to a locational quality of a particular resource, such as geothermal energy which necessitate the rural industrial activity to be located at the site of the resource. Tourist attractions and culturally significant sites within the General Rural Environment attract associated Māori cultural activities, tourism activities and consequentially visitor accommodation within the General Rural Environment. These activities therefore have a locational need to be within the General Rural Environment.

Electricity generation activities rely on naturally occurring resources which may be found in the General Rural Environment, for example, water bodies for hydro-electricity generation or geothermal features for geothermal energy generation. There is a need to locate the renewable electricity generation activity where the renewable energy resource is available. This land use plays an important role in generating electricity for New Zealand and beyond and it is important to protect the productive capacity of rural land to ensure that these land uses can continue into the future.

To enable Māori cultural activities, tourism, visitor accommodation and electricity generation, these have been provided for as permitted activities if compliance with performance standards is achieved. Performance standards are a means of implementing the objective's intent in this regard and have been formulated to enable assessment through the resource consent process where exceeded, to ensure outcomes consistent with the objective.

These types of activities are selected as they are not of significant scale to cause the erosion of character of the General Rural Environment in that they will allow the maintenance of large open spaces between built structures and maintain low light and low noise levels. These types of activities will not

create a demand for, and negatively impact on community infrastructure and services, nor will they contribute to inefficient use of land or loss of future flexibility for productive uses.

The objective is considered to satisfactorily enable people and communities within the district to provide for their social, economic and cultural wellbeing, through the retention of the key characteristics of the rural environment. This is achieved by providing a source of employment through tourism and associated accommodation, recognising cultural values and by meeting the electricity generation needs of the community.

The health and safety of the community is being provided for with the careful selection of activities that are allowed to be established or continue in the General Rural Environment. These activities will not encourage inappropriate development of the rural environment, such as proliferation of housing or urbanisation which could in turn cause reverse sensitivity issues. It also provides for health and safety of the community as it minimises the need for travel by motor vehicle to the Taupō town for accommodation.

For the above reasons the objective is considered to be the most appropriate way to achieve the sustainable management purpose of the RMA.

Objective 3b.2.5 Avoidance of reverse sensitivity - Reverse sensitivity effects on permitted and legally established activities within the General Rural Environment, including conflict with activities in neighbouring Environments, are avoided.

Evaluation

The objective recognises that reverse sensitivity should be avoided in the General Rural Environment, including conflict with activities in neighbouring environments, to maintain the established character of the rural environment in the district as an important natural and physical resource. The General Rural Environment is considered a working environment within which farming, forestry, energy and other forms of rural industry are to be enabled, and it is therefore important that reverse sensitivity is managed, both within the environment and also to avoid conflict with activities in neighbouring environments.

Farming, forestry, energy and other forms of rural industry and limited forms of commercial activities have been selected as appropriate for the General Rural Environment on account of their suitability to maintain the rural character of the environment as a working environment. Their suitability is due to the availability of large expanses of surrounding rural land, the availability of a resource, or the appropriateness of location for that land use to provide for social, economic and cultural wellbeing of the community.

Reverse sensitivity issues in the General Rural Environment will be managed through encouraging the above appropriate development within the environment and discouraging unsuitable or sensitive land use, through identifying urban growth cells elsewhere and locations within the rural environment where such land uses are provided for (such as the Rural Lifestyle Environment). The activities provided for within the General Rural Environment also manage the growth of sensitive land uses other than housing, such as educational facilities and similar activities.

The General Rural Environment has larger minimum lot sizes of 10ha to generally discourage proliferation of housing. Generally, larger lot sizes enable sufficient buffers to be created between rural activities and urban environments, and buffers from the Rural Lifestyle Environment containing

concentrations of lifestyle block land use. This enables avoidance of reverse sensitivity effects and enables the rural environment to maintain its character.

Provision has been made for only one minor residential unit per allotment, but only where those properties can meet performance standards to ensure the minor residential unit is no larger than 100m² in size and located within 20m of the primary residential unit and share accessways. Overall, larger lot sizes, setbacks and performance standards create buffers between neighbouring environments which effectively reduces the potential for reverse sensitivity. This is important as other environments do provide for sensitive land uses and without suitable setbacks and buffer distances the potential for reverse sensitivity is elevated.

In this manner, by managing the land use and development, the rural environment is being safeguarded, flexibility of the rural environment is being maintained, and the potential for the rural environment as a natural and physical resource for the needs of future generations are being sustained. Adverse environmental effects are being managed within larger rural properties and reverse sensitivity effects are being avoided. Furthermore, the rural environment is being managed to enable people and communities within the district to provide for their social, economic and cultural wellbeing, through the management of reverse sensitivity. The health and safety of the community is being provided for with the careful selection of activities that are allowed to be established or continue in the General Rural Environment.

The objective achieves the outcome by allowing larger lot sizes, setbacks and performance standards that create buffers between neighbouring environments and activities which effectively reduces the potential for reverse sensitivity. For the above reasons the objective is considered to be the most appropriate way to achieve the sustainable management purpose of the RMA.

Objective 3b.2.6 Impacts on infrastructure - The impacts on infrastructure arising from subdivision and development are managed.

Evaluation

The objective recognises that unplanned or ad hoc development in the rural environment will generate unanticipated negative impacts on infrastructure. In this context infrastructure includes roads, three waters networks, electricity and telecommunication networks, and the provision of services such as rubbish collection and aspirations for more urban infrastructure such as construction of footpaths.

The General Rural Environment makes only limited provision for additional housing, achieved through maintaining large minimum lot sizes and only limited ability for a landowner to construct a second dwelling on the property. Instead housing provision is enabled within the Rural Lifestyle Environment and within urban environments. This approach will ensure that any incremental increase in pressure on infrastructure is gradual and controlled, both in terms of the location of demand and the extent of that demand.

Without this objective and the corresponding methods to achieve it, the potential exists for ongoing proliferation of housing and urban land uses to establish within the rural environment, either due to cheaper land prices relative to urban areas, or availability of land. Council is ensuring through the urban environments identified and the Rural Lifestyle Environment that sufficient land is zoned and serviced to allow for the necessary housing and employment land to meet the anticipated demand. This is detailed within the Taupō 2050 Growth Strategy document.



Avoidance of leakage of urban and non-rural land uses into the rural environment is central to the intent of this objective and associated policies. Such leakage generates higher potential for reverse sensitivity effects, and in this context generates additional demand on rural infrastructure in an ad hoc and unplanned manner. It is considered that infrastructure provision is the most efficient and effectively provided through planned coordination between land use, transport and other infrastructure. In contrast, upgrading or extending infrastructure networks in an unplanned and ad hoc manner to meet unanticipated demand and in locations that are unanticipated, is expensive and less efficient.

The National Policy Statement on Urban Development requires local authorities to ensure sufficient land supply is available within the district, and through the Long Term Plan, funding mechanisms to ensure that provision of infrastructure is aligned to growth and is funded to ensure timely provision.

The objective achieves the outcome sought by explicitly recognising the importance of the avoidance of negative impacts on existing infrastructure, rather than an approach of managing or remedying. For the above reasons the objective is considered to be the most appropriate way to achieve the sustainable management purpose of the RMA.

Objective 3b.2.7 Papakāinga - Whanau, hapū and iwi can use and develop ancestral land for Papakāinga, and Papakāinga are of a form and scale that considers the functioning of the General Rural Environment.

Evaluation

The objective recognises that whanau, hapū and iwi should be able to use and develop ancestral land for Papakāinga. The objective also encourages Papakāinga to be of a form and scale that considers the functioning of the General Rural Environment. Papakāinga in this context is defined as:

Any dwelling or dwellings and associated social (including health), cultural and economic activities on Māori land which is owned by the whanau, hapū or iwi, that enables the occupation of that land by members of the same whanau, hapū or iwi.

- *Māori land is within the meaning of Section 129 (1) (a, b or c) of the Te Ture Whenua Māori Land Act 1993, and*
- *Is consistent with any license to occupy Māori land that has been issued by the Māori Land Court*

The purpose of the Papakāinga objective is to better enable the settlement and occupation of ancestral Māori land through the development of Papakāinga. Papakāinga will support whanau to better provide for their social, economic and cultural wellbeing through use of their land resources.

The District Plan does not support residential development in the General Rural Environment at a density greater than one house per 2 hectares. This approach is to protect the environment from urban development. This approach also restricts the use of ancestral land within this environment to be developed as Papakāinga. In many cases the only ancestral land held by a whanau or hapu is within the rural environment. For a range of reasons, historical land holdings have diminished over time and the land available for settlement has also diminished.

The processes for developing Māori land can be complicated due to the nature of Māori land tenure. This is especially relevant for multiply owned or Māori trust land which often has a range of statutory constraints over and above land in freehold title. In most cases such land is not able to be subdivided or have permanent structures built on it like freehold title. Treating Māori owned land in entirely the same manner as freehold title would not

recognise these differences in tenure and also circumstances. It would also not recognise and provide for the relationship of Māori with their ancestral lands or recognise forms of settlement which best provide for the social, economic and cultural wellbeing of Māori.

The objective identifies that the use and development of ancestral land for Papakāinga is enabled for whanau, hapū and iwi. The objective recognises the importance of enabling Māori to settle on their ancestral lands to recognise and provide for their relationship with their culture and traditions and with their ancestral lands, water, sites, waahi tapu, and other taonga.

Papakāinga development can often be at higher densities than other residential land uses in the Rural Lifestyle Environment due to its communal nature. Papakāinga may also have associated social, cultural or commercial aspects to support the community who reside there. Such development could impact on surrounding land uses and as such will need to be considered to ensure that the form and scale of the Papakāinga appropriately considers the functioning of that environment.

The objective is considered to satisfactorily enable Māori communities within the district to provide for their social, economic and cultural wellbeing, through the retention of the key characteristics of the rural environment and providing for Māori cultural values. This is done through providing due recognition of the relationship of Māori and their culture, traditions with their ancestral lands and also providing for their protected customary rights to occupy their lands.

The objective will support Māori to be more active kaitiaki of their lands as well as having particular regard for the efficient use and development of Māori ancestral lands within the district. Such an approach is taking into account the principles of the Treaty of Waitangi.

Objective 3b.2.8 Tāngata Whenua - The important relationship that tāngata whenua have with their ancestral lands and the wider Rural Environment is recognised and provided for.

Evaluation

The objective recognises and provides for the important relationship that tāngata whenua have with their ancestral lands and the wider Rural Environment. The objective enables tāngata whenua to protect their ancestral lands and the wider Rural Environment. The objective aligns with Part 2 of the RMA to recognise and provide for the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga.

This objective has a clear intent to enable protection of sites of significance to Māori which may involve consulting tāngata whenua on resource management issues, specifically land use activities affecting the quality of water bodies and associated resources, recognition of rangatiratanga and Kaitiakitanga, and the use and development of ancestral land for Papakāinga (see Objective 3b.2.7) to strengthen their relationship with the land.

To recognise and provide for the important relationship that tāngata whenua have with their ancestral lands and the wider Rural Environment, the use and development of Papakāinga on Māori customary land and Māori freehold land has been provided for as a permitted activity if compliance with performance standards is achieved. Performance standards are a means of implementing the objective’s intent in this regard and have been formulated to enable assessment through the resource consent process where exceeded, to ensure outcomes consistent with the objective.

The objective is considered to satisfactorily enable people and communities within the district to provide for their social, economic and cultural wellbeing, through the protection of the rural environment and providing for Māori cultural values.

Rural Lifestyle Environment

Objective 3b.3.1 Maintain the established character of the Rural Lifestyle Environment - The character of the Rural Lifestyle Environment is maintained and protected from incremental subdivision and development.

Evaluation

The Rural Lifestyle Environment is spatially defined as the existing rural locations where the predominant land use is lifestyle blocks. The established character of the Rural Lifestyle Environment is defined by separated buildings on different allotments, modestly sized accessory buildings, non-dominating large houses surrounded by large open space, and some production activity noise during the day but low levels of noise and light at night. Further to this, the most significant threat to the established character is recognised as being incremental subdivision and development.

The character of the Rural Lifestyle Environment will be maintained primarily through the identification of urban growth cells to provide for anticipated future housing growth. There are small extensions to these existing lifestyle block areas, but only to establish logical boundaries. Minimum lot sizes of 4ha per lot provide for the appropriate size to be using on-site services in terms of potable water, stormwater and wastewater as well as building setbacks for allotments adjoining the General Rural Environment to avoid reverse sensitivity issues. The use of performance standards should manage the scale of commercial and primary productive activities, so they have effects that are compatible with the surrounding activities and avoid reverse sensitivity.

The Property Economics report predicts the increase in demand for lifestyle blocks in the district between now and 2033, and that this can be provided within the identified Rural Lifestyle Environment. The identification of these locations provides for ongoing lifestyle block growth in specified locations, providing housing choice and availability for those people seeking a rural location. The objective allows the Rural Lifestyle Environment to enable sufficient growth to provide for the level of demand anticipated between now and 2033, as described by the Property Economics report. This will also provide housing choice and availability for those people seeking a rural location. The Rural Lifestyle Environment also enables the urban settlements in the district to be the focus of future housing development where community services and facilities are readily available.

The use of the Rural Lifestyle Environment enables the General Rural Environment to be enabled for continuing rural productive use with only limited provision for additional dwellings and in doing so will avoid fragmentation of land from development and the proliferation of lifestyle blocks within the General Rural Environment. This will be key in the avoidance of reverse sensitivity effects on rural productive land use.

The anticipated character is a level of intensification of lifestyle use within these areas, with some inclusion of suitable small-scale commercial activities, that is not at a scale that will alter the established character. These activities may include hairdressers, firewood merchants, equestrian

trainers, art galleries and similar. These may operate in the Rural Lifestyle Environment provided that the effects are managed, and they do not undermine the viability of the commercial and industrial environments.

In this manner, by managing the land use and development, the rural environment is being safeguarded, and the potential for the rural environment as a natural and physical resource for the needs of future generations is being sustained. Adverse environmental effects are being managed within larger rural properties and reverse sensitivity effects are being avoided. Furthermore, that the rural environment is being managed to enable people and communities within the district to provide for their social, economic and cultural wellbeing, through the retention of the key characteristics of the rural environment and through providing a source of employment through the supported rural activities. The health and safety of the community is being provided for with the careful selection of activities that are allowed to be established or continue in the Rural Lifestyle Environment. The objective achieves the outcome by providing for and maintaining the existing lifestyle block housing areas.

For the above reasons the objective is considered to be the most appropriate way to achieve the sustainable management purpose of the RMA.

Objective 3b.3.2 Avoid reverse sensitivity - Adverse reverse sensitivity effects, including conflict with permitted and legally established activities in neighbouring Environments, are avoided.

Evaluation

The objective recognises that reverse sensitivity should be avoided between the Rural Lifestyle Environment and adjoining environments to maintain the operational functionality of the General Rural Environment. Reverse sensitivity will be avoided by carefully considering the compatibility of small-scale activities with large-scale commercial and large-scale farming activities that are legally established. This objective encourages appropriate development within the Rural Lifestyle Environment and discourages unsuitable or sensitive land use, particularly adjacent to the General Rural Environment.

The 4ha minimum allotment size for Rural Lifestyle lots that adjoin the General Rural Environment and setbacks seek to effectively reduce potential for reverse sensitivity. Performance standards are imposed to also ensure that Rural Lifestyle Environment properties adjacent to other environments have greater buffers in places to avoid reverse sensitivity.

Adverse environmental effects are being managed with the above to enable the avoidance of reverse sensitivity effects. Furthermore, that the rural environment is being managed to enable people and communities within the district to provide for their social, economic and cultural wellbeing, through the management of reverse sensitivity. The health and safety of the community is being provided for with the careful selection of activities that are allowed to be established or continue in the Rural Lifestyle Environment.

The objective achieves the outcome by allowing only the activities in Rural Lifestyle Environment that avoid reverse sensitivity issues. Four hectare minimum allotment sizes and performance standards create buffers between neighbouring environments which effectively reduces the potential for reverse sensitivity. It also captures the reverse sensitivity effects associated with Areas X and Y and addresses that sites that are within these areas have higher minimum allotment sizes.

For the above reasons the objective is considered to be the most appropriate way to achieve the sustainable management purpose of the RMA.

Objective 3b.3.3 Commercial and industrial activities - The establishment of commercial and industrial activities that are incompatible with the residential activities occurring within the Environment are avoided.

Evaluation

The objective recognises that the establishment of commercial and industrial activities that are incompatible with the rural-residential activities occurring within the Rural Lifestyle Environment should be avoided. The objective recognises that the rural environment in the district is an important natural and physical resource as it avoids the cumulative impacts on community infrastructure and services arising from an increase in demand or increases to level of service. The established character of the Rural Lifestyle Environment also consists of existing lifestyle block development defined by separated buildings on different allotments, modestly sized accessory buildings, non-dominating large houses surrounded by large open space, and some production activity noise during the day but low levels of noise and light at night. It is therefore important that reverse sensitivity is managed to avoid conflict between activities in neighbouring environments and protect the rural character of this environment.

The objective recognises that there is high diversity of land uses within the Rural Lifestyle Environment, with demand for non-residential land uses including some commercial activities. In respect of commercial activities in the form of home businesses, small-scale commercial activities (that do not fit within the definition of home businesses), small-scale tourism and visitor accommodation such as homestays, such activities will be subject to performance standards to ensure that character and amenity of the environment is not unduly altered as a result.

Small-scale commercial activities are being generally enabled within the environment to allow for flexibility of the use of lifestyle block properties within the environment, given that rural productive use is a less dominant land use relative to the General Rural Environment. These small-scale commercial activities are selected with the intention of retaining the established character of the environment, but also in recognition that the property sizes are relatively large and can accommodate such development with undue levels of amenity effects beyond boundaries. The predominant size of sites within the environment is more than two hectares enabling these activities to operate without altering the character unduly. Performance standards will be in place to manage scale and suitability of commercial use, with a reliance on these standards being effective in this regard.

Whilst the intent is to generally enable small-scale commercial activities in the environment, via performance standards large-scale commercial or industrial activities are not provided for. The extent and type of commercial use is intended to remain a subservient land use to the dominant lifestyle block style of development that the environment is intended for. Large site size, generous building setbacks from boundaries and restrictions of vehicle movements generated and other standards will collectively ensure that commercial activity does not become the dominant land use. But it will allow residents to work from home, to operate small businesses from home, and to enable some visitor accommodation and tourism activities given the strong tourism sector within the district and demand for rural locations for some of this.

This objective is considered to enable people and communities within the district to provide for their social, economic and cultural wellbeing, whilst still retaining the distinctive rural character and amenity elements of the environment. The objective provides a source of employment through these small-scale commercial activities, in a manner that does not substantially alter the environment. The potential adverse environmental effects are being

managed effectively and reverse sensitivity effects are being avoided as per the above objective. It also provides for health and safety of the community as it minimises the need for travel by motor vehicle to the Taupō township or other commercial centres in the district.

Allowing large-scale commercial and industrial land uses would be contradictory to both the established character of the environment, and the intent to concentrate rural lifestyle activities within this environment. Such land use would also create significant infrastructure demands that cannot be efficiently or effectively met and would cause widespread changes in rural lifestyle amenity and character. Such development is provided for in urban areas and within the General Rural Environment.

For the above reasons the objective is considered to be the most appropriate way to achieve the sustainable management purpose of the RMA.

Objective 3b.3.4 Consolidate rural lifestyle activities - Rural lifestyle activities within identified areas are consolidated to encourage more efficient use of the rural land resource and avoid the fragmentation of land in the General Rural Environment.

Evaluation

The objective recognises the value in consolidating rural lifestyle activities for more efficient use of this land in the rural environment as an important natural and physical resource. The widespread creation of rural lifestyle lots creates fragmentation of land in the General Rural Environment. There is also increasing pressure from residents to have their rural lifestyle lots serviced with three waters and other infrastructure. Scattered rural lifestyle lots and fragmentation of the Rural Lifestyle Environment may lead to higher Council expenses, if Council chooses to service these lots, and inefficient use of the rural land resource.

The Rural Lifestyle Environment is characterised by smaller landholdings and lifestyle blocks and therefore has distinctive characteristics that are different to the General Rural Environment. The General Rural Environment is characterised by large open spaces between built structures suitable for large-scale productive land uses such as farming and forestry, related processing industry, and other forms of industry. The use of identified areas within the Rural Lifestyle Environment for consolidated rural lifestyle activities enables the continued availability of unfragmented land in the General Rural Environment for rural productive land uses and those with a locational requirement.

Limited provision for additional dwellings will avoid fragmentation of land from development and the proliferation of lifestyle blocks within the General Rural Environment. This will be key in the avoidance of reverse sensitivity effects on rural productive land use. Minimum lot sizes of 4ha per lot in the Rural Lifestyle Environment provide for the appropriate size to be on-site in terms of potable water, stormwater and wastewater provision as well as building setback for allotments adjoining the General Rural Environment to avoid reverse sensitivity issues. The use of performance standards should manage the scale of commercial and primary productive activities, so they have effects that are compatible with the surrounding activities and avoid reverse sensitivity to protect the rural land resource.

In this manner, by managing the land use and development, the rural environment is being safeguarded, and the potential for the rural environment as a natural and physical resource for the needs of future generation is being sustained. Adverse environmental effects are being managed and reverse sensitivity effects are being avoided as per the above. The rural environment is being managed to enable people and communities within the district to provide for their social, economic and cultural wellbeing, through the consolidation of rural lifestyle activities in established locations in the rural

environment for more efficient land use in the General Rural Environment. The health and safety of the community is being provided for with the consolidation of these lifestyle activities in the Rural Lifestyle Environment and the management of reverse sensitivity. The objective achieves the outcome by consolidating rural lifestyle activities for more efficient use of this land in the rural environment.

For the above reasons the objective is considered to be the most appropriate way to achieve the sustainable management purpose of the RMA.

Objective 3b.3.5 Allotment sizes - That allotments are maintained at sizes to:

- a) Enable small scale primary production to occur; and
- b) Avoid the cumulative impacts on community infrastructure and services arising from an increase in demand or increases to level of service.

Evaluation

The objective recognises that the rural environment in the district is an important natural and physical resource and serves to protect this by maintaining and managing allotment sizes in the Rural Lifestyle Environment. It recognises that this will allow small scale primary production to occur and avoid cumulative impacts on community infrastructure and services.

The rural environment is considered a working environment within which residential activities, rural productive activities and compatible commercial activities are to be enabled and it is important that this environment’s rural character is maintained. The established character is defined by separated buildings on different allotments, modestly sized accessory buildings, non-dominating large houses surrounded by large open space, and some production activity noise during the day but low levels of noise and light at night. Further to this, the most significant threat to the established character is recognised as being incremental subdivision and development.

The two hectare minimum allotment size (provided for those properties not adjoining the General Rural Environment) maintains a spacing between dwellings to enable buffers between properties, maintain rural open space, and enable small-scale farming and animal rearing activities to continue. The site size is also considered sufficient in size to enable on-site wastewater systems, water supply and on-site stormwater management, without any reticulated council water, wastewater or stormwater network demand. Council’s intent is that the Rural Lifestyle Environment does not receive an urban level of service given the location and dispersed nature of development in the Rural Lifestyle Environment. Smaller site sizes would increase demand for community infrastructure and services.

By maintaining a minimum of two hectare allotments, the density of the Rural Lifestyle Environment is maintained at a level that does not put undue pressure on existing services nor create an urban form that may require additional community infrastructure. Furthermore, it reinforces the rural lifestyle element by ensuring allotments are of a size and scale that light farming activities are still able to occur.

It is considered that this objective meets the purposes of the RMA and addresses the issues identified previously.



Objective 3b.3.6 Impacts on Council-owned infrastructure - The impacts on community infrastructure arising from subdivision and development are managed.

Evaluation

The objective recognises that unplanned or ad hoc development in the rural environment will generate unanticipated negative impacts on infrastructure. In this context infrastructure includes roads, three waters networks, electricity and telecommunication networks, and the provision of services such as rubbish collection and aspirations for more urban infrastructure such as construction of footpaths.

The Rural Lifestyle Environment makes provision for additional housing, however, maintains large minimum lot sizes and provides only limited ability for a landowner to construct a second dwelling on the property. This approach will ensure that any incremental increase in pressure on infrastructure is gradual and controlled, both in terms of the location of demand and the extent of that demand.

Without this objective and the corresponding methods to achieve it, the potential would exist for ongoing proliferation of housing and urban land uses to establish within the rural environment, either due to cheaper land prices relative to urban areas, or availability of land. Council is ensuring there is sufficient land in the Rural Lifestyle Environment that is serviced to meet anticipated housing and employment demand. This is detailed within the Taupō 2050 Growth Strategy document.

Avoidance of leakage of urban and non-rural land uses into the rural environment is central to the intent of this objective and associated policies. Such leakage generates higher potential for reverse sensitivity effects, and in this context generates additional demand on rural infrastructure in an ad hoc and unplanned manner. It is considered that infrastructure provision is the most efficient and effectively provided through planned coordination between land use, transport and other infrastructure. In contrast, upgrading or extending infrastructure networks in an unplanned and ad hoc manner to meet unanticipated demand and in locations that are unanticipated, is expensive and less efficient.

The National Policy Statement on Urban Development requires local authorities to ensure sufficient land supply is available within the district, and through the Long Term Plan, funding mechanisms to ensure that provision of infrastructure is aligned to growth and is funded to ensure timely provision.

The objective achieves the outcome sought by explicitly recognising the importance of the managing negative impacts on community infrastructure, rather than an approach of avoid altogether. For the above reasons the objective is considered to be the most appropriate way to achieve the sustainable management purpose of the RMA.

Objective 3b.3.7 Papakāinga - Whanau, hapū and iwi can use and develop ancestral land for Papakāinga, and Papakāinga are of a form and scale that considers the functioning of the Rural Lifestyle Environment.

Evaluation



The objective recognises that whanau, hapū and iwi should be able to use and develop ancestral land for Papakāinga. The objective also encourages Papakāinga to be of a form and scale that considers the functioning of the Rural Lifestyle Environment. Papakāinga in this context is defined as:

Any dwelling or dwellings and associated social (including health), cultural and economic activities on Māori land which is owned by the whanau, hapū or iwi, that enables the occupation of that land by members of the same whanau, hapū or iwi.

- *Māori land is within the meaning of Section 129 (1) (a, b or c) of the Te Ture Whenua Māori Land Act 1993, and*
- *Is consistent with any license to occupy Māori land that has been issued by the Māori Land Court*

The purpose of the Papakāinga objectives is to better enable the settlement and occupation of ancestral Māori land through the development of Papakāinga. Papakāinga will support whanau to better provide for their social, economic and cultural wellbeing through use of their land resources.

The District Plan does not support residential development in the Rural Lifestyle Environment at a density greater than one house per 2 hectares. This approach is to protect the environment from urban development. This approach also restricts the use of ancestral land within this environment to be developed as Papakāinga. In many cases the only ancestral land held by a whanau or hapu is within the rural environment. For a range of reasons, historical land holdings have diminished over time and the land available for settlement has also diminished.

The processes for developing Māori land can be complicated due to the nature of Māori land tenure. This is especially relevant for multiply owned or Māori trust land which often has a range of statutory constraints over and above land in free hold title. In most cases such land is not able to be subdivided or have permanent structures built on it like free hold title. Treating Māori owned land in the same manner as free hold title would not recognise these differences in tenure and also circumstances. It would also not recognise and provide for the relationship of Māori with their ancestral lands or recognise forms of settlement which best provide for the social, economic and cultural wellbeing of Māori.

The objective identifies that the use and development of ancestral land for Papakāinga is enabled for whanau, hapū and iwi. The objective recognises the importance of enabling Māori to settle on their ancestral lands to recognise and provide for their relationship with their culture and traditions and with their ancestral lands, water, sites, waahi tapu, and other taonga.

Papakāinga development can often be at higher densities than other residential land uses in the Rural Lifestyle Environment due to the communal nature. Papakāinga may also have associated social, cultural or commercial aspects to support the community who reside there. Such development could impact on surrounding land uses and as such will need to be considered to ensure that the form and scale of the Papakāinga appropriately considers the functioning of that environment.

The objective is considered to satisfactorily enable Māori communities within the district to provide for their social, economic and cultural wellbeing, through the retention of the key characteristics of the rural environment and providing for Māori cultural values. This is done through providing due recognition of the relationship of Māori and their culture, traditions with their ancestral lands and also providing for their protected customary rights to occupy their lands.

The objective will support Māori to be more active kaitiaki of their lands as well as having particular regard for the efficient use and development of Māori ancestral lands within the district. Such an approach is taking into account the principles of the Treaty of Waitangi.

Objective 3b.3.8 Tāngata Whenua - The important relationship that mana whenua have with their ancestral lands and the wider Rural Environment is recognised and provided for.

Evaluation

The objective recognises and provides for the important relationship that tāngata whenua have with their ancestral lands and the wider Rural Environment. The objective enables tāngata whenua to protect their ancestral lands and the wider Rural Environment. The objective aligns with Part 2 of the RMA to recognise and provide for the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga.

This objective has a clear intent to enable protection of sites of significance to Māori which may involve consulting tāngata whenua on resource management issues, specifically land use activities affecting the quality of water bodies and associated resources, recognition of rangatiratanga and Kaitiakitanga, and the use and development of ancestral land for Papakāinga (see Objective 3b.3.7) to strengthen their relationship with the land.

To recognise and provide for the important relationship that tāngata whenua have with their ancestral lands and the wider Rural Environment, the use and development of Papakāinga on Māori customary land and Māori freehold land has been provided for as a permitted activity if compliance with performance standards is achieved. Performance standards are a means of implementing the objective’s intent in this regard and have been formulated to enable assessment through the resource consent process where exceeded, to ensure outcomes consistent with the objective.

The objective is considered to satisfactorily enable people and communities within the district to provide for their social, economic and cultural wellbeing, through the protection of the rural environment and providing for Māori cultural values.

In summary it is considered that the proposed objectives are the most appropriate way to achieve the purpose of the RMA. This is because the suite of objectives evaluated above provide a framework of objectives that robustly responds to the key issues identified for the rural chapter, and to the purpose of the RMA stated in section 5. The reasons for this conclusion are provided in the above evaluation tables.

Assessment of Alternative Objectives

The suite of alternative objectives considered were the existing objectives from the Operative District Plan Rural Environment chapter. In summary these objectives were considered not fit for purpose as two new Environments were being created from one, representing a substantial change. The nuances of what each objective is trying to achieve therefore changes as the purpose of the Environment has changed with the division into two. No other objectives were considered as part of this assessment.

Alternative Objective considered: 3b.2.1 The management of the Rural Environment to maintain and enhance rural amenity and character.

Advantages	Disadvantages	Reason why discarded
This objective identifies the importance of managing activities in the Rural Environment and recognises the importance of rural amenity and character.	The objective lacks specificity as to what management is needed. It also poses a juxtaposition between maintaining the rural amenity and character and enhancing it.	Elements of the objective were used in the formulation of two separate objectives to maintain the character of the General Rural Environment and the Rural Lifestyle Environment. The existing objective was not considered suitable for retention in either the General Rural Environment or the Rural Lifestyle Environment.

Alternative Objective considered: 3b.2.2 Manage the subdivision of rural land to reflect rural amenity values, rural land use and appropriate levels of infrastructure.

Advantages	Disadvantages	Reason why discarded
The objective identifies the need to protect rural amenity values and identifies land use and infrastructure as matters that must come into consideration.	The objective is not specific enough to identify clearly that the subdivision of rural land can rapidly threaten rural amenity values. It also includes land use and infrastructure in one objective which would be clearer and more effective if separated.	Three separate issues are identified, and these issues were used to formulate new objectives that address subdivision, land use and infrastructure in separate objectives. This is considered to be more effective in achieving the objective of the plan change, rather than seeking to retain the operative wording and applying to one or both of the proposed environments.

Alternative Objective considered: 3b.2.3 Provide for and manage the effects of urban growth in the Taupō District.

Advantages	Disadvantages	Reason why discarded
None identified apart from recognition of the need to direct urban growth to specific locations and manage.	The objective raises an issue of urban sprawl into the Rural Environment. By providing for this urban sprawl it seems the	The objective is not efficient in that it deals with urban sprawl, and does not provide a clear direction for how it should be managed, in the rural context where urban growth cells are elsewhere, but the Rural Lifestyle Environment is proposed as a concentration of rural-residential development.

	objective expects this to happen rather than prevents it.	
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Alternative Objective considered: 3b.2.4 The efficient and effective functioning of the Rural Environment by enabling the use and development of natural and physical resources, while ensuring appropriate environmental outcomes are achieved.

Advantages	Disadvantages	Reason why discarded
It identifies the importance of natural and physical resources in the Rural Environment and balances the use of these with their impact on the Environment.	The objective is broad and lacks specificity as to what natural and physical resources are being used.	Elements of this objective have been used and separated into different objectives that deal with enabling primary production, rural industry and renewable electricity generation. The operative wording does not translate well at all into the two new environments.

Alternative Objective considered: 3b.2.5 The protection of adjoining Environments from the adverse effects of activities within the Rural Environment.

Advantages	Disadvantages	Reason why discarded
Identifies reverse sensitivity effects and the need to manage these at the interface with other environments.	It does not identify that the Rural Environment is an appropriate place for certain activities that can generate effects, and that these activities should be enabled and more sensitive activities, such as residential, should be managed to avoid these adverse effects from rural activities.	Elements of this objective have been used to create an objective addressing reverse sensitivity effects, which is considered to be more effective in achieving the purpose of the plan change.

Assessment of the Provisions

It has been established that the proposed objectives are the most appropriate way of achieving the purpose of the RMA. This section will consider whether, having regard to their efficiency and effectiveness, the proposed provisions are the most appropriate way to achieve the objectives. The provisions may relate to more than one objective. See also the Provision Cascade attached to this report as **Appendix 4**. To understand how the provisions relate to the various objectives.

Identification of Provision Options

1. Retention of Operative District Plan provisions without change or minor change only.
2. Alternative provisions characterised by minimal rules and methods approach.
3. Adopted set of provisions (as further evaluated in the tables that follow).

Assessment of Provision Options	
Option	Description and Evaluation of Alternative
Option 1: Retention of Operative District Plan provisions	<p>This option would entail a ‘rolling over’ of Operative District Plan provisions, with little to no change. This was entirely inappropriate for several key reasons. Firstly, the government has released the national planning standards with requirements that district plan reviews be undertaken to give effect to the standards. Given that a district plan review occurs once every decade, Council could only meet the standard obligations by producing a district plan that met the standards in this current review. Any other approach would have been contrary to the standards and placed Council at risk of judicial review and government sanction.</p> <p>Secondly, to comply with the national planning standards the zoning framework of having a single Rural Environment covering the entire rural part of the district was not able to be rolled forward. Instead the standards necessitate a review of the zoning to be applied with multiple options available within the standards.</p> <p>Thirdly, Council had undertaken a review of the Operative District Plan as reported in several documents produced, being ‘<i>District Plan Monitoring Report and Issues Identification</i>’ and the ‘<i>Taupō District Plan Review – Issues and Options Report: Rural Section</i>’. These reports indicated a moderately strong case for change but without identifying any particularly significant reason for wholesale change. For the above reasons this option was not favoured.</p> <p>Recommendation - reject</p>

<p>Option 2: Alternative provisions characterised by minimal rules and methods approach</p>	<p>This option would entail the formulation of a set of rural chapter provisions that relied on the national planning standards format of multiple rural environments with the same General Rural Environment and Rural Lifestyle Environment selected, but in all other respects adopting the same broad policy framework and performance standards as contained within the Operative District Plan. As above the review of the Operative District Plan was reported in several documents produced, being the <i>'District Plan Monitoring Report and Issues Identification'</i> and the <i>'Taupō District Plan Review – Issues and Options Report: Rural Section'</i>. Whilst this option would enable compliance with the national planning standards, it would not enable a robust response to the points identified within the review. Whilst this option would be defensible, would produce a set of plan provisions familiar to the community, and remain generally as effective as the Operative District Plan Rural Environment provisions, the option is considered inferior to Option 3 on the basis that the approach is less responsive to changes in the district and environment over the past decade, is less responsive to changes in government direction through NPSs and NESs, and would generally be less effective and efficient than the Option 3 approach. For the above reasons this option was not favoured.</p> <p>Recommendation - reject</p>
<p>Option 3: Proposed set of provisions</p>	<p>This option entails a more comprehensive approach to the review of the Operative District Plan and formulation of the Proposed District Plan. This is on the basis that there were several issues to be addressed as identified within the above review reports, being the <i>'District Plan Monitoring Report and Issues Identification'</i> and the <i>'Taupō District Plan Review – Issues and Options Report: Rural Section'</i>. This option has enabled a wider set of changes to be pursued across a range of topics to enhance the efficiency and effectiveness of the provisions, including a set of format and structure changes in accordance with the national planning standards, and associated changes to provisions in response to the changes introduced by the standards.</p> <p>This option also responds more robustly to stakeholder engagement and feedback over recent years on the Operative District Plan, responds to emerging issues not anticipated when the Operative District Plan was formulated, and to changes in the statutory context such as the Vision and Strategy for the Waikato River. In summary option 3 provided a much more suitable platform for the formulation of an efficient and effective district plan that is well suited to the particular characteristics of the Taupō district. Option 3 also responds to the legislative requirements and to the particular issues and challenges that the Rural Chapter is required to respond to.</p> <p>Recommendation – take forward for further evaluation below.</p>

Preferred Provision Option

The evaluation tables below consider whether, having regard to their efficiency and effectiveness, the proposed provisions are the most appropriate way to achieve the objectives identified in the previous section. The evaluation tables are arranged based on the various objectives and corresponding policies,



rules and other methods to achieve those objectives, under each of the General Rural Environment and the Rural Lifestyle Environment. **Appendix 4** Provision Cascade identifies the relationships between the issues, objectives, policies, methods and rules.

General Rural Environment

<p>Objective 3b.2.1 Enable Primary Production <i>Primary production is enabled by protecting the availability of the rural land resource and its productive capability.</i></p>	
<p>Provisions that are the most appropriate way to achieve the above objective: Policy 3b.2.9 Maintaining the established character Policy 3b.2.13 Avoiding reverse sensitivity Policy 3b.2.14 Commercial and industrial activity Rules 4b.1.1; 4b.1.2; and 4b.1.5. Standard 4b.2.6</p>	
Benefits and Costs of Effects (s32(2)(a))	
Benefits	Costs
Environmental	
<ul style="list-style-type: none"> Allows for a wide range of productive rural land uses and associated rural industry. This will ensure that the rural land resource is retained in the future to provide for environmental resilience and flexibility to change rural land resource over time. Avoids negative cumulative effects on the environment from inappropriate forms of rural land use that can be located in urban locations. Large minimum lot sizes, one dwelling per ten-hectare housing density requirements, managing minor residential dwellings, and maintaining buffers between activities all serve to retain flexibility of the rural land resource. Enabling provisions that serve to encourage change in rural land use in response to environmental trends and wider environmental issues. 	<ul style="list-style-type: none"> Limitations on some land uses that may seek to locate in the environment, and limitations around distances to boundaries and similar. No particular environmental costs from the provisions.
Economic	
<ul style="list-style-type: none"> Key economic benefits are retention of the flexibility of the rural land resource through the provisions, for the benefit of the rural community 	<ul style="list-style-type: none"> Loss of opportunity for some commercial and industrial land uses, but these are provided for within urban environments so considered minimal costs.

<p>and existing rural land uses. This includes capital already invested at existing rural operations.</p> <ul style="list-style-type: none"> • Larger lot sizes allow for a wide range of productive land uses which increases resilience to future changes in the economy. • Larger lot sizes avoid the demand on community infrastructure and services and in turn reduce these costs. • A large range of rural land uses that are generally enabled with avoidance of the resource consent process for many land use activities, subject to compliance with standards. 	<ul style="list-style-type: none"> • Some loss of flexibility for all rural activities in terms of distances between buildings and boundaries and the mix of activities provided for as a permitted activity.
Social	
<ul style="list-style-type: none"> • Allowing a wide range of productive land uses ensures flexibility of rural land resource to provide a variety of income sources and services for the community. An enabling set of provisions for rural productive land uses, and retention of flexibility of rural land use through restriction of non-suitable land uses such as large-scale commercial and industrial activities with no locational need for a rural location. • Larger lot sizes avoid the demand or negative impact on community infrastructure and services. • Larger lot sizes allow for a wide range of productive land uses which increases resilience to future changes in the economy and environment. 	<ul style="list-style-type: none"> • Largely as per the economic costs above given that the community wellbeing is strongly linked to social matters also. • As above, some additional consenting processes given the provisions, and some level of restriction on the form of land uses and setbacks from boundaries etc. • Restrictions on the minimum lot size and density of dwellings in the General Rural Environment imposes a cost relative to a situation where there is an absence of such provisions.
Cultural	
<ul style="list-style-type: none"> • Avoiding negative cumulative effects on the environment from subdivision and development that does not need a rural locality, and/or that seeks to maintain the unique identity and cultural values of the rural environment. 	<ul style="list-style-type: none"> • Potential for the modification or destruction of unidentified cultural sites unless there is an appropriate cultural assessment undertaken before the activity commences. • No other cultural costs anticipated on cultural values through the provisions.
<p>Economic Growth and Employment Opportunities (s32(2)(a)(i)(ii))</p>	
<p>The soil resource in the district is not typically characterised as high class and the land use therefore lends itself more suitably to large-scale productive activities such as less intensive forms of rural use such as extensive farming and forestry, related processing industry, and other forms of industry (such as processing and packing of rural produce) that are more suited to rural locations relative to urban alternatives. Protecting the productive capability of the land in the General Rural Environment supports economic growth and increases employment opportunities. The provisions focus on the flexibility of the land resource rather than high class soils, which means a focus on reverse sensitivity avoiding urban forms of development in rural locations and avoiding fragmentation of rural properties and therefore the land resource (given larger property size and avoidance of sensitive land uses has a strong correlation</p>	



to flexibility of the rural land resource). Larger land blocks are generally more productive than smaller blocks, mainly due to economies of scale and an ability to buffer environmental effects within the same property and are also able to be used for a wider range of purposes for economic growth in the future. Maintaining larger lot sizes provides flexibility for rural producers to respond to changing demand.

The efficiency and effectiveness of provisions (s 32(1)(b)(ii))

Efficiency

The proposed provisions are partially based on evaluations completed by Council on the efficiency and effectiveness of the Operative District Plan Rural Environment provisions, changing trends and pressures affecting the rural land resource, engagement with stakeholders and analysis of other district plans. A Taupō Rural Lifestyle Economic Assessment has also been undertaken by Property Economics Limited (attached in full as Appendix 5) that has evaluated the demand for rural housing and assessed against the available land supply, both within urban residential environments and the Rural Lifestyle Environment. Overall, this background analysis has led to a conclusion that the General Rural Environment need not be relied upon for housing supply and that any housing in the environment should be based on supporting rural productive land use and not for lifestyle or capacity reasons (which are provided for in other environments). The focus of the provisions is retention of the environment for rural productive land use and avoidance of the loss of the flexibility of this resource to support rural land uses. Efficiency is considered high as the provisions are based on the correct diagnosis of the pressure points and threats to the rural productive land use, and with the performance standards and elevated activity status for some forms of development, the resource consenting process will be relied upon to regulate these forms of development. The objective and policy framework is clear and concise which also assists with efficiency. The level of regulation on rural productive land uses is enabling given that the General Rural Environment is intended for this form of development, and the WRP provides the regulatory tools to manage the water use, water quality and related environmental issues.

Effectiveness

The effectiveness of each set of provisions is assessed separately below:

Policy 3b.2.9 Maintaining the established character

The policy seeks to provide definition of the key elements that contribute to the established character, being five elements. These are the open space character, the mix of scale of residential and functional buildings, a level of characteristic noise, day and night, that is typical of rural land uses, low levels of light spill, and infrequent vehicle movements from sites. In the context of these provisions, the first item is the key one, being retention of the open space character of the General Rural Environment, as is the third item as the characteristics of the environment is an effects-generating working environment with rural noise levels being somewhat elevated. Related to this is the ten hectare per dwelling threshold and the restrictions around the scale and location of minor residential units. Whilst the policy focuses on character, the key elements identified of that rural character are also key elements in retaining the flexibility of the rural land resource for rural productive use and associated rural industry. This policy therefore provides an important link with the other General Rural Environment policies, the objective and the associated rules/standards. The effectiveness of the policy is considered high as the provision is well targeted, clearly expressed, and is complementary with related provisions.

Policy 3b.2.13 Avoiding reverse sensitivity

The policy requires activities to “buffer their effects on neighbouring sites within the environment and adjoining environments”. In respect of the relationship with this objective, the intent is to ensure an appropriate mix of land use activities establish and operate within the environment. This mix of activities is rural productive use, rural industry, small-scale commercial activities such as home occupations and similar, but not other commercial and

industrial uses that are better suited to urban locations. There needs to be a locational reason for the commercial and/or industrial activities to be located in a rural location, such as the resource location being processed, an activity that requires large areas of space or some other locational reason. Much of this matter is addressed by the following policy, but in terms of managing land uses and compatibility to avoid reverse sensitivity, a key element is ensuring that land use activities better suited to urban locations are located in urban areas. Whilst this is avoidance of sensitive land uses (housing, visitor accommodation, childcare facilities), it can also include commercial and industrial activities that have no locational reason to establish in a rural area and can have the effect of urbanising the rural environment. This is contrary to the purpose of the environment as expressed within the objective.

The policy also directs that an effect be generally managed within the site, particularly near other environments which will be either urban environments or the Rural Lifestyle Environment, all of which contain sensitive land uses.

The policy is considered effective as it recognises the importance of reverse sensitivity management to retention of the flexible use of the rural land resource and enabling of rural productive land use in the environment.

Policy 3b.2.14 Commercial and industrial activity

The policy focuses on commercial and industrial activity and whether effects are generated on primary production activities occurring within the environment and loss of productive potential and flexibility. The policy makes strong reference to limiting the scale of commercial and industrial activities to avoid such activities reducing available land for rural productive activity and associated rural process industry. In particular as these urban commercial and industrial activities can establish in urban areas and need not reduce available rural land for rural land use given that these uses are provided for within urban environments. Likewise, commercial land use, to contribute to town centre vibrancy and to achieve town centre-type commercial activity, should generally be concentrated within existing town centres or immediately adjacent to, rather than a scattering of such activity throughout the rural parts of the district. Such ad hoc and unplanned commercial/industrial development amongst other things has strong potential to reduce available land for rural productive land use and can create reverse sensitivity effects and underperforming infrastructure.

The policy is effective as it provides a key part of the policy framework as it relates to maintaining the rural land resource for productive rural use.

Rule 4b.1.1 Activities in the General Rural Environment

Rule 4b.1.2 Minor residential units; and

Rule 4b.1.5 Commercial and industrial activities, and home businesses.

These rules establish a cascade of activity statuses dependent on compliance with performance standards for ‘any activities’, ‘minor residential units’ and ‘commercial and industrial activities, and home businesses’. In this context the most significant element is that commercial and industrial activities and home businesses in non-compliance with the standards, and the minor residential units not in compliance with the standards, are elevated to a restricted discretionary activity status. This contrasts with the more stringent discretionary status for all other activities in non-compliance with the standards. This is in recognition that demand for commercial and industrial activities, home businesses and minor residential units are significant pressure points. Although these activities have a particular potential for incremental change in the environment through these forms of development proliferating, the effects of other activities are generally less known and require further consideration by Council with the ability to grant or decline an application as a discretionary activity. These are cumulative or incremental effects in terms of the loss of flexibility of the rural land resource that the environment provisions are seeking to avoid.

The discretionary activity status ensures assessment through the consenting process assessed against relevant objectives and policies in the district plan. This will ensure that evaluation will occur on retention of the rural land resource.

Standard 4b.2.6 Minimum building setbacks

Whilst all of the General Rural Environment performance standards have a role to play as resource consent thresholds and triggers, the key standard to implement the above objective and policy framework is considered to be the boundary setback for buildings standard. This is because it requires spacing between buildings on adjacent properties, requires spacing from property boundaries, and requires a much larger space for new dwellings near 'buildings for the management of farmed animals'. The intent is to limit the potential for dwellings to be near effects-generating buildings and activities (and limiting the presence of dwellings based on the ten dwelling per hectare provision and others elsewhere within the environment provisions), in addition to other provisions that also seek to ensure the land use activities in the General Rural Environment are rural and require a locational reason to be located within the environment. The specific thresholds adopted are based on analysis of other district plans and best practice, and are considered concise, clear and effective.

Through this, the provisions are an effective tool in supporting primary production in the General Rural Environment.

Risk of acting or not acting if there is uncertain or insufficient information (s32(2)(c))

There is no risk of acting as information is sufficient and not uncertain. The risk of not acting would be an absence of plan provisions to address the range of land use activities provided for in the General Rural Environment, with, as a consequence, an undermining of the rural land resource and loss of flexibility of that resource through inappropriate forms of development and land use appearing in an ad hoc and unplanned manner.

Appropriateness

The above provisions are the most appropriate way to achieve the objective as the provisions will enable protection of the future flexibility of the rural land resource and its productive capability in an appropriate and well-targeted manner. In particular as the provisions have responded to the key matter which is that urban forms of development such as housing, commercial and industrial land use that has no locational or functional need for a rural location, and are provided for within urban environments, will undermine the productive capability of the rural land resource. This potentially occurs because incremental non-rural land uses arise in rural locations in a scattered and ad hoc manner, placing pressure on rural infrastructure, resulting in increased reverse sensitivity, and reducing the flexibility of the rural land resource. The provisions seek to install a framework of policies, rules and standards that collectively protect the rural land resource from inappropriate forms of land use and provide for the productive rural use of that land with generally enabling provisions.

Accordingly, the provisions are considered to be the most appropriate way to achieve the objective.

Reasons for deciding on the provisions (s32(1)(b)(iii))

Overall, the provisions work together as effective tools and for the above reasons are considered the most appropriate way to achieve the objective.

<p>Objective 3b.2.2 Maintaining the established General Rural character <i>The established character of the General Rural Environment is maintained and the cumulative erosion of its character through incremental subdivision and development is avoided.</i></p>	
<p>Provisions that are the most appropriate way to achieve the above objective: Policy 3b.2.9 Maintaining the established character Policy 3b.2.10 Residential units Policy 3b.2.12 Minor residential unit Policy 3b.2.14 Commercial and industrial activity Policy 3b.2.15 Allotment size Rules 4b.1.1; 4b.1.2; and 4b.1.5 Standards 4b.2.1; 4b.2.2; 4b.2.3; 4b.2.4; 4b.2.5; 4b.2.6; and 4b.2.7.</p>	
<p>Benefits and Costs of Effects (s32(2)(a))</p>	
Benefits	Costs
Environmental	
<ul style="list-style-type: none"> • Avoids negative cumulative effects on the environment from ongoing housing subdivision and development, given this is provided for elsewhere and can detrimentally impact on environmental values within this environment. • Avoids negative effects on the environment through unnecessary overuse of the transportation network and other infrastructure. • Performance standards with rules on vehicle movement, building coverage and height, density and setbacks all support the keeping of the character of the environment and avoid adverse character and amenity effects on the environment. • Minor residential units are subject to specific performance standards or matters of discretion to avoid reverse sensitivity and amenity effects on the environment. • Avoiding negative cumulative effects on the environment from subdivision which otherwise would be likely to occur. 	<ul style="list-style-type: none"> • Limited potential for additional housing in the environment given the density allowed, and the restrictions on minor residential units. The scale, number and other restrictions on minor residential units will generate some costs but mitigated by housing supply being deemed adequate for rural needs, and for housing generally in other environments. • Some restriction on the forms of non-rural development will generate costs for landowners but mitigated by the ability to locate such commercial/industrial activities or housing in other environments within urban areas, and the Rural Lifestyle Environment for housing.
Economic	

<ul style="list-style-type: none"> • Maintaining the character of the General Rural Environment safeguards the future economic potential for primary industry and rural productive use. Avoidance of inappropriate forms of development, or at a scale that is inappropriate. • Avoids costs of road upgrades (and other infrastructure upgrades) through unnecessary overuse of the transportation network. 	<ul style="list-style-type: none"> • Increased costs in managing compliance required for performance standards. • Increased costs to the community in complying with performance standards, and in the form of some level of restriction on the type and scale of rural land use. Considered to be outweighed by the corresponding economic benefits.
Social	
<ul style="list-style-type: none"> • Maintaining the character of the General Rural Environment safeguards economic and environmental potential for the future needs of the community. • Performance standards support the keeping of the established character of the environment, avoids inappropriate forms of development that are better suited to urban locations, and avoids reverse sensitivity effects on the environment and the community. • Avoids the social impacts from unnecessary overuse of the transportation network and other community infrastructure. 	<ul style="list-style-type: none"> • Any social costs are as per the above economic effects primarily. That being some level of restriction on the form of development and the scale of that development within the environment.
Cultural	
<ul style="list-style-type: none"> • Maintaining the character of the General Rural Environment protects the unique identity and cultural values of the rural environment. 	<ul style="list-style-type: none"> • No particular cultural costs are anticipated given the focus of development on the forms of land use in the environment.
Economic Growth and Employment Opportunities (s32(2)(a)(i)(ii))	
<p>Maintaining the ability of the environment to operate as a working environment for productive rural land uses relatively unhindered from housing and urban-scale commercial or industry development, is considered to outweigh the impact of some restrictions on size of buildings and specific land uses. The established amenity of the environment and rural locations will be maintained as a result of the provisions in an efficient and effective manner.</p>	
The efficiency and effectiveness of provisions (s 32(1)(b)(ii))	
<p>Efficiency The provisions are based on a full review of the operation of the Operative District Plan Rural Environment provisions, and development trends. In this manner the proposed provisions represent an evolution of existing district plan provisions. The formulation of a separate Rural Lifestyle Environment also enables the General Rural Environment to operate as a rural working environment also, acknowledging other uses in the Rural Environment for example reserves and other areas on the fringe area of the town, with some distinctive differences in the provisions between the two sets. Efficiency is based on the evaluation of the operation of existing provisions, with some enhancements adopted from other district plan rural provisions. The provisions also represent a set of lessons learnt from the Operative District Plan provisions. The provisions each have a set of matters if discretion to provide clarity to resource consent applicants and landowners as to the matters that will be evaluated. The policies and activity status rules reflect types of development</p>	

desirable in the environment as a permitted activity, versus those that are considered to require evaluation through a consenting process. Overall, the provisions support the implementation of the objective and do not contribute to significant costs for landowners or land developers and are therefore assessed as efficient.

Effectiveness

The effectiveness of the relevant provision is assessed below:

Policy 3b.2.9 Maintaining the established character

The policy seeks to provide definition of the key elements that contribute to the established character, being five elements. These are the open space character, the mix of scale of residential and functional buildings, a level of characteristic noise, day and night, that is typical of rural land uses, low levels of light spill, infrequent vehicle movements from sites. In this manner the policy seeks to amplify the associated objective, as the policy defines in much more detail what the established rural character consists of. This provision therefore provides an important link between objective and the associated rules/standards.

Policy 3b.2.10 Residential units

This provision is effective in avoiding the cumulative effects of rural lifestyle development by defining the type of residential units to be limited. These include any residential units that increase demand on community infrastructure and development, result in the inefficient use of land or loss of future flexibility for productive uses, or erode the general rural character through its density, scale and location. In this manner the policy seeks to amplify the associated objective, as the policy defines in much more detail what is to be avoided to maintain the established character of the General Rural Environment. This provision therefore provides an important link between the objective, the associated policies and rules/standards to achieve.

Policy 3b.2.15 Allotment size

This provision is effective in supporting the objective by setting out a clear expectation of a one dwelling per 10-hectare density threshold for residential dwellings in the General Rural Environment. Further the policy amplifies that a greater density impacts negatively on infrastructure and services, results in a loss of the flexibility of rural land for productive purposes, and in general erodes the overall rural character through the introduction of additional buildings, a displacement of pastoral and other rural land use and an increase in traffic volumes. Whilst not negative in all instances, there is considered to be an erosion of rural character when such development occurs. The policy is effective as it amplifies these key aspects in a clear and concise manner.

Policy 3b.2.12 Minor residential unit

The policy seeks to ensure that there is only one minor residential unit per primary residential unit or allotment of a scale and in a location that retains the future flexibility of the rural land resource, to prevent it being compromised by scattered and ad hoc development. The policy seeks to be effective through limiting minor residential units to one per primary residential unit/allotment, and a clear focus on location and scale. By definition, minor residential units should be small in scale and closely positioned alongside the primary residential unit. In this manner a small cluster is created that avoids a scattered effect. This is important as each dwelling has a ‘sanitising’ impact on rural land immediately around it given the increased sensitivity to effects generated by others. The policy establishes a clear focus on the key elements to be managed.

Policy 3b.2.14 Commercial and industrial activity

The policy focuses on commercial and industrial activity and whether effects are generated on primary production activities occurring within the environment. The policy makes strong reference to limiting the scale of commercial and industrial activities to avoid such activities reducing available land for rural productive activity and associated rural process industry. In particular, these commercial and industrial activities can establish in urban areas and should not reduce available rural land for rural land use given that these activities are provided for within urban environments. Likewise, commercial land use, that contributes to town centre vibrancy and achieves town centre-type commercial activity, should generally be concentrated within existing town centres or immediately adjacent to them, rather than a scattering of such activity throughout the rural areas of the district. Such ad hoc and unplanned commercial/industrial development reduces efficiency of infrastructure networks, undermines the uptake of development within commercial industrial environments, and fails to protect the rural areas within the environment which is needed for rural productive land use and rural industry associated with that productive use. The policy is effective as it relates to maintaining established rural character.

Rule 4b.1.1 Activities in the General Rural Environment

Rule 4b.1.2 Minor residential units; and

Rule 4b.1.5 Commercial and industrial activities, and home businesses.

These rules establish a cascade of activity statuses dependent on compliance with performance standards for ‘any activities’, ‘minor residential units’ and ‘commercial and industrial activities, and home businesses’. In this context the most significant element is that commercial and industrial activities and home businesses in non-compliance with the standards, and the minor residential units not in compliance with the standards, are elevated to a restricted discretionary activity status. This contrasts with the more stringent discretionary status for all other activities in non-compliance with the standards. This is in recognition that demand for commercial and industrial activities, home businesses and minor residential units are significant pressure points. Although these activities have a particular potential for incremental change in the environment through these forms of development proliferating, the effects of other activities are generally less known and require further consideration by Council with the ability to grant or decline an application as a discretionary activity. These are cumulative or incremental effects in terms of the loss of flexibility of the rural land resource that the environment provisions are seeking to avoid.

The discretionary activity status ensures assessment through the consenting process assessed against relevant objectives and policies in the district plan. This will ensure that evaluation will occur on whether locational reasons exist for a rural location, and the extent and significance of potential effects on established rural character.

The policies are given effect through a series of performance standards as per below.

Performance Standard 4b.2.1 Vehicle movements

The standard imposes a clear vehicle movement threshold for allotments in the General Rural Environment including an exclusion for forestry harvesting in recognition of the cyclical nature of plantation forestry. A more stringent vehicle movement threshold per allotment is imposed for Papakāinga or alternatively a limit per dwelling for Papakāinga. Papakāinga are exempt from the minor residential unit standard allowing unlimited dwellings per allotment. The standard therefore allows for adequate provision of vehicle movements based on the number of dwellings per allotment.

The standard focuses on traffic effects primarily, but the standard also has the effect of requiring an evaluation of the intensity of land use through the consent process. The standard in conjunction with the standards below provides an effective set of thresholds that, where a non-compliance exists, has the effect of elevating the activity status and enabling evaluation through objectives, policies and matters of discretion.

Performance Standard 4b.2.2 Maximum building coverage

A maximum building coverage standard of 10% of the total allotment area provides an effective and flexible standard that relates well to the varying size of properties encountered in the environment. Papakāinga are exempt from this standard as with the standard for vehicle movements, maximum density of primary residential units and minor residential units to enable Papakāinga in the General Rural Environment. The standard is effective as where property sizes are particularly large, significant buildings could otherwise comply with the below 5,000m² gross floor area standard, with the two effectively being companion standards.

Performance Standard 4b.2.3 Maximum building coverage

Associated with the above standard is a maximum building size of 5,000 sqm. This is intended to catch single large scale buildings who may exceed this standard. The standard is effective as where property sizes are particularly large, significant buildings could otherwise comply with the above 10% coverage standard, with the two effectively being companion standards.

Performance Standard 4b.2.4 Maximum density of primary residential units

The standard imposes a one dwelling per ten hectares residential density standard. The purpose of the standard is to manage situations where no subdivision is involved, as there is a corresponding subdivision standard based on the same standard. In this manner the standard is effective as a companion standard to prevent multiple primary residential units on the same property unless the required density can be met. The standard is effective as the density has been identified as being characteristic of the General Rural Environment, with the Rural Lifestyle Environment being the environment that contains locations of greater housing density in rural locations.

Performance Standard 4b.2.5 Maximum building height

The standard imposes a 12 metre maximum building height, 5 metres in a height restricted or Outstanding Landscape area, and 15m in a Geothermal Area in Section O within an Electricity Generation Core Site with exceptions for cranes and drilling rigs. As determined by Rules 4b.1.1; 4b.1.2; and 4b.1.5 the resulting activity status is either restricted discretionary or discretionary dependent on the land use activity. The 12 metre threshold is determined based on assessment of existing buildings in the environment and what is considered uncharacteristic of the environment (due to height being well above what is typical and having potential for a more than minor adverse visual/amenity effect). Whilst there are buildings in the environment taller than 12 metres, these are atypical and not considered to represent a suitable permitted baseline of effects. The consenting process provides the means for assessment on a case by case basis, with the matters of discretion, objectives and policies being the evaluation framework. This is considered to be an effective standard to manage scale of buildings given the concise nature, clarity, and the threshold adopted.

Performance Standard 4b.2.6 Minimum building setbacks

The standard includes several required setbacks between buildings and property boundaries. The intent in the context of the above objective and policies is around maintaining amenity and rural character, with a set of matters of discretion for use in any resource consent evaluation process. The standard sets a 15 metre setback from all boundaries and a 30 metre setback for dwellings and minor residential units from road boundaries to provide sizeable

buffers around activities. It also sets a 200 metre setback for buildings for the management of farmed animals from all boundaries. The standard provides an effective means of separating activities such as primary production and commercial and industrial activities that do establish in the environment, and as a means of buffering buildings from each other, including dwellings, which are the most likely sensitive locations from effects generated on nearby properties. The specific thresholds adopted are based on analysis of other district plans and best practice, and are considered concise, clear and effective.

Performance Standard 4b.2.7 Minor residential units

The standard sets a limit of one minor residential unit per primary residential unit and allotment, size threshold, a requirement to be in close proximity to the primary dwelling and a requirement to share a driveway to avoid duplication of accessways. The size, proximity and sharing of accessway elements have been identified from the review of the Operative District Plan as being important elements in managing effects from minor residential units and accommodation activities. The standard seeks to enable minor residential units, but subject to compliance being achieved with these three rule elements. Non-compliance with the standard will result in a minor unit being assessed as a restricted discretionary activity in recognition that oversized minor units can have the same visual effect as a full second dwelling. Likewise, the duplication of accessways can similarly have the same visual effect as a full second dwelling, as can a minor unit distant to the primary dwelling (with longer and disconnected accessways also). The standard is considered effective given these rule elements are incorporated into the wording.

These standards have also been applied to accommodation activities as the effects are considered to be similar, an increase of residential activity in an otherwise rural environment.

Overall, these provisions recognise the unique established character of the General Rural Environment in the Taupō District and work together in providing for and maintaining this character.

Risk of acting or not acting if there is uncertain or insufficient information (s32(2)(c))

There is no risk of acting as information is sufficient and not uncertain. The risk of not acting would be an absence of plan provisions to address the range of land use activities provided for in the General Rural Environment, with as a consequence, an undermining or erosion of the established rural character through development.

Appropriateness

The above provisions are the most appropriate way to achieve the objective as it provides for the maintenance of the established character of the rural environment. In particular, it is the most appropriate as it avoids the erosion of the rural character through incremental development, which is considered the primary threat. The provisions seek to install a framework of policies, rules and standards that collectively enable some forms of development, whilst requiring a consenting process for those forms of development that are considered to have potential to erode character through incremental development. Accordingly, the provisions are considered to be the most appropriate way to achieve the objective.

Reasons for deciding on the provisions (s32(1)(b)(iii))

Overall, the provisions work together as effective tools and for the above reasons are considered the most appropriate way to achieve the objective.



<p>Objective 3b.2.3 Rural industry <i>Rural industry is enabled whilst general commercial and industrial activities not having a locational need to be within the General Rural Environment, other than home-business, are avoided.</i></p>	
<p>Provisions that are the most appropriate way to achieve the above objective: Policy 3b.2.13 Avoiding reverse sensitivity Policy 3b.2.14 Commercial and industrial activity Rules 4b.1.1; 4b.1.2; and 4b.1.5. Standards 4b.2.1; 4b.2.2; 4b.2.3; 4b.2.6</p>	
<p>Benefits and Costs of Effects (s32(2)(a))</p>	
<p>Benefits</p>	<p>Costs</p>
<p>Environmental</p>	
<ul style="list-style-type: none"> • Small-scale commercial enterprises such as home occupations do not in any manner detrimentally impact on rural amenity or the availability of the rural land resource to provide for wellbeing of the community. • Large scale commercial and industry land use may create impacts on rural amenity if not controlled, with the provisions ensuring that a locational reason exists for such activity. Avoidance of such activity will enable flexibility and availability of the rural land resource is not detrimentally impacted. 	<ul style="list-style-type: none"> • There is a risk of proliferation of commercial and industrial activities that may conflict with primary production objectives, and/or reduce flexibility or availability of the rural land resource. There are costs through the consenting process given the restricted discretionary and discretionary activity status for non-compliance with standards. These costs are however minimised through well-targeted performance standard thresholds.
<p>Economic</p>	
<ul style="list-style-type: none"> • Provisions effectively preserve rural locations for rural productive use and rural industry that requires a rural location. Loss of flexibility and availability of rural land use is avoided through the provisions which is considered to be a significant economic benefit, as these rural locations cannot move to urban locations given they rely on a rural resource to exist. • Enabling of small-scale commercial uses such as home occupations, to provide flexibility and reduce travel demand for household in rural 	<ul style="list-style-type: none"> • As above some costs given the consenting evaluations required given the proposed provisions. The performance standards aim to be well targeted to environmental effects though to minimise these costs. • Costs are minimised given that urban zonings provide sufficient opportunity for commercial and industrial activity in urban areas.

<p>locations. This is considered important given the size of the district and extent of rural areas within it.</p>	
<p>Social</p>	
<ul style="list-style-type: none"> • Small-scale commercial uses are enabled in the environment, and larger scale commercial and industrial uses are enabled within urban environments of the district adequately. • Social benefits in enabling rural communities to operate rural productive uses and associated rural processing industry unhindered by a proliferation of urban commercial/industrial land uses in the environment. Such land use proliferation could result in displacement of rural land use through a loss in the flexibility and availability of rural land for rural land use, which would be a significant social cost to rural communities. 	<ul style="list-style-type: none"> • Similar to above economic costs, minimal given that larger scale commercial and industrial uses are provided for within urban zonings. • As above, costs have been sought to be minimised on the basis of thresholds within standards that are well targeted and that do allow smaller scale uses in the environment.
<p>Cultural</p>	
<ul style="list-style-type: none"> • Avoiding commercial or industrial activities in rural locations that can operate in urban locations where the services exist to better manage effects, is considered to provide some level of cultural benefits. 	<ul style="list-style-type: none"> • No costs anticipated on cultural values. The provisions are considered relatively in this regard with no particular costs. • There is potential to limit development of alternative land uses on multiple owned Māori land which affects opportunity to self-determination and development.
<p>Economic Growth and Employment Opportunities (s32(2)(a)(i)(ii))</p>	
<p>Enabling forms of commercial and industrial land use that is small-scale, such as home occupations, but otherwise restricting such development unless there is a locational reason for a rural location, provides for the rural land resource to be used for rural productive land use or rural industry, as these land uses cannot locate to an urban environment. This is considered the appropriate response and enables the rural environment to be retained for rural productive land use without a proliferation of urban land uses arising in the environment. This is considered the most robust means of ensuring that the environment best serves economic growth and employment opportunities in the district, given that these urban uses have been specifically zoned in urban areas that provide adequately for them.</p>	
<p>The efficiency and effectiveness of provisions (s 32(1)(b)(ii))</p>	
<p>Efficiency</p> <p>The Taupō 2050 District Growth Strategy provides clear evidence that sufficient zoned and serviced land exists in the district for commercial (in town centres) and industrial (in the Industrial Environment) land uses, without the rural environment being relied upon. This enables the rural parts of the district to provide for rural productive land uses and rural industry, that for locational reasons cannot operate in urban locations. The provisions support the objective and does not contribute to the unfair distribution of costs or the unfair impact on any sector and is therefore assessed as efficient. This is primarily because there are zoned locations for the forms of land use being regulated through these provisions.</p>	

Effectiveness

The effectiveness of the relevant provision is assessed below:

Policy 3b.2.13 Avoiding reverse sensitivity

The policy requires activities to “buffer their effects on neighbouring sites within the environment and adjoining environments”. In respect of the relationship with this objective, the intent is to ensure an appropriate mix of land use activities establish and operate within the environment. This mix of activities is rural productive use, rural industry, small-scale commercial activities such as home occupations and similar, but not other commercial and industrial uses that are better suited to urban locations. There needs to be a locational reason for the commercial and/or industrial activities to be located in a rural location, such as the resource location being processed, an activity that requires large areas of space or some other locational reason. Much of this matter is addressed by the following policy, but in terms of managing land uses and compatibility to avoid reverse sensitivity, a key element is ensuring that land use activities better suited to urban locations are located in urban areas. Whilst in particular this is avoidance of sensitive land uses (housing), this can include also commercial and industrial activities that have no locational reason to establish in a rural area and can have the effect of urbanising the rural environment. This is contrary to the purpose of the environment as expressed within the objective.

Policy 3b.2.14 Commercial and industrial activity

The policy makes strong reference to limiting the scale of commercial and industrial activities to avoid such activities reducing available land for rural productive activity and associated rural process industry. In particular, as these urban commercial and industrial activities can establish in urban areas and need not reduce available rural land for rural land use given that these uses are provided for within urban environments. Likewise, commercial land use, that contribute to town centre vibrancy and to achieve town centre-type commercial activity, should generally be concentrated within existing town centres or immediately adjacent to, rather than a scattering of such activity throughout the rural parts of the district. Such ad hoc and unplanned commercial/industrial development reduces efficiency of infrastructure networks, undermines the uptake of development within commercial industrial environments, and fails to protect the rural areas within the environment which is needed for rural productive land use and rural industry associated with that productive use.

Rule 4b.1.1 Activities in the General Rural Environment .

Rule 4b.1.2 Minor residential units; and

Rule 4b.1.5 Commercial and industrial activities, and home businesses.

These rules establish a cascade of activity statuses dependent on compliance with performance standards for ‘any activities’, commercial and industrial activities’, and ‘minor residential units’. In this context the most significant provision establishes a non-complying activity status for any commercial and industrial activity that does not comply with performance standards. This is as opposed to restricted discretionary for other land uses not complying with standards in the environment, and therefore gives effect to the policies and objective by triggering the need for resource consent. The relevant performance standards then focus on the extent of vehicle movements and the scale of buildings, to act as thresholds for ensuring that large commercial and industrial land use activities are evaluated through the consenting process. In particular for non-complying activities that they be assessed under

section 104D of the RMA and against relevant objectives and policies in the district plan. This will ensure that evaluation will occur on whether locational reasons exist for a rural location, and whether there is a reason why a rural location is necessary given the availability of urban locations.

Performance Standard 4b.2.1 Vehicle movements

This performance standard focuses on traffic movements generated by a land use activity. In the context of this policy response the standard acts as a consent trigger as large-scale commercial or industrial activities will exceed the threshold. When an activity does exceed the threshold, some evaluation is necessary through the consent process based on the capacity of the transport network to cope with the additional traffic, and also as a trigger to consider wider policy matters around the suitability of such an activity, and in particular whether there is a locational reason for a rural location.

Performance Standards 4b.2.2 Maximum building coverage and 4b.2.3 - Maximum building size

These performance standards provide consent triggers based on the size of buildings, as a means of enabling evaluation of the suitability of a commercial or industrial activity in a rural location, both in terms of visual amenity and compatibility with other rural land uses. The standards identify a 10% coverage threshold, and a 5,000m² floor area (maximum per building) threshold, with both necessary as dependent on the property size a 10% coverage may be extremely large and therefore the standard ineffective. As above, the size and scale of buildings acts as a consent trigger beyond which an evaluation through the consent process occurs to consider the suitability of such development, from an amenity and a compatibility with the rural environmental perspective. The thresholds are based on similar provisions in other district plans and are considered to be effective.

Performance Standard 4b.2.6 Minimum building setback

The standard includes several required setbacks between buildings and property boundaries. The intent in the context of the above objective and policies is around maintaining amenity and rural character, with a set of matters of discretion for use in any resource consent evaluation process. The standard sets a 15 metre setback from all boundaries to provide sizeable buffers around activities. It also sets a 200 metre setback for buildings for the management of farmed animals from all boundaries. The standard provides an effective means of separating activities such as rural industry and commercial and industrial activities that do establish in the environment, and as a means of buffering buildings from each other. The specific thresholds adopted are based on analysis of other district plans and best practice, and are considered concise, clear and effective.

Risk of acting or not acting if there is uncertain or insufficient information (s32(2)(c))

There is no risk of acting as information is sufficient and not uncertain. The risk of not acting would be an absence of plan provisions to address the range of land use activities provided for in the General Rural Environment, with as a consequence a worsening of effects over time in the form of inappropriate forms of commercial and industrial land uses arising in the environment.

Appropriateness

The above provisions are the most appropriate way to achieve the objective as it provides for the control of the activities in General Rural Environment in order to enable rural industry, enable some small-scale commercial activities such as home-businesses, whilst avoiding commercial and industrial activities and therefore the provisions are considered to be the most appropriate way to achieve the objective.

Reasons for deciding on the provisions (s32(1)(b)(iii))

Overall, the provisions work together as effective tools and for the above reasons are considered the most appropriate way to achieve the objective.

Objective 3b.2.4 Other activities
Māori cultural activities, tourism activities, visitor accommodation and renewable electricity generation and transmission activities are enabled in the General Rural Environment.

Provisions that are the most appropriate way to achieve the above objective:
 Policy 3b.2.12 Minor residential unit
 Policy 3b.2.13 Avoiding reverse sensitivity
 Policy 3b.2.15 Allotment size
 Policy 3b.2.17 Māori Cultural Activities
 Rules 4b.1.1; 4b.1.2; 4b.1.4; 4b.1.5; 4b.1.7; and 4b.1.11.
 Standards 4b.2.7; and 4b.2.11.

Benefits and Costs of Effects (s32(2)(a))	
Benefits	Costs
Environmental	
<ul style="list-style-type: none"> • Performance standards with rules on vehicle movements, building coverage and height, density and setbacks all support the keeping of the character of the environment and avoid adverse character and amenity effects on the environment. • Minor residential units are subject to specific performance standards or matters of discretion to avoid reverse sensitivity and amenity effects on the environment. • Renewable electricity generation such as hydro or geothermal electricity generation and transmission activities to transport this electricity to the distribution grid helps preserve NZ’s natural resources. 	<ul style="list-style-type: none"> • There is a risk of proliferation of these activities that may conflict with primary production objectives, and/or reduce flexibility or availability of the rural land resource. There are costs through the consenting process given the restricted discretionary and discretionary activity status for non-compliance with standards. These costs are however minimised through well-targeted performance standard thresholds.
Economic	

<ul style="list-style-type: none"> • Loss of flexibility and availability of rural land use is avoided through the provisions which is considered to be a significant economic benefit, as these rural locations cannot move to urban locations given that they rely on a rural resource to exist. • Tourism is one of NZ’s biggest industries and enabling tourism and visitor accommodation in the rural environment is considered to be a significant economic benefit, as these rural attractions often cannot move to urban locations. 	<ul style="list-style-type: none"> • Increased costs in managing compliance required for performance standards. • Increased costs to the community in complying with performance standards, and in the form of some level of restriction on the type and scale of rural land use. Considered to be outweighed by the corresponding economic benefits. • Decrease in housing capacity within the environment, but adequate land for housing provided in other environments.
Social	
<ul style="list-style-type: none"> • Small-scale commercial uses are enabled in the environment, and larger scale commercial and industrial uses are enabled within urban environments of the district adequately. • Social benefits in enabling rural communities to operate rural productive uses and associated rural processing industry unhindered by a proliferation of urban commercial/industrial land uses in the environment. Such land use proliferation could result in displacement of rural land use through a loss in the flexibility and availability of rural land for rural land use, which would be a significant social cost to rural communities. 	<ul style="list-style-type: none"> • Similar to above economic costs, minimal given that larger scale commercial and industrial uses are provided for within urban zonings. • As above, costs have been sought to be minimised on the basis of thresholds within standards that are well targeted and that do allow smaller scale uses in the environment.
Cultural	
<ul style="list-style-type: none"> • Avoiding commercial or industrial activities in rural locations that can operate in urban locations where the services exist to better manage effects, is considered to provide some level of cultural benefits. 	<ul style="list-style-type: none"> • No costs anticipated on cultural values. The provisions are considered relatively in this regard with no particular costs. • There is potential to limit development of alternative land uses on multiple owned Māori land which affects opportunity to self-determination and development.
<p>Economic Growth and Employment Opportunities (s32(2)(a)(i)(ii))</p>	
<p>Enabling forms of commercial and industrial land use that is small-scale, such as home occupations, but otherwise restricting such development unless there is a locational reason for a rural location, provides for the rural land resource to be used for rural productive land use or rural industry, as these land uses cannot locate to an urban environment. This is considered the appropriate response and enables the rural environment to be retained for rural productive land use without a proliferation of urban land uses arising in the environment. This is considered the most robust means of ensuring that the environment best serves economic growth and employment opportunities in the district, given that these urban uses have been specifically zoned in urban areas that provide adequately for them.</p>	
<p>The efficiency and effectiveness of provisions (s 32(1)(b)(ii))</p>	



Efficiency

The Taupō District 2050 Growth Strategy provides clear evidence that sufficient zoned and serviced land exists in the district for commercial (in town centres) and industrial land uses (with a proposed plan change in progress to increase the supply of industrial land), without the rural environment being relied upon. This enables the rural parts of the district to provide for rural productive land uses and rural industry, that for locational reasons cannot operate in urban locations. The provisions support the objective and does not contribute to the unfair distribution of costs or the unfair impact on any sector and is therefore assessed as efficient. This is primarily because there are zoned locations for the forms of land use being regulated through these provisions.

Effectiveness

The effectiveness of the relevant provision is assessed below:

Policy 3b.2.13 Avoiding reverse sensitivity

The policy requires activities to “buffer their effects on neighbouring sites within the environment and adjoining environments”. In respect of the relationship with this objective, the intent is to ensure an appropriate mix of land use activities establish and operate within the environment. This mix of activities is rural productive use, rural industry, small-scale commercial activities such as home occupations and similar, but not other commercial and industrial uses that are better suited to urban locations. There needs to be a locational reason for the commercial and/or industrial activities to be located in a rural location, such as the resource location being processed, an activity that requires large areas of space or some other locational reason. Much of this matter is addressed by the following policy, but in terms of managing land uses and compatibility to avoid reverse sensitivity, a key element is ensuring that land use activities better suited to urban locations are located in urban areas. Whilst in particular this is avoidance of sensitive land uses (housing), this can include also commercial and industrial activities that have no locational reason to establish in a rural area and can have the effect of urbanising the rural environment. This is contrary to the purpose of the environment as expressed within the objective.

Rule 4b.1.1 Activities in the General Rural Environment

Rule 4b.1.2 Minor residential units; and

Rule 4b.1.5 Commercial and industrial activities, and home businesses.

These rules establish a cascade of activity statuses dependent on compliance with performance standards for ‘any activities’, commercial and industrial activities’, and ‘minor residential units’. In this context the most significant provision is R2 which establishes a non-complying activity status for any commercial and industrial activity that does not comply with performance standards. This is as opposed to restricted discretionary for other land uses not complying with standards in the environment, and therefore gives effect to the policies and objective by triggering the need for resource consent. The relevant performance standards then focus on the extent of vehicle movements and the scale of buildings, to act as thresholds for ensuring that large commercial and industrial land use activities are evaluated through the consenting process. In particular for non-complying activities that they be assessed under section 104D of the RMA and against relevant objectives and policies in the district plan. This will ensure that evaluation will occur on whether locational reasons exist for a rural location, and whether there is a reason why a rural location is necessary given the availability of urban locations.

Performance Standard 4b.2.1 Vehicle movements

This performance standard focuses on traffic movements generated by a land use activity. In the context of this policy response the standard acts as a consent trigger as large-scale commercial or industrial activities will exceed the threshold. When an activity does exceed the threshold, some evaluation is necessary through the consent process based on the capacity of the transport network to cope with the additional traffic, and also as a trigger to consider wider policy matters around the suitability of such an activity, and in particular whether there is a locational reason for a rural location.

Performance Standards 4b.2.2 Maximum building coverage and

4b.2.3 Maximum building size

These performance standards provide consent triggers based on the size of buildings, as a means of enabling evaluation of the suitability of a commercial or industrial activity in a rural location, both in terms of visual amenity and compatibility with other rural land uses. The standards identify a 10% coverage threshold, and a 5,000m² floor area (maximum per building) threshold, with both necessary as dependent on the property size a 10% coverage may be extremely large and therefore the standard ineffective. As above, the size and scale of buildings acts a consent trigger beyond which an evaluation through the consent process occurs to consider the suitability of such development, from an amenity and a compatibility with the rural environmental perspective. The thresholds are based on similar provisions in other district plans are considered to be effective.

Performance Standard 4b.2.6 Minimum building setbacks

The standard includes several required setbacks between buildings and property boundaries. The intent in the context of the above objective and policies is around maintaining amenity and rural character, with a set of matters of discretion for use in any resource consent evaluation process. The standard sets a 15 metre setback from all boundaries to provide sizeable buffers around activities. It also sets a 200 metre setback for buildings for the management of farmed animals from all boundaries. The standard provides an effective means of separating activities such as rural industry and commercial and industrial activities that do establish in the environment, and as a means of buffering buildings from each other. The specific thresholds adopted are based on analysis of other district plans and best practice, and are considered concise, clear and effective.

Risk of acting or not acting if there is uncertain or insufficient information (s32(2)(c))

There is no risk of acting as information is sufficient and not uncertain. The risk of not acting would be an absence of plan provisions to address the range of land use activities provided for in the General Rural Environment, with as a consequence a worsening of effects over time in the form of inappropriate forms of commercial and industrial land uses arising in the environment.

Appropriateness

The above provisions are the most appropriate way to achieve the objective as it provides for the control of the activities in General Rural Environment in order to enable rural industry, enable some small-scale commercial activities such as home-businesses, whilst avoiding commercial and industrial activities and therefore the provisions are considered to be the most appropriate way to achieve the objective.

Reasons for deciding on the provisions (s32(1)(b)(iii))

Overall, the provisions work together as effective tools and for the above reasons are considered the most appropriate way to achieve the objective.

Objective 3b.2.5 Avoidance of reverse sensitivity
Reverse sensitivity effects on permitted and legally established activities within the General Rural Environment, including conflict with activities in neighbouring Environments, are avoided.

Provisions that are the most appropriate way to achieve the above objective:
 Policy 3b.2.10 Residential units
 Policy 3b.2.13 Avoiding reverse sensitivity
 Policy 3b.2.15 Allotment size
 Rules 4b.1.1; 4b.1.2; and 4b.1.5.
 Standards 4b.2.4; and 4b.2.6.

Benefits and Costs of Effects (s32(2)(a))	
Benefits	Costs
Environmental	
<ul style="list-style-type: none"> Avoidance of reverse sensitivity effects in the form of dust, noise, vibration, odour and other similar effects, through ensuring separation of sensitive land uses from effects generating rural activities. Avoids negative cumulative effects on the rural environment and in particular reverse sensitivity potential, from residential subdivision and development (and similarly sensitive land uses) by avoiding such development in the General Rural Environment. Imposition of restrictions on housing density and building setbacks for different forms of land use, to minimise reverse sensitivity. 	<ul style="list-style-type: none"> There is a loss of utility of the land arising from the large setbacks imposed between boundaries and buildings on those properties. There are not considered to be any other environmental costs from the provisions, as they simply seek to avoid incompatible land uses.
Economic	
<ul style="list-style-type: none"> Strong economic benefits from effectively avoiding reverse sensitivity effects in rural areas given that some rural land uses cannot relocate to an urban environment or elsewhere within the district, without incurring great cost if at all. 	<ul style="list-style-type: none"> Loss of opportunity for some forms of rural land use, such as rural housing and educational facilities, that would otherwise seek to establish in the environment. Unnecessarily restrictive plan provisions can curtail the market without consequential environmental benefits if poorly targeted. Equally ineffective provisions that do not avoid reverse sensitivity effects would be

<ul style="list-style-type: none"> • Clear and effective provisions that will achieve the intent provide clarity and certainty for all parties. In particular for rural industry to know that rural housing and other sensitive land uses being controlled, will provide confidence to invest in rural processing facilities in the knowledge that reverse sensitivity effects will be avoided. • The economic viability of the urban areas will be supported through directing sensitive land uses to urban areas where environment provisions provide for those uses. 	<p>a significant economic cost. Neither is the case here though given the form of the provisions and the fact that these land uses are adequately provided for in other environments in the district.</p>
<p>Social</p>	
<ul style="list-style-type: none"> • Largely as above given that social benefits are closely aligned with economic benefits through growth and employment opportunities. Providing certainty to rural industry and productive land uses that reverse sensitivity effects are being actively avoided is significant. • As above, the economic viability of the urban areas will be supported through directing sensitive land uses to urban areas where environment provisions provide for those uses. 	<ul style="list-style-type: none"> • As above, some loss of opportunity for some forms of rural land use, such as rural housing and educational facilities, that would otherwise seek to establish in the environment. • Unnecessarily restrictive plan provisions can curtail the market without consequential environmental benefits if poorly targeted. Equally ineffective provisions that do not avoid reverse sensitivity effects would be a significant economic cost. Neither is the case here though given the form of the provisions. Further that these land uses are adequately provided for in other environments in the district. • Minimal social costs anticipated.
<p>Cultural</p>	
<ul style="list-style-type: none"> • The provisions focus on separating incompatible land uses with little to no cultural costs. There are not considered to be any particular cultural benefits from these provisions. 	<ul style="list-style-type: none"> • Few costs anticipated on cultural values. The provisions focus on separating incompatible land uses with little to no cultural costs. The provisions enable complexes such as marae and Papakāinga housing to establish or continue.
<p>Economic Growth and Employment Opportunities (s32(2)(a)(i)(ii))</p>	
<p>Plan provisions that unduly restrict sensitive land uses for the purpose of avoidance of reverse sensitivity effects, or where provision for such activities was not provided elsewhere within the district, would hamper economic growth and employment opportunities. That is not considered the case with the proposed provisions, as housing and the various other more sensitive land uses that can generate reverse sensitivity effects are provided elsewhere in the district such as the Rural Lifestyle Environment and urban areas. Neither are the provisions considered unduly restrictive of such activities, but they are discouraged within the General Rural Environment given the predominant land uses are intended to be productive rural activity and rural industry.</p> <p>There will be some impact from the provisions in respect of economic growth and employment, but this is considered balanced by the positive economic growth and employment opportunities generated through actively avoiding reverse sensitivity effects within the rural environment.</p>	

The efficiency and effectiveness of provisions (s 32(1)(b)(ii))

Efficiency

A Taupō Rural Lifestyle Economic Assessment was undertaken by Property Economics Limited is attached in full as Appendix 5. Overall, the report concluded that there would be significant economic development should further capacity be provided for housing growth, balanced with the need for infrastructure requirements. The report supports the importance of maintaining the existing character and purpose of the General Rural Environment. This may be achieved by enabling small scale commercial and home occupation activities that service the needs of the rural community. Avoiding sensitive land uses (which are adequately provided for elsewhere in the district) within the General Rural Environment will effectively avoid reverse sensitivity issues and enable rural industry and productive uses to thrive unhindered by inappropriate forms of development. The provisions support the objective and do not contribute to the unfair distribution of costs or the unfair impact on any sector and are therefore assessed as efficient and well-targeted to potential environmental effects.

Effectiveness

The effectiveness of the relevant provisions is assessed below:

Policy 3b.2.10 Residential units

This provision is effective in avoiding the cumulative effects of rural lifestyle development by defining the type of residential units to be limited. These include any residential units that increase demand on community infrastructure and development, result in the inefficient use of land or loss of future flexibility for productive uses, or erode the general rural character through its density, scale and location. In this manner the policy seeks to amplify the associated objective, as the policy defines in much more detail what is to be avoided to maintain the established character of the General Rural Environment and avoid reverse sensitivity. This provision therefore provides an important link between the objective, the associated policies and rules/standards to achieve.

Policy 3b.2.13 Avoiding reverse sensitivity

The policy requires activities to “buffer their effects on neighbouring sites within the environment and adjoining environments”. This recognises that whilst separating incompatible land uses is important, there is also an onus on rural effects-generating land uses to manage their own effects. Near environment boundaries with other environments where more sensitive land uses are provided for, rural activities will need to recognise that any buffering required will need to take place within the rural environment itself with no expectation that this occurs in the adjacent environment. In some cases, this will require a reduction on effects generated at source with measures implemented to limit these effects.

Policy 3b.2.15 Allotment size

The key threat to rural productive use and rural industry has been identified as a proliferation of residential housing in rural locations. This is in the form that within rural areas where housing becomes a significant land use that is has a ‘sanitising’ effect on surrounding rural land use, even where that rural land use is established with existing effects on the environment. This is particularly the case where the occupants of those dwellings are not themselves connected to the rural land use (such as farm workers), given the differing amenity expectations that different people bring. The plan provisions have adopted a one dwelling per ten hectares density threshold to retain the productive potential and flexibility of the rural land resource. This threshold is based on historic land use within the district and is characteristic of the rural locations included within the General Rural Environment (as opposed to the

Rural Lifestyle Environment). Furthermore, additional flexibility has been provided in the form of removing the nominal allotments, which means worker accommodation can be clustered together, and potentially form duplexes for servicing efficiency.

Rule 4b.1.1 Activities in the General Rural Environment

Rule 4b.1.2 Minor residential units; and

Rule 4b.1.5 Commercial and industrial activities, and home businesses.

These rules establish a cascade of activity statuses dependent on compliance with performance standards for ‘any activities’, ‘minor residential units’ and ‘commercial and industrial activities, and home businesses’. In this context the most significant element is that commercial and industrial activities and home businesses in non-compliance with the standards, and the minor residential units not in compliance with the standards, are elevated to a restricted discretionary activity status. This contrasts with the more stringent discretionary status for all other activities in non-compliance with the standards. This is in recognition that demand for commercial and industrial activities, home businesses and minor residential units are significant pressure points. Although these activities have a particular potential for incremental change in the environment through these forms of development proliferating, the effects of other activities are generally less known and require further consideration by Council with the ability to grant or decline an application as a discretionary activity. These are cumulative or incremental effects in terms of the loss of flexibility of the rural land resource that the environment provisions are seeking to avoid.

The discretionary activity status ensures assessment through the consenting process assessed against relevant objectives and policies in the district plan. This will ensure that evaluation will occur on whether locational reasons exist for a rural location, and the extent and significance of potential reverse sensitivity effects on established rural character.

The policies are given effect through a series of performance standards.

Performance Standard 4b.2.4 Maximum density of primary residential units

The standard imposes a one dwelling per ten hectares residential density standard. The purpose of the standard is to manage situations where no subdivision is involved, as there is a corresponding subdivision standard based on the same standard. In this manner the standard is effective as a companion standard to prevent multiple primary residential units on the same property unless the required density can be met. The standard is effective as the density has been identified as being characteristic of the General Rural Environment, with the Rural Lifestyle Environment being the environment that contains locations of greater housing density in rural locations. Papakāinga are exempt from this density standard.

Performance Standard 4b.2.6 Minimum building setbacks

The standard includes several required setbacks between buildings and property boundaries. The intent in the context of the above objective and policies is around maintaining amenity and rural character, with a set of matters of discretion for use in any resource consent evaluation process. The standard sets a 15 metre setback from all boundaries and a 30 metre setback for dwellings and minor residential units from road boundaries to provide sizeable buffers around activities. It also sets a 200 metre setback for buildings for the management of farmed animals from all boundaries. The standard provides an effective means of separating activities such as primary production and commercial and industrial activities that do establish in the environment, and as a means of buffering buildings from each other, including dwellings, which are the most likely sensitive locations from effects generated on nearby

<p>properties. The specific thresholds adopted are based on analysis of other district plans and best practice, and are considered concise, clear and effective.</p>
<p>Risk of acting or not acting if there is uncertain or insufficient information (s32(2)(c))</p> <p>There is no risk of acting as information is sufficient and not uncertain. The risk of not acting would be an absence of plan provisions to address the potential for reverse sensitivity effects, with as a consequence a worsening of such effects over time.</p>
<p>Appropriateness</p> <p>The above provisions are the most appropriate way to achieve the objective as it allows the control of the activities in General Rural Environment in order to avoid reverse sensitivity issues and therefore the provisions are considered to be the most appropriate way to achieve the objective.</p>
<p>Reasons for deciding on the provisions (s32(1)(b)(iii))</p> <p>Overall, the provisions work together as effective tools and for the above reasons are considered the most appropriate way to achieve the objective.</p>
<p> </p>

<p>Objective 3b.2.6 Impacts on infrastructure</p> <p><i>The impacts on infrastructure arising from subdivision and development are managed.</i></p>	
<p>Provisions that are the most appropriate way to achieve the above objective:</p> <p>Policy 3b.2.10 Residential units Policy 3b.2.15 Allotment size Policy 3b.2.11 Heavy vehicle movements Rules 4b.1.1; 4b.1.2; and 4b.1.5. Standard 4b.2.1</p>	
<p>Benefits and Costs of Effects (s32(2)(a))</p>	
<p>Benefits</p>	<p>Costs</p>
<p>Environmental</p>	
<ul style="list-style-type: none"> The intent of provisions is to ensure well-functioning infrastructure networks in rural parts of the district, with environmental benefits from that approach. 	<ul style="list-style-type: none"> No costs anticipated on the environment arising from the provisions. The provisions focus on managing infrastructure networks and avoidance of failure of those networks or overloading of those networks in terms of the

<ul style="list-style-type: none"> Active management through these provisions to avoid network failure and/or overloading of transport, three waters and other networks arising through ad hoc and unplanned rural development, placing an overly significant infrastructure demand. 	<p>demand from rural housing, industrial and commercial land use located in rural areas. There are not considered to be any particular environmental costs from the provisions.</p>
<p>Economic</p>	
<ul style="list-style-type: none"> The provisions provide a framework that provides some protection to the existing infrastructure networks from unplanned ad hoc proliferation of rural housing and commercial/industrial land uses that can satisfactorily be located in urban localities. Rural infrastructure networks provide critical economic benefits to rural communities given the more isolated nature of rural areas. Failure of infrastructure networks or overloading of those networks in a manner that impacts on the ability of those networks to provide for the economic needs of rural communities is problematic and damaging to wellbeing. The provisions enable the active management of networks to ensure that this does not occur, with the majority of housing, industrial and commercial development occurring in the urban areas. The provisions are considered to be well tailored to the characteristics of the district and continue to provide for rural industry and rural productive uses in an economically beneficial manner for rural communities in the district. 	<ul style="list-style-type: none"> Only minor economic costs in the sense that the provisions institute requirements regarding the forms of development suitable for rural locations and based on considerations around the infrastructure network and avoiding impacts on it. These effects are minor on the basis that such activities can locate within the urban areas of the district with the infrastructure in those locations being upsized with the capacity to accommodate this demand on infrastructure. The key issue is the location of the demand and whether growth is as anticipated by growth strategies and district plan zonings, or ad hoc and unplanned. Some costs to the community in complying with performance standards and the restrictions imposed by the provisions.
<p>Social</p>	
<ul style="list-style-type: none"> Avoiding negative cumulative effects on the infrastructure networks from inappropriate forms of development or at a density that is inappropriate. Enables the General Rural Environment to operate a rural working environment to accommodate the rural productive land uses to operate unhindered, without the rural infrastructure networks 	<ul style="list-style-type: none"> No social costs anticipated arising from the provisions. There would be social costs if the provisions were preventing forms of development that could not be located in an urban area within the district, and/or were overly restrictive on suitable forms of land use within rural locations, but that is not considered the impact of the provisions.



<p>becoming over-loaded or dysfunctional through unplanned rural development.</p> <ul style="list-style-type: none"> • A performance standard that supports the policy framework and that has clarity of meaning and application. • Maintaining the existing functionality of the infrastructure network in rural localities, to enable it to continue to meet existing rural need and incremental change in that need over time. 	
<p>Cultural</p>	
<ul style="list-style-type: none"> • The provisions give effect to the objective which serves to avoid unplanned change in the rural environment and avoid significant impacts on infrastructure networks. The provisions are fairly neutral on cultural matters. 	<ul style="list-style-type: none"> • No costs anticipated on cultural values arising from the provisions.
<p>Economic Growth and Employment Opportunities (s32(2)(a)(i)(ii))</p>	
<p>The provisions that give effect to the objective to manage infrastructure will assist with achieving purpose of the General Rural Environment which in turn supports economic growth and employment opportunities. The avoidance of ad hoc and unplanned proliferation of housing, and the management of commercial and industrial activities that are better suited to an urban location, will result in infrastructure networks that can be gradually enhanced over time without having to respond to heavy vehicle impacts arising from development. Not including these provisions is likely to have a more severe impact on economic growth and employment opportunities, both in the rural and urban areas of the district given the agglomeration benefits of towns.</p>	
<p>The efficiency and effectiveness of provisions (s 32(1)(b)(ii))</p>	
<p>Efficiency</p> <p>The policies, rules and performance standard have been formulated as a package with key thresholds included, clarity on the cascade of activity status for non-compliance and matters of discretion incorporated. Importantly clarity of meaning and intent is considered high, with clear language used, thresholds included with interpretation challenges anticipated and addressed within the provision and supported by definitions elsewhere within the Plan. Efficiency is supported by the identification of a broad but not overly onerous threshold of 200 vehicle movements per day for an allotment and 100 vehicle movements or 24 per dwelling for Papakāinga which is a commonly adopted threshold throughout the country and well tested through other Schedule 1 processes. The supporting policies give clear and direct meaning to the objective. The activity status for most land use activities defaults to restricted discretionary with clear matters of discretion included, apart from several land uses in response to other objectives and policies.</p> <p>The level of efficiency of the provisions is considered to be strong.</p>	
<p>Effectiveness</p>	

The effectiveness of the relevant provisions is assessed below:

Policy 3b.2.10 Residential units

This provision is effective in avoiding the cumulative effects of rural lifestyle development by defining the type of residential units to be limited. These include any residential units that increase demand on community infrastructure and development, result in the inefficient use of land or loss of future flexibility for productive uses, or erode the general rural character through its density, scale and location. In this manner the policy seeks to amplify the associated objective, as the policy defines in much more detail what is to be avoided to maintain the established character of the General Rural Environment and avoid reverse sensitivity. This provision therefore provides an important link between the objective, the associated policies and rules/standards to achieve.

Policy 3b.2.15 Allotment size

The policy recognises the link between a proliferation of residential dwellings in rural areas with increased demand community infrastructure and services. The provisions establish a clear framework for density of residential dwellings in the environment and avoidance of unplanned ad hoc housing growth in a part of the district that is a working landscape accommodating a wide range of rural productive land uses. A density of one dwelling per ten hectares is strongly of a rural character and without concentrations of dwellings that would potentially trigger the need for transport and other infrastructure upgrades. This policy refers to all forms of infrastructure which is important given the transport focus of the policy below. The policy is considered effective given it is clear in wording and has a strong focus.

Policy 3b.2.11 Heavy vehicle movements

The policy provides a focus on heavy vehicle movements and impacts on the rural transport network in the district as a key infrastructural matter for the rural chapter. The policy recognises that managing heavy vehicle movements is a key mechanism to avoid damage to the transport network and to generate negative impacts on road safety more generally. The rural road network carries high volumes of heavy vehicles in relation to plantation forestry, farming and rural industry, and needs to be managed given the disproportionate amount of impact on rural roads. The intent is to manage and not avoid an increase in heavy truck movements, in recognition that prosperous rural industries and localities both require and are indicated by heavy truck movements, given the need to move produce around and other equipment needed for rural productive enterprises.

Rule 4b.1.1 Activities in the General Rural Environment

Rule 4b.1.2 Minor residential units; and

Rule 4b.1.5 Commercial and industrial activities, and home businesses.

These rules establish a cascade of activity statuses dependent on compliance with performance standards for ‘any activities’, ‘minor residential units’ and ‘commercial and industrial activities, and home businesses’. In this context the most significant element is that commercial and industrial activities and home businesses in non-compliance with the standards, and the minor residential units not in compliance with the standards, are elevated to a restricted discretionary activity status. This contrasts with the more stringent discretionary status for all other activities in non-compliance with the standards. This is in recognition that demand for commercial and industrial activities, home businesses and minor residential units are significant pressure points. Although these activities have a particular potential for incremental change in the environment through these forms of development proliferating, the effects of other

activities are generally less known and require further consideration by Council with the ability to grant or decline an application as a discretionary activity. These are cumulative or incremental effects in terms of the loss of flexibility of the rural land resource that the environment provisions are seeking to avoid.

The discretionary activity status ensures assessment through the consenting process assessed against relevant objectives and policies in the district plan. This will ensure that evaluation will occur on whether locational reasons exist for a rural location, and the extent and significance of potential reverse sensitivity effects on established rural character.

The policies are given effect through a series of performance standards.

Performance Standard 4b.2.1 Vehicle movements

This performance standard focuses on traffic movements generated by a land use activity and excludes traffic movements involved in forestry harvesting operations. In the context of this policy response, the standard acts as a consent trigger as large-scale commercial or industrial activities will exceed the threshold. When an activity does exceed the threshold, some evaluation is necessary through the consent process based on the capacity of the transport network to cope with the additional traffic, and also as a trigger to consider wider policy matters around the suitability of such an activity, and in particular whether there is a locational reason for a rural location. The standard as drafted reflects feedback from stakeholders and experience from other districts and is self-contained with the matters of discretion listed. The standard is considered flexible and adaptable with assessment of compliance, and then also with the matters of discretion in the operation of the provision in the consenting process.

Risk of acting or not acting if there is uncertain or insufficient information (s32(2)(c))

There is no risk of acting as information is sufficient and not uncertain. The risk of not acting would be an absence of plan provisions to address the infrastructure impacts of unplanned and ad hoc development in rural areas, particularly of dwellings but also of commercial and industrial premises without a need for a rural locality.

Appropriateness

The above provisions are the most appropriate way to achieve the objective as it allows the control of the activities in General Rural Environment in order to avoid negative impacts in infrastructure networks in rural areas and the provisions are considered to be the most appropriate way to achieve the objective.

Reasons for deciding on the provisions (s32(1)(b)(iii))

Overall, the provisions work together as effective tools and for the above reasons are considered the most appropriate way to achieve the objective.

Objective 3b.2.7 Papakāinga
Whanau, hapū and iwi can use and develop ancestral land for Papakāinga

<i>Papakāinga are of a form and scale that considers the functioning of the General Rural Environment.</i>	
Provisions that are the most appropriate way to achieve the above objective: Policy 3b.3.12 Papakāinga Rule 4b.1.6 Standard 4b.2.1 ii; 4b.2.4; 4b.2.7; and 4b.2.8.	
Benefits and Costs of Effects (s32(2)(a))	
Benefits	Costs
Environmental	
<ul style="list-style-type: none"> Imposition of restrictions on setbacks and vehicle movements to minimise impacts on the functioning of the environment where the Papakāinga are proposed to be located. 	<ul style="list-style-type: none"> The objective does enable the use of land for built development which could lead to environmental effects through the development and use of that land. The higher level of occupation and use of the land means that there is an increased chance of reverse sensitivity effects.
Economic	
<ul style="list-style-type: none"> The provisions provide for the use and development of ancestral Māori land in a manner which reflects forms of traditional occupation. This enables more effective use of that land resource. The provisions anticipate not just residential use of such land but also wider uses including business and other uses which will lead to economic, and wider, benefits to Māori. 	<ul style="list-style-type: none"> The requirement to consider the functioning of the environment where the development is located can reduce the extent of development on a specific land parcel.
Social	
<ul style="list-style-type: none"> There are significant social benefits to enable the occupation of ancestral land by Māori, including enabling the provision of homes, the greater connection by Māori to their lands and the ability of whanau to live collectively in a traditional manner. The non-notification provision and activity status will ensure that consents are considered in a manner that reflects the importance of providing for Papakāinga and any effects that there may be on the functioning of the wider environment where it is located. The policies recognise the social benefits of Papakāinga development. 	<ul style="list-style-type: none"> None identified

Cultural	
<ul style="list-style-type: none"> • The provisions provide for the occupation of ancestral land by Māori recognising the importance of this land to Māori and supporting Māori to develop strong connections to their land. These outcomes will have significant cultural benefits. • The polices recognise the cultural benefits of Papakāinga 	<ul style="list-style-type: none"> • The performance standards may mean that there are additional requirements placed on the scope or design of the proposed Papakāinga which could reduce the potential benefits associated with the development.
Economic Growth and Employment Opportunities (s32(2)(a)(i)(ii))	
<p>The plan provisions provide for the use of ancestral land to enable occupation including the development of employment opportunities on the land. The provisions also recognise the restrictions that apply to Māori land tenure and support use of such land which could also better enable economic, including employment, opportunities for that land.</p>	
The efficiency and effectiveness of provisions (s 32(1)(b)(ii))	
Efficiency	
<p>The plan provisions support the use of land which is otherwise restricted by tenure limitations. The provisions support a form of use which is consistent with the underlying land tenure. The provisions also recognise that the land use could impact of the functioning of the wider environment and as such includes references to ensuring that the development considers this effect.</p> <p>The activity status and effects of the non-notification provisions support such a development and better recognise the need to support occupation of such land and ensure that any consideration of the effects of the development are restricted to the effects that relate to potential impacts of those aspects of the development which do not comply with the relevant performance standards.</p>	
Effectiveness	
<p>The effectiveness of the relevant provisions is assessed below:</p> <p><u>Policy 3b.3.1 Papakāinga</u></p> <p>The policies provide for the development of Papakāinga within the rural environment. Such an approach is directly implementing the objective and providing clear policy support for the appropriateness of such development within the environment. Direction is provided to applicants and decision makers on the benefits of such development and also provides additional direction on the importance of ensuring that there is a historical connection to the land by the owners and that this connection will be maintained. Policy iii is important to ensure that the development which is consented under this rule will be maintained as Papakāinga into the future. There is an identified opportunity for abuse of this rule which would not achieve outcomes consistent with the cultural and social outcomes that the objectives have been established to achieve.</p> <p><u>Rule 4b.1.6 Papakāinga</u></p> <p>This rule permits Papakāinga where it meets the performance standards of the environment where it is located. This approach is consistent with the relevant objectives and policy that provide for the development of land for Papakāinga. The reference to the performance standards mean that those matters which protect the functioning of that environment are considered in the application of the rule. Those activities which do not comply with all of the performance standards in 4b.2 have the potential to affect the effective functioning of the wider environment. Where applications do not comply with the</p>	

relevant performance standards then the discretion of the decision maker is restricted solely to those matters. Widening the discretion to all matters as a discretionary activity would not be consistent with the associated objectives and policies.

Papakāinga is able to be applied for on general land owned by Māori. There is an identified opportunity for abuse of this rule which would not achieve outcomes consistent with the cultural and social outcomes that the objectives have been established to achieve. On this basis the activity status is restricted discretionary and includes matters of discretion related to the long term tenure of the land with requirements to ensure that it remains in Māori ownership.

Applications made under this rule will not be notified. This will ensure that the consideration of effects is restricted to those matters set out in the plan and wider discussion is not opened. This is consistent with the direction in the relevant objectives and policies in the plan.

Rule 4b.1.8 Buildings within Outstanding Landscape Areas

The rule restricts the scale of structures within areas of outstanding landscapes and structures of specified height will be restricted discretionary activities. There are some exceptions to this rule including Papakāinga. This exception recognise that such development will be located on ancestral lands and developed in a manner which reflects the cultural values associated with the landscape in question.

Performance Standard 4b.2.1 Vehicle Movements

The standard imposes a clear vehicle movement threshold for allotments in the General Rural Environment including an exclusion for forestry harvesting in recognition of the cyclical nature of plantation forestry. A more stringent vehicle movement threshold per allotment is imposed for Papakāinga or alternatively a limit per dwelling for Papakāinga. Papakāinga are exempt from the minor residential unit standard allowing unlimited dwellings per allotment. The standard therefore allows for adequate provision of vehicle movements based on the number of dwellings per allotment.

The standard focuses on traffic effects primarily, but the standard also has the effect of requiring an evaluation of the intensity of land use through the consent process. The standard in conjunction with the standards below provides an effective set of thresholds that, where a non-compliance exists, has the effect of elevating the activity status and enabling evaluation through objectives, policies and matters of discretion.

Performance Standard 4b.2.4 Maximum density of primary residential units

The standard imposes a one dwelling per ten hectares residential density standard. The purpose of the standard is to manage situations where no subdivision is involved, as there is a corresponding subdivision standard based on the same standard. Papakāinga are characterised by multiple dwellings on a single land block often at greater densities than one dwelling per 10 ha. This reflects the nature of Papakāinga as a form of communal whanau living and also the tenure of Māori land where subdivision is often not an option. Without such an exclusion it is likely that most proposed Papakāinga would require a resource consent for a level and form of development which is anticipated to occur. Such an approach would not be consistent with relevant objectives and policies.

Performance Standard 4b.2.7 Minor residential units

The standard sets a limit of one minor residential unit per primary residential unit and allotment, size threshold, a requirement to be in close proximity to the primary dwelling and a requirement to share a driveway to avoid duplication of accessways. This standard includes an exception for Papakāinga development. Papakāinga are characterised by multiple residential on a single land block often at greater densities than one dwelling per 10 ha. This

reflects the nature of Papakāinga as a form of communal whanau living and also the tenure of Māori land where subdivision is often not an option. Without such an exclusion it is likely that most proposed Papakāinga would require a resource consent for a level and form of development which is anticipated to occur. Such an approach would not be consistent with relevant objectives and policies.

Performance Standard 4b.2.8 Commercial and industrial activities, and home businesses

The standard sets a size threshold for commercial, retail or home business activities of a 100m² area. This standard recognises that home businesses should be enabled when they are of a small scale so as not to affect the rural amenity of the Environment. Commercial activities such as home occupations and similar are provided for, but at a scale that remains subservient to the low density residential character. The standard includes an exception for Papakāinga in recognition that such development will have mixed use elements as set out in the proposed Papakāinga definition. The exception means that the rules in the plan are consistent with direction contained in the relevant objectives and policies.

Risk of acting or not acting if there is uncertain or insufficient information (s32(2)(c))

There is no risk of acting as information is sufficient and not uncertain. The risk of not acting would be an absence of plan provisions to implement the Papakāinga objectives with a consequence of unduly restricting such activities from being able to occur.

Appropriateness

The above provisions are the most appropriate way to achieve the objective as it supports the development of Papakāinga in General Rural Environment, while considering the functioning of that environment, to give effect to the sustainable management purpose of the RMA.

Reasons for deciding on the provisions (s32(1)(b)(iii))

Overall, the provisions work together as effective tools and for the above reasons are considered the most appropriate way to achieve the objective.

Objective 3b.2.8 Tāngata Whenua

The important relationship that tāngata whenua have with their ancestral lands and the wider Rural Environment is recognised and provided for.

Provisions that are the most appropriate way to achieve the above objective:

- Policy 3b.2.16 Papakāinga
- Policy 3b.2.17 Māori Cultural Activities
- Rule 4b.1.6 and 4b.1.8
- Standard 4b.2.1; 4b.2.2; 4b.2.4; 4b.2.7; and 4b.2.8.

Benefits and Costs of Effects (s32(2)(a))

Benefits	Costs
Environmental	

<ul style="list-style-type: none"> • Imposition of restrictions on setbacks and vehicle movements to minimise impacts on the functioning of the environment where Papakāinga are proposed to be located. • Better consideration of relationships between Māori and the land are considered including as kaitiaki. 	<ul style="list-style-type: none"> • None identified
Economic	
<ul style="list-style-type: none"> • The provisions provide for the use and development of ancestral Māori land in a manner which reflects forms of traditional occupation. This enables more effective use of that land resource. • The Papakāinga provisions anticipate not just residential use of such land but also wider uses including business and other uses which will lead to economic, and wider, benefits to Māori. 	<ul style="list-style-type: none"> • The requirement, in the Papakāinga provisions, to consider the functioning of the environment where the development is located can reduce the extent of development on a specific land parcel.
Social	
<ul style="list-style-type: none"> • Creating opportunities to better recognise the relationships that iwi have with their ancestral land and the wider rural environment can facilitate social benefits though supporting iwi in their role as mana whenua and kaitiaki. • There are significant social benefits to enable the occupation of ancestral land by Māori, including enabling the provision of homes, the greater connection by Māori to their lands and the ability of whanau to live collectively in a traditional manner. • The non-notification provision and activity status will ensure that consents are considered in a manner that reflects the importance of providing for Papakāinga and any effects that there may be on the functioning of the wider environment where it is located. • The policies recognise the social benefits of Papakāinga development. 	<ul style="list-style-type: none"> • None identified
Cultural	
<ul style="list-style-type: none"> • Creating opportunities to better recognise the relationships that iwi have with their ancestral land and the wider rural environment can facilitate social benefits though supporting iwi in their role as mana whenua and kaitiaki. 	<ul style="list-style-type: none"> • The performance standards may mean that there are additional requirements placed on the scope or design of the proposed Papakāinga which could reduce the potential benefits associated with the development.

<ul style="list-style-type: none"> • The policies recognise the importance of mātauranga Māori, kaitiakitanga and tikanga Māori in land use and management activities. • The provisions provide for the occupation of ancestral land by Māori recognising the importance of this land to Māori and supporting Māori to develop strong connections to their land. These outcomes will have significant cultural benefits. • The polices recognise the cultural benefits of Papakāinga 	
<p>Economic Growth and Employment Opportunities (s32(2)(a)(i)(ii))</p>	
<p>The plan provisions provide for the use of ancestral land to enable occupation including the development of employment opportunities on the land. The provisions also recognise the restrictions that apply to Māori land tenure and support use of such land which could also better enable economic, including employment, opportunities for that land.</p>	
<p>The efficiency and effectiveness of provisions (s 32(1)(b)(ii))</p>	
<p>Efficiency The plan provisions support the use of land which is otherwise restricted by tenure limitations. The provisions support a form of use which is consistent with the underlying land tenure. The provisions also recognise that the land use could impact of the functioning of the wider environment and as such includes references to ensuring that the development considers this effect. The activity status and effects of the non-notification provisions, associated with the Papakāinga rules, support such a development and better recognise the need to support occupation of such land and ensure that any consideration of the effects of the development are restricted to the effects that relate to potential impacts of those aspects of the development which do not comply with the relevant performance standards.</p>	
<p>Effectiveness</p>	
<p>The effectiveness of the relevant provisions is assessed below:</p> <p><u>Policy 3b.3.12 Papakāinga</u> The policies provide for the development of Papakāinga within the rural environment. Such an approach is directly implementing the objective and providing clear policy support for the appropriateness of such development within the environment. Direction is provided to applicants and decision makers on the benefits of such development and also provides additional direction on the importance of ensuring that there is a historical connection to the land by the owners and that this connection will be maintained. Policy iii is important to ensure that the development which is consented under this rule will be maintained as Papakāinga into the future. There is an identified opportunity for abuse of this rule which would not achieve outcomes consistent with the cultural and social outcomes that the objectives have been established to achieve.</p> <p><u>Policy 3b.3.13 Māori Cultural Activities</u> Policy 3b.3.13 provides for the support of Māori cultural activities undertaken by whanau, hapū or iwi as well as recognising the importance of mātauranga Māori, kaitiakitanga and tikanga Māori in land use and management activities. This policy introduces recognition of these activities into the policy framework for the rural environment. They are not currently considered in the ODP. The policy establishes direction on the appropriateness of cultural</p>	

activities which are in accordance with tikanga. Some of these activities may not always fit within the activities anticipated by the plan and its standards meaning resource consents may be required. Some activities, such as Papakāinga have been recognised and provided for in the plan as a result but these policies provide direction to decision makers etc that all such activities are supported.

Rule 4b.1.6 Papakāinga

This rule permits Papakāinga where it meets the performance standards of the environment where it is located. This approach is consistent with the relevant objectives and policy that provide for the development of land for Papakāinga. The reference to the performance standards mean that those matters which protect the functioning of that environment are considered in the application of the rule. Those activities which do not comply with all of the performance standards in 4b.2 have the potential to affect the effective functioning of the wider environment. Where applications do not comply with the relevant performance standards then the discretion of the decision maker is restricted solely to those matters. Widening the discretion to all matters as a discretionary activity would not be consistent with the associated objectives and policies.

Papakāinga is able to be applied for on general land owned by Māori. There is an identified opportunity for abuse of this rule which would not achieve outcomes consistent with the cultural and social outcomes that the objectives have been established to achieve. On this basis the activity status is restricted discretionary and includes matters of discretion related to the long term tenure of the land with requirements to ensure that it remains in Māori ownership.

Applications made under this rule will not be notified. This will ensure that the consideration of effects is restricted to those matters set out in the plan and wider discussion is not opened. This is consistent with the direction in the relevant objectives and policies in the plan.

Rule 4b.1.8 Buildings within Outstanding Landscape Areas

The rule restricts the scale of structures within areas of outstanding landscapes and structures of specified height will be restricted discretionary activities. There are some exceptions to this rule including Papakāinga and Māori Reservation established under the Te Ture Whenua Māori Act 1993/ Māori Lands Act 1993 for the purposes of a village site, marae, scenic interest and/or wildlife protection. These exceptions recognise that such development will be located on ancestral lands and developed in a manner which reflects the cultural values associated with the landscape in question.

Performance Standard 4b.2.1 Vehicle movements

The standard imposes a clear vehicle movement threshold for allotments in the General Rural Environment including an exclusion for forestry harvesting in recognition of the cyclical nature of plantation forestry. A more stringent vehicle movement threshold per allotment is imposed for Papakāinga or alternatively a limit per dwelling for Papakāinga. Papakāinga are exempt from the minor residential unit standard allowing unlimited dwellings per allotment. The standard therefore allows for adequate provision of vehicle movements based on the number of dwellings per allotment.

Performance Standard 4b.2.4 Maximum density of primary residential units

The standard imposes a one dwelling per ten hectares residential density standard. The purpose of the standard is to manage situations where no subdivision is involved, as there is a corresponding subdivision standard based on the same standard. Papakāinga are characterised by multiple dwellings on a single land block often at greater densities than one dwelling per 10 ha. This reflects the nature of Papakāinga as a form of communal whanau living and also the tenure of Māori land where subdivision is often not an option. Without such an exclusion it is likely that most proposed

Papakāinga would require a resource consent for a level and form of development which is anticipated to occur. Such an approach would not be consistent with relevant objectives and policies.

Performance Standard 4b.2.7 Minor residential units

The standard sets a limit of one minor residential unit per primary residential unit and allotment, size threshold, a requirement to be in close proximity to the primary dwelling and a requirement to share a driveway to avoid duplication of accessways. This standard includes an exception for Papakāinga development. Papakāinga are characterised by multiple residential a single land block often at greater densities than one dwelling per 10 ha. This reflects the nature of Papakāinga as a form of communal whanau living and also the tenure of Māori land where subdivision is often not an option. Without such an exclusion it is likely that most proposed Papakāinga would require a resource consent for a level and form of development which is anticipated to occur. Such an approach would not be consistent with relevant objectives and policies.

Performance Standard 4b.2.8 Commercial and industrial activities, and home businesses

This standard sets a size threshold for commercial, retail or home business activities of a 100m² area. This standard recognises that home businesses should be enabled when they are of a small scale so as not to affect the rural amenity of the Environment. Commercial activities such as home occupations and similar are provided for, but at a scale that remains subservient to the low density residential character. The standard includes an exception for Papakāinga in recognition that such development will have mixed use elements as set out in the proposed Papakāinga definition. The exception means that the rules in the plan are consistent with direction contained in the relevant objectives and policies.

Risk of acting or not acting if there is uncertain or insufficient information (s32(2)(c))

There is no risk of acting as information is sufficient and not uncertain. The risk of not acting would be an absence of plan provisions to implement the Māori cultural activities objectives with a consequence of unduly restricting such activities from being able to occur.

Appropriateness

The above provisions are the most appropriate way to achieve the objective as it supports the undertaking of Māori cultural activities and recognises the importance of mātauranga Māori, kaitiakitanga and tikanga Māori in land use and land management activities in General Rural Environment to give effect to the sustainable management purpose of the RMA.

Reasons for deciding on the provisions (s32(1)(b)(iii))

Overall, the provisions work together as effective tools and for the above reasons are considered the most appropriate way to achieve the objective.

Rural Lifestyle Environment

Objective 3b.3.1 Maintain the character of the Rural Lifestyle Environment

<p><i>The character of the Rural Lifestyle Environment is maintained and protected from incremental subdivision and development.</i></p>	
<p>Provisions that are the most appropriate way to achieve the above objective: Policy 3b.3.9 Character of the Rural Lifestyle Environment Policy 3b.3.10 Lot sizes and setbacks for allotments adjoining the General Rural Environment Policy 3b.3.11 On-site servicing Policy 3b.3.12 Minor residential unit Rules 4b.3.1; 4b.3.2; 4b.3.3; and 4b.3.4. Standards 4b.4.1; 4b.4.2; 4b.4.3; 4b.4.4; 4b.4.5; 4b.4.6; 4b.4.7; 4b.4.8; 4b.4.9; 4b.4.12</p>	
<p>Benefits and Costs of Effects (s32(2)(a))</p>	
<p>Benefits</p>	<p>Costs</p>
<p>Environmental</p>	
<ul style="list-style-type: none"> • Avoids negative cumulative effects on the environment from ongoing housing subdivision and development at a density that does not maintain the established character, given this would detrimentally impact on environmental values within this environment. • Avoids negative effects on the environment through unnecessary overuse of the transportation network and other infrastructure. • Performance standards with rules on vehicle movement, building coverage and height, density and setbacks all support the keeping of the character of the environment and avoid adverse character and amenity effects on the environment. • Rules and standards have been incorporated in the provisions to address density matters and types of land use that are likely to generate amenity effects on the environment. • Avoiding negative cumulative effects on the environment within the environment from overly dense subdivision/density of dwellings or inappropriate land uses which otherwise would be likely to occur. 	<ul style="list-style-type: none"> • Sufficient potential for additional housing in the environment given the density allowed based on the analysis undertaken by Property Economics and council, but still represents a limitation on that density. The scale of buildings and the number of dwellings allowed will generate some costs. Minimal environmental costs given the rationale for the provisions is to ensure the established character is maintained. • Some restriction on the forms of non-rural development will generate costs for landowners but for the purpose of maintaining the establish amenity within the environment.
<p>Economic</p>	
<ul style="list-style-type: none"> • Maintaining the character of the Rural Lifestyle Environment whilst still enabling small-scale commercial and retail forms of development will ensure sufficient opportunity for some 	<ul style="list-style-type: none"> • Does need to be recognised that some increased costs in managing compliance required for performance standards for landowners and developers.

<p>commercial activity, without that becoming the dominant land use.</p> <ul style="list-style-type: none"> • Avoids costs of road upgrades (and other infrastructure upgrades) through unnecessary overuse of the transportation network. 	<ul style="list-style-type: none"> • An economic and social cost to landowners in General Rural Environment that may want to subdivide but cannot due to the provisions. • Environmental cost where lifestyle subdivision in General Rural Environment provides better environmental outcomes • Increased costs to the community in complying with performance standards, and in the form of some level of restriction on the type and scale of land use in the environment. Considered to be outweighed by the corresponding social and environmental benefits. • A limitation on the density of housing capacity within the environment relative to an unrestricted scenario. But based on analysis of housing demand in coming decades and given the capacity within urban residential environments to provide housing, the extent of this cost is considered moderate.
Social	
<ul style="list-style-type: none"> • Maintaining the character of the Rural Lifestyle Environment safeguards the social and environmental values of the environment which represents a high amenity environment in a rural setting that is highly desirable for the community to live within. This is being balanced though by curtailing the extent of the environment to maintain the economic potential of General Rural Environment as a working environment (as otherwise the entirety of the rural environment would be zoned as Rural Lifestyle Environment). • The extent of the environment is sufficient to meet reasonably foreseeable demand for housing, as seen in the context that housing demand is primarily managed within urban areas in the district. • Performance standards support the keeping of the established character of the environment, avoids inappropriate forms of development (or scale of that development) that are better suited to urban locations. • Avoids the social impacts from unnecessary overuse of the transportation network and other community infrastructure. 	<ul style="list-style-type: none"> • Any social costs are as per the above economic effects primarily. That being some level of restriction on the form of development in respect of non-residential land use, the scale of buildings, and the density of residential land use being kept to a one dwelling per 2 hectare threshold. This both represented the established character within the environment but has also been evaluated as being the long-term density that should be pursued to maintain that established character. • There are some social costs inevitably with any form of land use restriction through a district plan. This is in the form of curtailing what an individual landowner might seek to do, including in the form of second dwellings on a property, minor residential units, and establishment of businesses. These costs do need to be seen in the context of the corresponding environmental and social benefits though.
Cultural	

- Maintaining the character of the Rural Lifestyle Environment at a rural-residential density of one dwelling per two hectares has the effect of better enabling the landscape character and landscape values to be prominent, with a generally positive cultural effect as a result given that some of the locations within the environment form part of a cultural landscape.
- There are not considered to be any particular cultural impact from these provisions.

Economic Growth and Employment Opportunities (s32(2)(a)(i)(ii))

The purpose of the Rural Lifestyle Environment is not primarily to act as an economic driver for the district, given that the urban environments and the General Rural Environment have a stronger function in that regard. The intent of the Rural Lifestyle Environment is to establish and maintain vibrant and diverse local environments in the environment (but primarily residential in land use), that provides attractive and environmentally robust location with a mix of small-scale commercial premises. These commercial premises should generally be within dwellings or accessory buildings such that rural residential remains the dominant land use and appearance for the environment. In this manner creating employment opportunities and economic activity is a subservient objective for the environment, but with some employment provided through small-scale commercial uses. This also protects the productive nature (and therefore the economics) of the General Rural Environment as locations are being provided specifically for rural lifestyle to occur without it fragmenting the General Rural Environment.

The efficiency and effectiveness of provisions (s 32(1)(b)(ii))

Efficiency

The provisions are based on a full review of the operation of the Operative District Plan Rural Environment provisions, and development trends. The Property Economics report has evaluated demand and supply matters with a conclusion that housing supply in urban areas together with the Rural Lifestyle Environment provide sufficient supply and choice. In this manner the proposed provisions represent an evolution of existing district plan provisions. The formulation of a separate Rural Lifestyle Environment also enables the General Rural Environment to operate as a rural working environment also, with some distinctive differences in the provisions between the two sets. Efficiency is based on the evaluation of the operation of existing provisions, with some enhancements adopted from other district plan rural provisions. The provisions also represent a set of lessons learnt from the Operative District Plan provisions. The performance standard provisions each have a set of matters of discretion to provide clarity to resource consent applicants and landowners as to the matters that will be evaluated. The policies and activity status of rules reflect types of development desirable in the environment as a permitted activity, versus those that are considered to require evaluation through a consenting process. Overall, the provisions support the implementation of the objective and do not contribute to significant costs for landowners or land developers, have sufficient flexibility and are therefore assessed as efficient.

Effectiveness

The effectiveness of the relevant provision is assessed below:

Policy 3b.3.9 Maintain the character of the Rural Lifestyle Environment

The policy seeks to provide definition of the key elements that contribute to the established character, being seven elements. These are the separation between buildings on different sites, that accessory buildings are of modest scale, the open space character, the ruralness of the locations covered by the

environment and general lack of urban visual elements, the mix of housing and rural land use elements, the elevated daytime noise levels but reduced levels at night, and the low levels of light spill. In this manner the policy seeks to amplify the associated objective, as the policy defines in much more detail what the established character of the environment consists of. This provision therefore provides an important link between objective and the associated rules/standards and provides necessary content in the process of resource consent evaluations.

Policy 3b.3.10 Setbacks for sites adjoining the General Rural Environment

This provision is effective in supporting the objective by setting out a clear expectation of a one dwelling per 4 hectare density threshold for residential dwellings in the Rural Lifestyle Environment that adjoin the General Rural Environment, and that large setbacks for buildings form boundaries applies. Both elements ensure the open space and rural character is maintained to ensure that the environment does not become an urban environment in appearance. The established character is about relatively large dwellings and buildings that are set within large property sizes and well separated from each other. This is distinctively different from the General Rural Environment and the urban residential environments. The policy is effective as it amplifies these key aspects in a clear and concise manner, to provide certainty and clarity for landowners and developers considering development possibilities, and in the consenting process.

Policy 3b.3.3 Managing commercial and industrial activities

The policy focuses on ensuring that the extent and form of commercial and industrial activity in the environment still maintains the established character of the environment. This is on the basis that commercial and industrial environments exist in urban areas, and that commercial/industrial opportunities exist in the General Rural Environment. The policy is based on the premise that restriction on the scale and form of such development is necessary as otherwise the established character of the environment would not be maintained, with an undermining of the character and ultimately the purpose of the environment. There is considered to be sufficient available land zoned and serviced for future commercial and industrial growth in the district, with rural industry provided for in the General Rural Environment also. Small-scale commercial forms of development are provided for in a manner that does not undermine the established character.

Policy 3b.3.4 Consolidation of rural lifestyle

The policy focuses on the relationship between the two rural environments and the manner in which they support each other. The General Rural Environment density threshold of one dwelling per ten hectares is achievable because there are other environments to provide the needed quantum of housing supply and housing choice. These being the urban residential environments and the Rural Lifestyle Environment. The spatial extent of the Rural Lifestyle Environment is based on analysis of the existing patterns of development (based on property sizes) by both Council and Property Economics. This led to identification of what are considered to be the existing rural residential/lifestyle locations. Analysis of projected housing demand in future decades was also undertaken to assess whether the modelled capacity of the urban environments and the available supply within the Rural Lifestyle Environment is sufficient to meet that demand. Some additional extensions to the existing rural lifestyle areas were included in the environments (but not entirely new locations) to ensure the supply for the needed capacity based on one dwelling per 2 hectare density threshold, and one dwelling per 4 hectare where properties adjoin the Rural Environment.

The intent of the policy is then to articulate that consolidation of rural lifestyle development into the environment is proposed. Related to this is the explicit wish to avoid 'leakage' of such development in to the General Rural Environment, leading to less efficient use of that land for rural productive purposes and fragmentation of the rural land resource into smaller property sizes.

Rules 4b.3.1 Activities in the Rural Lifestyle Environment,

Rule 4b.3.2 Minor residential units,

Rule 4b.3.3 Home business, commercial, and retail activities, and

Rule 4b.3.4 Intensive indoor primary production.

These rules establish an activity list with activity status identified with a cascade of activity statuses dependent on compliance with performance standards for the listed activities. In more detail Rule 4b.3.1 establishes that activities that comply with performance standards are a permitted activity, but if any non-compliance with standards then defaults to restricted discretionary. Rule 4b.3.2 that minor residential activities are a permitted activity (subject to standards). Rule 4b.3.3 that small-scale commercial activities are permitted provided compliance with standards is achieved, then defaults to restricted discretionary activity status. Rule 4b.3.4 that intensive indoor primary production undertaken in a building is a permitted activity if under a 100m² floor area threshold, but otherwise is a discretionary activity.

The discretionary activity status for intensive indoor primary production recognises the elevated potential of adverse effects being generated by these activities within an environment that encourages a reasonably dense level of housing development. For all other activities the activity status is either permitted or restricted discretionary if standards are failed. This reflects a set of judgements that the associated effects of such land uses are likely to be lesser and less likely to undermine the established character of the environment. A restricted discretionary activity status with matters of discretion identified against each standard, and with the identified objectives and policies, ensures a robust consenting process.

The policies are given effect through by a series of performance standards as per below.

Performance Standards 4b.4.1 Vehicle movements

The standard imposes a vehicle movement threshold of 50 movements per day, with the standard including the measurement method based on an averaging approach, an exclusion for forestry harvesting in recognition of the cyclical nature of plantation forestry. This standard supports the maintenance of the character of the Environment, in that any operational activity that exceeds the vehicle movement limit per day, will most likely be of a size and scale that requires resource consent, so an assessment of effects can be carried out. The standard allows a higher vehicle movement standard for Papakāinga (100) to reflect the communal nature of Papakāinga .

Performance Standards 4b.4.2 Maximum building coverage

A building coverage standard of 10% net site area provides an effective and flexible standard that relates well to the 2 hectare or larger anticipated size of properties in the environment. This is considered a relatively permissive standard given the extent of buildings allowed for in the environment. This ensures that the Rural Lifestyle Environment still maintains the expansive visual amenity afforded to it.

Performance Standards 4b.4.3 Maximum building size

Associated with the above standard is a maximum building size of 500m² for a single building. This is considered to be a flexible standard that in most cases will be complied with but will be exceeded by particularly large buildings. The standard is effective in achieving the purposes of the objective as where property sizes are particularly large, significant buildings could otherwise comply with the above 10% coverage standard, with the two effectively being companion standards.

Performance Standards 4b.4.4 Maximum density of residential units

The standard imposes a one dwelling per 2 hectares density standard, and one dwelling per 4 hectares for lots adjoining the General Rural Environment. The purpose of the standard is to manage situations where no subdivision is involved, as there is a corresponding subdivision standard based on the same density threshold. In this manner the standard is effective as a companion standard to prevent a second dwelling on the same property unless the required density can be met. The standard is effective as the density has been identified as being characteristic of the environment, with the Rural Lifestyle Environment being the environment that contains locations of greater housing density in rural locations. The addition of one dwelling per 4 hectares corresponds to a subdivision rule of the same nature. This is designed to address reverse sensitivity issues with the General Rural Environment.

Performance Standards 4b.4.5 Minor residential units

This standard includes a number of matters for minor residential units and accommodation activities. One minor residential unit of a size no greater than 100m² and being no more than 20m away from the main dwelling addresses density and visual amenity matters in the Environment, ensuring the houses are of a scale and distribution compatible with a Rural Lifestyle Environment. The standard that relates to the minor residential unit sharing an accessway addresses infrastructural matters as these areas can be located on high speed roads, fewer accesses onto the roads is preferable from a safety and infrastructural perspective. This standard allows the minor residential unit to also be used as an accommodation activity, as the effects generated are similar.

Performance Standards 4b.4.6 Maximum building height

The standard imposes a 10 metre maximum building height. The 10 metre threshold is determined based on assessment of existing buildings in the environment and what is considered characteristic of the environment (due to larger height structures being well above what is typical and having potential for a more than minor adverse visual/amenity effect). A 10 metre height allows comfortably for a two storey building which are not uncommon in the environment and would not be considered likely to generate adverse environmental effects beyond the site. The consenting process provides the means for assessment on a case by case basis, with the matters of discretion, objectives and policies being the evaluation framework. This is considered to be an effective standard to manage scale of buildings given the concise nature, clarity, and the threshold adopted.

Performance Standards 4b.4.7 Maximum building setbacks

The standard includes several required setbacks between buildings and property boundaries. The intent in the context of the above objective and policies is around maintaining amenity and character. Any non-compliance results in the proposal being a discretionary activity and evaluated against the objectives and policies for the environment. The standard sets a 15 metre setback from boundaries, 30 metre setback from the road, and 50 metres from the boundary with the General Rural Environment. This is to provide sizeable buffers around activities. This is considered practical in an environment based on a 2 or 4 hectare minimum property size. The standard also provides an exclusion for water tanks given they are of a known dimension with visual and amenity effects considered to be consistent with the environment and therefore not in need of regulation through standards. The standard

provides an effective means of separating activities, and as a means of buffering buildings from each other. The specific thresholds adopted are based on analysis of other district plans and best practice, and are considered concise, clear and effective.

Performance Standards 4b.4.8 Intensive indoor primary production

The standard sets a size threshold for 'intensive indoor primary production' of a floor area of 100m², with a non-compliance resulting in a discretionary activity status. The standard recognises that the established character is based on a primarily residential land use, albeit at a low density. Likewise primary production land use activities are provided for within the environment in recognition that some landholdings remain in rural productive land use and should be provided for. The threshold has been identified through analysis of other district plans and best practice and reflects the accepted scale and generation of effects. The more permissive end of this scale has been selected given the 2 hectare minimal property size and the extensive setbacks provided for in the environment.

Performance Standards 4b.4.9 Home business, commercial and retail activities

The standard sets a size threshold for commercial, retail or home business activities of a 100m² area. This standard recognises that home businesses should be enabled when they are of a small scale so as not to affect the rural amenity of the Environment. Commercial activities such as home occupations and similar are provided for, but at a scale that remains subservient to the low density residential character.

Overall, these provisions recognise the unique established character of the Rural Lifestyle Environment in the Taupō District and work together in providing for and maintaining this character.

Risk of acting or not acting if there is uncertain or insufficient information (s32(2)(c))

There is no risk of acting as information is sufficient and not uncertain. The risk of not acting would be an absence of plan provisions to maintain the established character of the environment and to avoid a proliferation of land use and development that would undermine that character from appearing in an ad hoc and unplanned manner.

Appropriateness

The above provisions are the most appropriate way to achieve the objective as it provides for the maintenance of the established character of the Rural Lifestyle Environment. In particular this is the most appropriate as it avoids the erosion of the rural character through inappropriate forms and density of development, which is considered the primary threat. The provisions seek to install a framework of policies, rules and standards that collectively enable some forms of development, whilst requiring a consenting process for those forms of development that are considered to have potential to erode character through incremental development, either due to the land use or the density/intensity of that land use.

Accordingly, the provisions are considered to be the most appropriate way to give effect to the objective.

Reasons for deciding on the provisions (s32(1)(b)(iii))

Overall, the provisions work together as effective tools and for the above reasons are considered the most appropriate way to achieve the objective.

<p>Objective 3b.3.2 Avoid reverse sensitivity <i>Adverse reverse sensitivity effects, including conflict with permitted and legally established activities in neighbouring Environments, are avoided.</i></p>	
<p>Provisions that are the most appropriate way to achieve the above objective: Policy 3b.3.10 Lot sizes and setbacks for allotments adjoining the General Rural Environment Performance Standards 4b.4.4 and 4b.4.7</p>	
<p>Benefits and Costs of Effects (s32(2)(a)) Quantify if possible</p>	
<p>Benefits</p>	<p>Costs</p>
<p>Environmental</p>	
<ul style="list-style-type: none"> Avoidance of reverse sensitivity effects within the Rural Lifestyle Environment by restriction on effects-generating activities within a primarily rural-residential environment that contains sensitive land uses (i.e. dwellings). Unlike the General Rural Environment where reverse sensitivity is being managed through avoidance of proliferation of housing, within the Rural Lifestyle Environment rural-residential housing is the dominant land use that needs to be protected from. Effects being managed are in the form of dust, noise, vibration, odour and other similar effects. Being achieved through activity status identified for various land use activities, and the building setbacks required. Setbacks from boundaries also generate positive environmental benefits (through avoidance of reverse sensitivity) by requiring dwellings and other buildings within the environment to be setback from environment boundaries. 	<ul style="list-style-type: none"> There are some restrictions on the location of dwellings and other buildings within Rural Lifestyle Environment properties, and restrictions on the form of land uses able to be established in the environment as a permitted activity. This includes buildings being setback from the environment boundaries between the Rural Lifestyle Environment and the General Rural Environment (or other environments) to avoid reverse sensitivity effects occurring between environments. Considered to be minimal environmental costs from the provisions given their purpose is to manage character/amenity issues and to avoid reverse sensitivity. Some costs in terms of the utility of use of the land given setbacks also apply between boundaries within the environment (and not just the environment boundaries).
<p>Economic</p>	
<ul style="list-style-type: none"> Some economic benefits from effectively avoiding reverse sensitivity effects in rural areas given that some rural land uses cannot relocate to an urban environment or elsewhere within the district, without incurring great cost if at all. Clear and effective provisions that will achieve the intent provide clarity and certainty for all parties. In particular for rural residential dwelling owners/occupiers to have some certainty about the types of land uses 	<ul style="list-style-type: none"> Unnecessarily restrictive plan provisions can curtail the market without consequential environmental benefits if poorly targeted. Equally ineffective provisions that do not avoid reverse sensitivity effects would be a significant economic cost. Neither is the case here though given the form of the provisions. Commercial and industrial activities that are not small-scale are adequately provided for in other environments in the district.

<p>that can establish within the environment, and to have scale standards to ensure such commercial activities are ancillary to the predominant rural residential land use for the environment.</p> <ul style="list-style-type: none"> • Dwellings and other buildings within the environment have a set of clear and robust setback standards to ensure some separation exists with the General Rural Environment given that the range of land use activities in that environment does involve rural industrial and a greater range of effects-generating activities. 	<ul style="list-style-type: none"> • Some cost to landowners not in the Rural Lifestyle Environment given the level of demand existing for such development in the General Rural Environment. • Some loss to landowners whose Rural Lifestyle properties adjoin the General Rural Environment as they will have stricter restrictions.
Social	
<ul style="list-style-type: none"> • Largely as above given that social benefits are closely aligned with economic benefits through growth and employment opportunities being provided for in other environments. Providing certainty to rural-residential dwelling owners/occupiers that reverse sensitivity effects are being actively avoided is significant. • The economic viability of the urban areas will be supported through directing commercial and industrial land use activities to urban areas where environment provisions provide for those uses. 	<ul style="list-style-type: none"> • As above, some loss of opportunity for some forms of land use, but these are provided for in other environments, and are quite contrary to the framework of objectives and policies for the Rural Lifestyle Environment. • Unnecessarily restrictive plan provisions can curtail the market without consequential environmental benefits if poorly targeted. Equally ineffective provisions that do not avoid reverse sensitivity effects would be a significant economic cost. Neither is the case here though given the form of the provisions. Further that these land uses are adequately provided for in other environments in the district. • Minimal social costs anticipated.
Cultural	
<ul style="list-style-type: none"> • The provisions focus on separating incompatible land uses with little to no cultural costs. There are not particularly considered to be any cultural benefits from these provisions. 	<ul style="list-style-type: none"> • Few costs anticipated on cultural values. The provisions focus on separating incompatible land uses with little to no cultural costs. The provisions do not prevent existing complexes such as marae and Papakāinga housing from continuing with existing use rights. • Some costs for new marae and Papakāinga in the environment given likely compliance costs arising from the standards imposed.
<p>Economic Growth and Employment Opportunities (s32(2)(a)(i)(ii))</p>	
<p>Plan provisions that unduly restrict commercial and industrial land uses (that are not small-scale as per the performance standards) for the purpose of avoidance of reverse sensitivity effects, or where provision for such activities was not provided elsewhere within the district, would hamper economic growth and employment opportunities. That is not considered the case with the proposed provisions, as these commercial and industrial land uses are provided elsewhere in the district, in particular the urban areas and if rural-related, within the Rural Lifestyle Environment. This recognises the purpose of the Rural Lifestyle Environment as the primary locations for rural-residential land use.</p>	

There will be some impact from the provisions in respect of economic growth and employment, but this is considered balanced by there being other environments in the district that are designed for these activities. For this reason, this process represents a relocation of this economic activity, rather than a loss of economic growth and employment.

The efficiency and effectiveness of provisions (s 32(1)(b)(ii))

Efficiency

A Taupō Rural Lifestyle Economic Assessment was undertaken by Property Economics Limited and is attached in full as Appendix 5. Overall, the report concluded that there would be economic growth should capacity to accommodate future housing growth be provided. The report supports the concept of providing sufficient land for rural-residential, but not overly provided as then it represents a displacement of housing from urban areas and other locations. The locations identified as Rural Lifestyle Environment are sufficient to meet demand.

Avoiding reverse sensitivity through controlling the extent and type of commercial and industrial land uses in the environment is considered important to achieving the intent of the Rural Lifestyle Environment. The provisions support the objective and do not contribute to the unfair distribution of costs or the unfair impact on any sector (given that commercial and industrial activities are provided for in other environments) and are therefore assessed as efficient and well-targeted to potential environmental effects.

Effectiveness

The effectiveness of the relevant provisions is assessed below:

Policy 3b.3.10 Lot sizes and setbacks for allotments adjoining the General Rural Environment

This provision is effective in supporting the objective by setting out a clear expectation of lots in the Rural Lifestyle Environment that adjoin the General Rural Environment. In terms of avoidance of reverse sensitivity, the predominant land use of the environment is rural residential which is a sensitive land use, and therefore if not robustly managed will have strong potential for reverse sensitivity effects from the General Rural Environment. This is especially near Rural Lifestyle Environment boundaries given the effects-generating activities could be within the adjacent environment. The policy is effective as it amplifies these key aspects in a clear and concise manner, to provide certainty and clarity for landowners and developers considering development possibilities, and in the consenting process. This also addresses reverse sensitivity issues, particularly for Areas X and Y, by requiring larger lot sizes when adjoining the General Rural Environment to create larger setbacks and buffer areas.

Performance Standards 4b.4.4 ii) Maximum density of residential units

The standard imposes a one dwelling per 4 hectares density standard for lots adjoining the General Rural Environment. The purpose of the standard is to manage the extent of sensitive residential activities on the border with rural activities.

Performance Standards 4b.4.7 Minimum building setbacks

The standard includes several required setbacks between buildings and property boundaries. The intent in the context of the above objective and policies is around maintaining amenity and character and avoiding reverse sensitivity. The standard sets a 50 metre setback from boundaries with the General Rural Environment. This is considered practical in an environment based on a 4 hectare minimal property size based on the related subdivision rule. The standard provides an effective means of creating separation and buffering. The specific thresholds adopted are based on analysis of other district plans and best practice, and are considered concise, clear and effective.

Overall, these provisions recognise the unique established character of the Rural Lifestyle Environment in the Taupō District and work together in providing for and maintaining this character.
Risk of acting or not acting if there is uncertain or insufficient information (s32(2)(c))
There is no risk of acting as information is sufficient and not uncertain. The risk of not acting would be an absence of plan provisions to address the potential for reverse sensitivity effects, with as a consequence a worsening of such effects over time.
Appropriateness
The above provisions are the most appropriate way to achieve the objective as it allows the control of the activities in Rural Lifestyle Environment in order to avoid reverse sensitivity issues and therefore give effect to the sustainable management purpose of the RMA.
Reasons for deciding on the provisions (s32(1)(b)(iii))
Overall, the provisions work together as effective tools and for the above reasons are considered the most appropriate way to achieve the objective.

Objective 3b.3.3 Commercial and industrial activities	
<i>The establishment of commercial and industrial activities that have no functional need to locate and are incompatible with the rural residential activities occurring within the Environment are avoided.</i>	
Provisions that are the most appropriate way to achieve the above objective:	
Policy 3b.3.9 Character of the Rural Lifestyle Environment Rule 4b.3.3 Home business, commercial, and retail activities Performance Standard 4b.2.8 Commercial and industrial activities, and home businesses	
Benefits and Costs of Effects (s32(2)(a)) Quantify if possible	
Benefits	Costs
Environmental	
<ul style="list-style-type: none"> Avoidance of reverse sensitivity effects within the Rural Lifestyle Environment by restriction on effects-generating activities within a primarily rural-residential environment that contains sensitive land uses (i.e. dwellings). Unlike the General Rural Environment where reverse sensitivity is being managed through avoidance of proliferation of housing, within the Rural Lifestyle Environment rural- 	<ul style="list-style-type: none"> Minimised by providing for small-scale commercial and industrial land use in the Rural Lifestyle Environment. Further that large scale commercial and industrial activities have specific environments with the intent of providing for them, primarily in urban locations.

<p>residential housing is the dominant land use that needs to be protected from the effects usually generated in the General Rural Environment. Effects being managed are in the form of dust, noise, vibration, odour and other similar effects. Being achieved through activity status identified for various land use activities, and the building setbacks required.</p> <ul style="list-style-type: none"> • Management of scale of commercial non-productive land uses seeks to ensure that all commercial / industrial activities in the environment are small-scale, with limited effects, and are well set back from dwellings on adjacent properties. • Setbacks from boundaries also generate positive environmental benefits (through avoidance of reverse sensitivity) by requiring dwellings and other buildings within the environment to be setback from environment boundaries. 	<ul style="list-style-type: none"> • There are some restrictions on the location of dwellings and other buildings within Rural Lifestyle Environment properties, and restrictions on the form of land uses able to be established in the environment as a permitted activity. This includes setting back buildings from the environment boundaries between the Rural Lifestyle Environment and the General Rural Environment (or other environments) to avoid reverse sensitivity effects occurring between environments. Considered to be minimal environmental costs from the provisions given their purpose is to manage character/amenity issues and to avoid reverse sensitivity.
Economic	
<ul style="list-style-type: none"> • Some economic benefits from effectively avoiding reverse sensitivity effects in rural areas and avoiding incompatible land uses given that the Rural Lifestyle Environment has an established character based on predominantly rural residential land use, and that commercial and industrial uses are provided for in other environments. • Clear and effective provisions that will achieve the intent provide clarity and certainty for all parties. In particular for rural residential dwelling owners/occupiers to have some certainty about the types of land uses that can establish within the environment, and to have scale standards to ensure such commercial activities are ancillary to the predominant rural residential land use for the environment. 	<ul style="list-style-type: none"> • Loss of opportunity for some forms of commercial and industrial land use but considered minimal on basis that such activities are provided for in urban environments, and in some cases within the General Rural Environment. Also, that small-scale commercial and industrial is provided for in the Rural Lifestyle Environment. • Unnecessarily restrictive plan provisions can curtail the market without consequential environmental benefits if poorly targeted. Equally ineffective provisions that do not avoid reverse sensitivity effects would be a significant economic cost. Neither is the case here though given the form of the provisions. Further that these commercial and industrial activities that are not small-scale are adequately provided for in other environments in the district.
Social	
<ul style="list-style-type: none"> • Largely as above given that social benefits are closely aligned with economic benefits through growth and employment opportunities being provided for in other environments. Providing certainty to rural-residential dwelling owners/occupiers that reverse sensitivity effects are being actively avoided with incompatible commercial and industrial uses avoided is significant. 	<ul style="list-style-type: none"> • As above, some loss of opportunity for some forms of land use, but these are provided for in other environments, and are quite contrary to the framework of objectives and policies for the Rural Lifestyle Environment. • Unnecessarily restrictive plan provisions can curtail the market without consequential environmental benefits if poorly targeted. Equally ineffective provisions that do not avoid reverse sensitivity effects or incompatibility of land uses would be a significant economic cost. Neither is the case here

<ul style="list-style-type: none"> The economic viability of the urban areas will be supported through directing commercial and industrial land use activities to urban areas where environment provisions provide for those uses. 	<p>though given the form of the provisions. Further that these land uses are adequately provided for in other environments in the district.</p> <ul style="list-style-type: none"> Minimal social costs anticipated.
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Cultural

<ul style="list-style-type: none"> The provisions focus on separating incompatible land uses with little to no cultural costs. There are not particularly considered to be any cultural benefits from these provisions. 	<ul style="list-style-type: none"> No costs anticipated on cultural values. The provisions focus on separating incompatible land uses with little to no cultural costs. The provisions do not prevent existing complexes such as marae and Papakāinga housing from continuing with existing use rights.
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Economic Growth and Employment Opportunities (s32(2)(a)(i)(ii))

Plan provisions that unduly restrict commercial and industrial land uses (that are not small-scale as per the performance standards) for the purpose of avoidance of reverse sensitivity effects, or where provision for such activities was not provided elsewhere within the district, would hamper economic growth and employment opportunities. That is not considered the case with the proposed provisions, as these commercial and industrial land uses are provided elsewhere in the district in particular the urban areas and if rural-related within the Rural Lifestyle Environment. This recognises the purpose of the Rural Lifestyle Environment as the primary locations for rural-residential land use.

There will be some impact from the provisions in respect of economic growth and employment, but this is considered balanced by there being other environments in the district that are designed for these activities. For this reason, this process represents a relocation of this economic activity, rather than a loss of economic growth and employment.

The efficiency and effectiveness of provisions (s 32(1)(b)(ii))

Efficiency

A Taupō Rural Lifestyle Economic Assessment was undertaken by Property Economics Limited and is attached in full as Appendix 5. Overall, the report concluded that there would be economic growth should the capacity to accommodate future housing growth be provided. The report supports the concept of providing sufficient land for rural-residential, but not overly provided as then it represents a displacement of housing from urban areas and other locations. The locations identified as Rural Lifestyle Environment are sufficient to meet demand.

Avoiding reverse sensitivity through controlling the extent and type of commercial and industrial land uses in the environment and avoidance of incompatible land uses, is considered important to achieving the intent of the Rural Lifestyle Environment. The provisions support the objective and do not contribute to the unfair distribution of costs or the unfair impact on any sector (given that commercial and industrial activities are provided for in other environments) and are therefore assessed as efficient and well-targeted to potential environmental effects. Conversely a failed approach in this regard would result in the Rural Lifestyle Environment becoming a mixture of rural-residential housing and inappropriately large commercial and industrial premises establishing without a locational reason for being in the environment, with a consequent failure to achieve the intent of the environment.

Effectiveness

The effectiveness of the relevant provision is assessed below:



Policy 3b.2.9 The established character of the Rural Lifestyle Environment

The policy is quite broad and seeks to provide definition of the key elements that contribute to the established character, being seven elements. These elements support the objective by ensuring that activities that locate within the Rural Lifestyle environment, that are predominantly not of a rural-residential nature, should not adversely impact on the character of the Environment. These are the separation between buildings on different sites, that accessory buildings are of modest scale, the open space character, the ruralness of the locations covered by the environment and general lack of urban visual elements, the mix of housing and rural land use elements, the elevated daytime noise levels but reduced levels at night, and the low levels of light spill. In this manner the policy seeks to amplify the associated objective, as the policy defines in much more detail what the established character of the environment consists of. This provision therefore provides an important link between objective and the associated rules/standards and provides necessary context for assessment of potentially incompatible land uses, in the process of resource consent evaluations.

Policy 3b.2.3 Rural Industry

The policy focuses on ensuring that the extent and form of commercial and industrial activity in the environment is suitable for the environment and that incompatible land uses are avoided. A land use would be incompatible if an unacceptable level of effects is generated in what is a predominantly rural-residential environment. This is on the basis that commercial and industrial environments exist in urban areas, and that commercial/industrial opportunities exist in the General Rural Environment. The policy is based on the premise that restriction on the scale and form of such development is necessary as otherwise the established character of the environment would not be maintained, with an undermining of the character and ultimately the purpose of the environment. There is considered to be sufficient available land zoned and serviced for future commercial and industrial growth (following a proposed plan change for additional industrial land) in the district, with rural industry provided for in the General Rural Environment also. Small-scale commercial forms of development are provided for in a manner that does not undermine the established character, but large-scale or incompatible land uses are to be avoided.

The policies are given effect through by a series of performance standards as per below.

Performance Standard 4b.2.8 Commercial and industrial activities, and home businesses

The standard sets a size threshold for commercial purposes of a floor area of 100m². The standard recognises that the established character is based on a primarily residential land use, albeit at a low density. Likewise, primary production land use activities are provided for within the environment in recognition that some landholdings remain in rural productive land use and should be provided for. Commercial activities such as home occupations and similar are provided for, but at a scale that remains subservient to the low density residential character with 100m² the identified threshold to achieve this. The threshold has been identified through analysis of other district plans and best practice and reflects the accepted scale of ancillary activities to a primary land use that typically are between 50 to 100m² in floor area in district plans. The more permissive end of this scale has been selected given the 2-4 hectare minimal property size and the extensive setbacks provided for in the environment.

Non-compliance with the standard will result in a commercial activity being assessed as a discretionary activity in recognition that such activities can have significant adverse effects on character and amenity in some circumstances. The consenting process can be relied upon to then enable an evaluation of potential effects and the compatibility or otherwise of the type and scale of the non-residential land use in the specific context of this environment.

Overall, these provisions recognise the unique established character of the Rural Lifestyle Environment in the Taupō District and work together in providing for and maintaining this character.
Risk of acting or not acting if there is uncertain or insufficient information (s32(2)(c))
There is no risk of acting as information is sufficient and not uncertain. The risk of not acting would be an absence of plan provisions to address the potential for incompatible land uses establishing in the environment and severe reverse sensitivity effects, with as a consequence a worsening of such effects over time.
Appropriateness
The above provisions are the most appropriate way to achieve the objective as it allows the control of the activities in Rural Lifestyle Environment in order to avoid incompatibility of land uses in the environment and reverse sensitivity issues, and therefore give effect to the sustainable management purpose of the RMA.
Reasons for deciding on the provisions (s32(1)(b)(iii))
Overall, the provisions work together as effective tools and for the above reasons are considered the most appropriate way to achieve the objective.

Objective 3b.3.4 Consolidate rural lifestyle activities	
<i>Rural lifestyle activities within identified areas are consolidated to encourage more efficient use of the rural land resource and avoid the fragmentation of land in the General Rural Environment.</i>	
Provisions that are the most appropriate way to achieve the above objective:	
Policy 3b.3.9 Character of the Rural Lifestyle Environment	
Rules 4b.5.2 Subdivision – Rural Lifestyle Environment that adjoins the General Rural Environment	
4b.5.3 Subdivision – Rural Lifestyle Environment that does not adjoin the General Rural Environment	
Benefits and Costs of Effects (s32(2)(a)) Quantify if possible	
Benefits	Costs
Environmental	
<ul style="list-style-type: none"> This objective in essence underpins one of the intentions of creating the Rural Lifestyle Environment, to essentially safeguard 	<ul style="list-style-type: none"> None identified.

<p>the General Rural Environment from piecemeal development and subdivision. It avoids the fragmentation of land and allows services to be consolidated.</p>	
Economic	
<ul style="list-style-type: none"> • Some economic benefits from effectively avoiding reverse sensitivity effects in rural areas and avoiding incompatible land uses given that the Rural Lifestyle Environment has an established character based on predominantly rural residential land use, and that commercial and industrial uses are provided for in other environments. • Clear and effective provisions that will achieve the intent provide clarity and certainty for all parties. In particular for rural residential dwelling owners/occupiers to have some certainty about the types of land uses that can establish within the environment, and to have scale standards to ensure such commercial activities are ancillary to the predominant rural residential land use for the environment. 	<ul style="list-style-type: none"> • Loss of opportunity for some forms of land use and subdivision but considered minimal on basis that such activities are provided for in other environments, and in some cases within the General Rural Environment. • Unnecessarily restrictive plan provisions can curtail the market without consequential environmental benefits if poorly targeted. Equally ineffective provisions that do not avoid reverse sensitivity effects would be a significant economic cost. Neither is the case here though given the form of the provisions. Further that these commercial and industrial activities that are not small-scale are adequately provided for in other environments in the district.
Social	
<ul style="list-style-type: none"> • Largely as above given that social benefits are closely aligned with economic benefits through growth and employment opportunities being provided for in other environments. Providing certainty to rural-residential dwelling owners/occupiers that reverse sensitivity effects are being actively avoided with incompatible commercial and industrial uses avoided is significant. • The economic viability of the urban areas will be supported through directing commercial and industrial land use activities to urban areas where environment provisions provide for those uses. 	<ul style="list-style-type: none"> • As above, some loss of opportunity for some forms of land use, but these are provided for in other environments, and are quite contrary to the framework of objectives and policies for the Rural Lifestyle Environment. • Unnecessarily restrictive plan provisions can curtail the market without consequential environmental benefits if poorly targeted. Equally ineffective provisions that do not avoid reverse sensitivity effects or incompatibility of land uses would be a significant economic cost. Neither is the case here though given the form of the provisions. Further that these land uses are adequately provided for in other environments in the district. • Minimal social costs anticipated.
Cultural	
<ul style="list-style-type: none"> • The provisions focus on separating incompatible land uses with little to no cultural costs. There are not particularly considered to be any cultural benefits from these provisions. 	<ul style="list-style-type: none"> • No costs anticipated on cultural values. The provisions focus on separating incompatible land uses with little to no cultural costs. The provisions do not prevent existing complexes such as marae and Papakāinga housing from continuing with existing use rights.
Economic Growth and Employment Opportunities (s32(2)(a)(i)(ii))	

Plan provisions that unduly restrict land uses and development (that are not small-scale as per the performance standards) for the purpose of avoidance of reverse sensitivity effects and to reduce wider fragmentation of rural land, or where provision for such activities was not provided elsewhere within the district, would hamper economic growth and employment opportunities. That is not considered the case with the proposed provisions, as these commercial and industrial land uses are provided elsewhere in the district in particular the urban areas and if rural-related within the Rural Lifestyle Environment. This recognises the purpose of the Rural Lifestyle Environment as the primary locations for rural-residential land use.

There will be some impact from the provisions in respect of economic growth and employment, but this is considered balanced by there being other environments in the district that are designed for these activities. For this reason, this process represents a relocation of this economic activity, rather than a loss of economic growth and employment.

The efficiency and effectiveness of provisions (s 32(1)(b)(ii))

Efficiency

Avoiding reverse sensitivity and fragmentation of rural land by providing pockets of rural-residential living, is considered important to achieving the intent of the Rural Lifestyle Environment. The provisions support the objective and do not contribute to the unfair distribution of costs or the unfair impact on any sector and are therefore assessed as efficient and well-targeted to potential environmental effects. Conversely a failed approach in this regard would result in the Rural Lifestyle Environment becoming a mixture of rural-residential housing and inappropriately large commercial and industrial premises establishing without a locational reason for being in the environment, with a consequent failure to achieve the intent of the environment.

Effectiveness

The effectiveness of the relevant provision is assessed below:

Policy 3b.2.9 The established character of the Rural Lifestyle Environment

The policy is quite broad and seeks to provide definition of the key elements that contribute to the established character, being seven elements. These elements support the objective by ensuring that activities that locate within the Rural Lifestyle environment, that are predominantly not of a rural-residential nature, should not adversely impact on the character of the Environment. These are the separation between buildings on different sites, that accessory buildings are of modest scale, the open space character, the ruralness of the locations covered by the environment and general lack of urban visual elements, the mix of housing and rural land use elements, the elevated daytime noise levels but reduced levels at night, and the low levels of light spill. In this manner the policy seeks to amplify the associated objective, as the policy defines in much more detail what the established character of the environment consists of. This provision therefore provides an important link between objective and the associated rules/standards and provides necessary context for assessment of potentially incompatible land uses, in the process of resource consent evaluations.

The policies are given effect through a series of performance standards as per below.

Subdivision Rule 4b.5.2 Rural Lifestyle Environment that adjoins the General Rural Environment and

Subdivision Rule 4b.5.3 Rural Lifestyle Environment that does not adjoin the General Rural Environment

The rules pertaining to subdivision in the Rural Lifestyle Environment are effective in that they provide for smaller scale subdivision in the Rural Lifestyle Environment, to avoid smaller scale subdivision in the General Rural Environment. To greater effect is also the non-complying activity status of subdivision below 10 hectares in the General Rural Environment.

Overall, these provisions recognise the unique established character of the Rural Lifestyle Environment in the Taupō District and work together in providing for and maintaining this character.

Risk of acting or not acting if there is uncertain or insufficient information (s32(2)(c))

There is no risk of acting as information is sufficient and not uncertain. The risk of not acting would be an absence of plan provisions to address the potential for incompatible land uses establishing in the environment and severe reverse sensitivity effects, with as a consequence a worsening of such effects over time.

Appropriateness

The above provisions are the most appropriate way to achieve the objective as it allows the control of the activities in Rural Lifestyle Environment in order to avoid incompatibility of land uses in the environment and reverse sensitivity issues, and therefore give effect to the sustainable management purpose of the RMA.

Reasons for deciding on the provisions (s32(1)(b)(iii))

Overall, the provisions work together as effective tools and for the above reasons are considered the most appropriate way to achieve the objective.

Objective 3b.3.5 Allotment sizes

That allotments are maintained at sizes to:

- a) Enable small scale primary production to occur; and*
- b) Avoid the cumulative impacts on community infrastructure and services arising from an increase in demand or increases to level of service.*

Provisions that are the most appropriate way to achieve the above objective:

- Policy 3b.3.9 Character of the Rural Lifestyle Environment
- Policy 3b.3.11 On-site servicing
- Rule 4b.5.3 Subdivision in the Rural Lifestyle Environment

Benefits and Costs of Effects (s32(2)(a)) Quantify if possible	
Benefits	Costs
Environmental	
<ul style="list-style-type: none"> Environmental benefits include avoiding the dispersal of infrastructure and services, but rather affording a clustering of activities which will avoid some environmental impacts of infrastructure that is more widespread. 	<ul style="list-style-type: none"> None identified.
Economic	
<ul style="list-style-type: none"> Some economic benefits from effectively locating infrastructure services in close proximity to relevant residential development. This will provide tangible cost savings and efficiencies. Clear and effective provisions that will achieve the intent provide clarity and certainty for all parties. In particular for rural residential dwelling owners/occupiers to have some certainty about the types of land uses that can establish within the environment, and to have scale standards to ensure such commercial activities are ancillary to the predominant rural residential land use for the environment. 	<ul style="list-style-type: none"> Loss of opportunity for some forms of land use and subdivision but considered minimal on basis that such activities are provided for in other environments, and in some cases within the General Rural Environment. Unnecessarily restrictive plan provisions can curtail the market without consequential environmental benefits if poorly targeted. Equally ineffective provisions that do not avoid reverse sensitivity effects would be a significant economic cost. Neither is the case here though given the form of the provisions. Further that these commercial and industrial activities that are not small-scale are adequately provided for in other environments in the district.
Social	
<ul style="list-style-type: none"> Largely as above given that social benefits are closely aligned with economic benefits through growth and employment opportunities being provided for in other environments. Providing certainty to rural-residential dwelling owners/occupiers that reverse sensitivity effects are being actively avoided with incompatible commercial and industrial uses avoided is significant. The economic viability of the urban areas will be supported through directing commercial and industrial land use activities to urban areas where environment provisions provide for those uses. 	<ul style="list-style-type: none"> As above, some loss of opportunity for some forms of land use, but these are provided for in other environments, and are quite contrary to the framework of objectives and policies for the Rural Lifestyle Environment. Unnecessarily restrictive plan provisions can curtail the market without consequential environmental benefits if poorly targeted. Equally ineffective provisions that do not avoid reverse sensitivity effects or incompatibility of land uses would be a significant economic cost. Neither is the case here though given the form of the provisions. Further that these land uses are adequately provided for in other environments in the district. Minimal social costs anticipated.
Cultural	
<ul style="list-style-type: none"> The provisions focus on separating incompatible land uses with little to no cultural costs. There are not particularly considered to be any cultural benefits from these provisions. 	<ul style="list-style-type: none"> No costs anticipated on cultural values. The provisions focus on separating incompatible land uses with little to no cultural costs. The provisions do not prevent existing complexes such as marae and Papakāinga housing from continuing with existing use rights.
Economic Growth and Employment Opportunities (s32(2)(a)(i)(ii))	

Plan provisions that unduly restrict land uses and development (that are not small-scale as per the performance standards) for the purpose of avoidance of reverse sensitivity effects and to reduce wider fragmentation of rural land, or where provision for such activities was not provided elsewhere within the district, would hamper economic growth and employment opportunities. That is not considered the case with the proposed provisions, as these commercial and industrial land uses are provided elsewhere in the district in particular the urban areas and if rural-related within the Rural Lifestyle Environment. This recognises the purpose of the Rural Lifestyle Environment as the primary locations for rural-residential land use.

There will be some impact from the provisions in respect of economic growth and employment, but this is considered balanced by there being other environments in the district that are designed for these activities. For this reason, this process represents a relocation of this economic activity, rather than a loss of economic growth and employment.

The efficiency and effectiveness of provisions (s 32(1)(b)(ii))

Efficiency

Avoiding reverse sensitivity and fragmentation of rural land by providing pockets of rural-residential living, is considered important to achieving the intent of the Rural Lifestyle Environment. The provisions support the objective and do not contribute to the unfair distribution of costs or the unfair impact on any sector and are therefore assessed as efficient and well-targeted to potential environmental effects. Conversely a failed approach in this regard would result in the Rural Lifestyle Environment becoming a mixture of rural-residential housing and inappropriately large commercial and industrial premises establishing without a locational reason for being in the environment, with a consequent failure to achieve the intent of the environment.

Effectiveness

The effectiveness of the relevant provision is assessed below:

Policy 3b.2.9 The established character of the Rural Lifestyle Environment

The policy is quite broad and seeks to provide definition of the key elements that contribute to the established character, being seven elements. These elements support the objective by ensuring that activities that locate within the Rural Lifestyle environment, that are predominantly not of a rural-residential nature, should not adversely impact on the character of the Environment. These are the separation between buildings on different sites, that accessory buildings are of modest scale, the open space character, the ruralness of the locations covered by the environment and general lack of urban visual elements, the mix of housing and rural land use elements, the elevated daytime noise levels but reduced levels at night, and the low levels of light spill. In this manner the policy seeks to amplify the associated objective, as the policy defines in much more detail what the established character of the environment consists of. This provision therefore provides an important link between objective and the associated rules/standards and provides necessary context for assessment of potentially incompatible land uses, in the process of resource consent evaluations.

Policy 3b.2.11 On-site servicing

The policy requires that all lots in the Rural Lifestyle Environment to be self-sufficient in terms of the provision of potable water and the disposal of stormwater and wastewater. This reduces pressure on Council owned infrastructure.

The policies are given effect through by a series of performance standards as per below.

Subdivision Rule 4b.5.3 Rural Lifestyle Environment that does not adjoin the General Rural Environment

This subdivision rule requires subdivision of Rural Lifestyle lots to be of a minimum size of 2 hectares and 4 hectares where the properties adjoin the Rural Environment. This size enables small scale primary production to still occur, but at a relatively smaller scale in order to manage its effects on surrounding rural-residential land uses.

Overall, these provisions recognise the unique established character of the Rural Lifestyle Environment in the Taupō District and work together in providing for and maintaining this character.

Risk of acting or not acting if there is uncertain or insufficient information (s32(2)(c))

There is no risk of acting as information is sufficient and not uncertain. The risk of not acting would be an absence of plan provisions to address the potential for incompatible land uses establishing in the environment and severe reverse sensitivity effects, with as a consequence a worsening of such effects over time.

Appropriateness

The above provisions are the most appropriate way to achieve the objective as it allows the control of the activities in Rural Lifestyle Environment in order to avoid incompatibility of land uses in the environment and reverse sensitivity issues, and therefore give effect to the sustainable management purpose of the RMA.

Reasons for deciding on the provisions (s32(1)(b)(iii))

Overall, the provisions work together as effective tools and for the above reasons are considered the most appropriate way to achieve the objective.

Objective 3b.3.6 Impacts on community infrastructure

The impacts on community infrastructure arising from subdivision and development are managed.

Provisions that are the most appropriate way to achieve the above objective:

- Policy 3b.3.11 On-site servicing
- Rule 4b.3.5 Temporary Activities
- Standard 4b.3.1 Vehicle Movements
- 4b.5 Subdivision Rules

Benefits and Costs of Effects (s32(2)(a)) Quantify if possible

Benefits	Costs
Environmental	
<ul style="list-style-type: none"> Environmental benefits include avoiding the dispersal of infrastructure and services, but rather encouraging a clustering of activities which will avoid some environmental impacts of infrastructure that is more widespread. 	<ul style="list-style-type: none"> None identified.
Economic	
<ul style="list-style-type: none"> Some economic benefits from effectively locating infrastructure services in close proximity to relevant residential development. This will provide tangible cost savings and efficiencies. Clear and effective provisions that will achieve the intent provide clarity and certainty for all parties. In particular for rural residential dwelling owners/occupiers to have some certainty about the types of land uses that can establish within the environment, and to have scale standards to ensure such commercial activities are ancillary to the predominant rural residential land use for the environment. 	<ul style="list-style-type: none"> Loss of opportunity for some forms of land use and subdivision but considered minimal on basis that such activities are provided for in other environments, and in some cases within the General Rural Environment. Unnecessarily restrictive plan provisions can curtail the market without consequential environmental benefits if poorly targeted. Equally ineffective provisions that do not avoid reverse sensitivity effects would be a significant economic cost. Neither is the case here though given the form of the provisions. Further that these commercial and industrial activities that are not small-scale are adequately provided for in other environments in the district.
Social	
<ul style="list-style-type: none"> Largely as above given that social benefits are closely aligned with economic benefits through growth and employment opportunities being provided for in other environments. Providing certainty to rural-residential dwelling owners/occupiers that reverse sensitivity effects are being actively avoided with incompatible commercial and industrial uses avoided is significant. The economic viability of the urban areas will be supported through directing commercial and industrial land use activities to urban areas where environment provisions provide for those uses. 	<ul style="list-style-type: none"> As above, some loss of opportunity for some forms of land use, but these are provided for in other environments, and are quite contrary to the framework of objectives and policies for the Rural Lifestyle Environment. Unnecessarily restrictive plan provisions can curtail the market without consequential environmental benefits if poorly targeted. Equally ineffective provisions that do not avoid reverse sensitivity effects or incompatibility of land uses would be a significant economic cost. Neither is the case here though given the form of the provisions. Further that these land uses are adequately provided for in other environments in the district. Minimal social costs anticipated.
Cultural	
<ul style="list-style-type: none"> The provisions focus on separating incompatible land uses with little to no cultural costs. There are not particularly considered to be any cultural benefits from these provisions. 	<ul style="list-style-type: none"> No costs anticipated on cultural values. The provisions focus on separating incompatible land uses with little to no cultural costs. The provisions do not prevent existing complexes such as marae and Papakāinga housing from continuing with existing use rights.
Economic Growth and Employment Opportunities (s32(2)(a)(i)(ii))	

Plan provisions that unduly restrict land uses and development (that are not small-scale as per the performance standards) for the purpose of avoidance of reverse sensitivity effects and to reduce wider fragmentation of rural land, or where provision for such activities was not provided elsewhere within the district, would hamper economic growth and employment opportunities. That is not considered the case with the proposed provisions, as these commercial and industrial land uses are provided elsewhere in the district in particular the urban areas and if rural-related within the Rural Lifestyle Environment. This recognises the purpose of the Rural Lifestyle Environment as the primary locations for rural-residential land use.

There will be some impact from the provisions in respect of economic growth and employment, but this is considered balanced by there being other environments in the district that are designed for these activities. For this reason, this process represents a relocation of this economic activity, rather than a loss of economic growth and employment.

The efficiency and effectiveness of provisions (s 32(1)(b)(ii))

Efficiency

Avoiding fragmentation of rural land by providing pockets of rural-residential living, is considered important to achieving the intent of the Rural Lifestyle Environment. The provisions support the objective and do not contribute to the unfair distribution of costs or the unfair impact on any sector and are therefore assessed as efficient and well-targeted to potential environmental effects. Conversely a failed approach in this regard would result in the Rural Lifestyle Environment becoming a mixture of rural-residential housing and inappropriately large commercial and industrial premises establishing without a locational reason for being in the environment, with a consequent failure to achieve the intent of the environment.

Effectiveness

The effectiveness of the relevant provision is assessed below:

Policy 3b.2.11 On-site servicing

The policy requires that all lots in the Rural Lifestyle Environment to be self-sufficient in terms of the provision of potable water and the disposal of stormwater and wastewater. This reduces pressure on Council owned infrastructure. The minimum allotment size of 2 hectares and 4 hectares is greater than the minimum land area for onsite wastewater disposal as required by the Waikato Regional Plan.

The policies are given effect through by a series of performance standards as per below.

Rule 4b.3.5 Temporary Activities

Specific requirements for temporary activities to operate in the Rural Lifestyle Zone allow a level of flexibility for the plan user, while ensuring that pressures on infrastructure and reverse sensitivity is managed. These are in regards to the number of days the activities operates, the number of days it takes to set up and pack down the activity, and also the ability for the activity to leave the site in an appropriate state to eliminate any additional Council services required.

Standard 4b.3.1 Vehicle Movements

Restricting the number of vehicle movements per day for a permitted activity, puts into place a mechanism to screen any activity causing added pressure to the roading network. Failure of this rule would trigger a resource consent for a restricted discretionary activity to assess the impact that the vehicle movements of the activity have on roading infrastructure.

Rule 4b.5 Subdivision.

All the subdivision rules that relate to subdivision in the Rural Lifestyle Environment protects to some extent the level of activity and thus the pressure on existing community infrastructure. Matters of discretion have been put in place to manage the impacts of activities and the intensification of land use through subdivision and assess these effects on community infrastructure.

Overall, these provisions recognise the unique established character of the Rural Lifestyle Environment in the Taupō District and work together in providing for and maintaining this character.

Risk of acting or not acting if there is uncertain or insufficient information (s32(2)(c))

There is no risk of acting as information is sufficient and not uncertain. The risk of not acting would be an absence of plan provisions to address the potential for incompatible land uses establishing in the environment and severe reverse sensitivity effects, with as a consequence a worsening of such effects over time.

Appropriateness

The above provisions are the most appropriate way to achieve the objective as it allows the control of the activities in Rural Lifestyle Environment in order to avoid incompatibility of land uses in the environment and reverse sensitivity issues, and therefore give effect to the sustainable management purpose of the RMA.

Reasons for deciding on the provisions (s32(1)(b)(iii))

Overall, the provisions work together as effective tools and for the above reasons are considered the most appropriate way to achieve the objective.

Objective 3b.3.7 Papakāinga
Whanau, hapū and iwi can use and develop ancestral land for Papakāinga
Papakāinga are of a form and scale that considers the functioning of the Rural Lifestyle Environment.

Provisions that are the most appropriate way to achieve the above objective:
Policy 3b.3.12 Papakāinga
Rule 4b.3.6

Standard 4b.4.1 ii; 4b.4.4; 4b.4.5; and 4b.4.9.	
Benefits and Costs of Effects (s32(2)(a))	
Benefits	Costs
Environmental	
<ul style="list-style-type: none"> Imposition of restrictions on setbacks and vehicle movements to minimise impacts on the functioning of the environment where the Papakāinga are proposed to be located. 	<ul style="list-style-type: none"> The objective does enable the use of land for built development which could lead to environmental effects through the development and use of that land. The higher level of occupation and use of the land means that there is an increased chance of reverse sensitivity effects.
Economic	
<ul style="list-style-type: none"> The provisions provide for the use and development of ancestral Māori land in a manner which reflects forms of traditional occupation. This enables more effective use of that land resource. The provisions anticipate not just residential use of such land but also wider uses including business and other uses which will lead to economic, and wider, benefits to Māori. 	<ul style="list-style-type: none"> The requirement to consider the functioning of the environment where the development is located can reduce the extent of development on a specific land parcel.
Social	
<ul style="list-style-type: none"> There are significant social benefits to enable the occupation of ancestral land by Māori, including enabling the provision of homes, the greater connection by Māori to their lands and the ability of whanau to live collectively in a traditional manner. The non-notification provision and activity status will ensure that consents are considered in a manner that reflects the importance of providing for Papakāinga and any effects that there may be on the functioning of the wider environment where it is located. The policies recognise the social benefits of Papakāinga development. 	<ul style="list-style-type: none"> None identified
Cultural	
<ul style="list-style-type: none"> The provisions provide for the occupation of ancestral land by Māori recognising the importance of this land to Māori and supporting Māori to develop strong connections to their land. These outcomes will have significant cultural benefits. The policies recognise the cultural benefits of Papakāinga 	<ul style="list-style-type: none"> The performance standards may mean that there are additional requirements placed on the scope or design of the proposed Papakāinga which could reduce the potential benefits associated with the development.

Economic Growth and Employment Opportunities (s32(2)(a)(i)(ii))

The plan provisions provide for the use of ancestral land to enable occupation including the development of employment opportunities on the land. The provisions also recognise the restrictions that apply to Māori land tenure and support use of such land which could also better enable economic, including employment, opportunities for that land.

The efficiency and effectiveness of provisions (s 32(1)(b)(ii))

Efficiency

The plan provisions support the use of land which is otherwise restricted by tenure limitations. The provisions support a form of use which is consistent with the underlying land tenure. The provisions also recognise that the land use could impact the functioning of the wider environment and as such includes references to ensuring that the development considers this effect.

The activity status and effects of the non-notification provisions support such a development and better recognise the need to support occupation of such land and ensure that any consideration of the effects of the development are restricted to the effects that relate to potential impacts of those aspects of the development which do not comply with the relevant performance standards.

Effectiveness

The effectiveness of the relevant provisions is assessed below:

Policy 3b.3.12 Papakāinga

The policies provide for the development of Papakāinga within the rural environment. Such an approach is directly implementing the objective and providing clear policy support for the appropriateness of such development within the environment. Direction is provided to applicants and decision makers on the benefits of such development and also provides additional direction on the importance of ensuring that there is a historical connection to the land by the owners and that this connection will be maintained. Policy iii is important to ensure that the development which is consented under this rule will be maintained as Papakāinga into the future. There is an identified opportunity for abuse of this rule which would not achieve outcomes consistent with the cultural and social outcomes that the objectives have been established to achieve.

Rule 4b.3.6 Papakāinga

This rule permits Papakāinga where it meets the performance standards of the environment where it is located. This approach is consistent with the relevant objectives and policy that provide for the development of land for Papakāinga. The reference to the performance standards mean that those matters which protect the functioning of that environment are considered in the application of the rule. Those activities which do not comply with all of the performance standards in 4b.2 have the potential to affect the effective functioning of the wider environment. Where applications do not comply with the relevant performance standards then the discretion of the decision maker is restricted solely to those matters. Widening the discretion to all matters as a discretionary activity would not be consistent with the associated objectives and policies.

Papakāinga is able to be applied for on general land owned by Māori. There is an identified opportunity for abuse of this rule which would not achieve outcomes consistent with the cultural and social outcomes that the objectives have been established to achieve. On this basis the activity status is restricted discretionary and includes matters of discretion related to the long term tenure of the land with requirements to ensure that it remains in Māori ownership.

Applications made under this rule will not be notified. This will ensure that the consideration of effects is restricted to those matters set out in the plan and wider discussion is not opened. This is consistent with the direction in the relevant objectives and policies in the plan.

Performance Standard 4b.4.1 Vehicle movements

The standard imposes a clear vehicle movement threshold for allotments in the General Rural Environment including an exclusion for forestry harvesting in recognition of the cyclical nature of plantation forestry. A more stringent vehicle movement threshold per allotment is imposed for Papakāinga or alternatively a limit per dwelling for Papakāinga. Papakāinga are exempt from the minor residential unit standard allowing unlimited dwellings per allotment. The standard therefore allows for adequate provision of vehicle movements based on the number of dwellings per allotment.

The standard focuses on traffic effects primarily, but the standard also has the effect of requiring an evaluation of the intensity of land use through the consent process. The standard in conjunction with the standards below provides an effective set of thresholds that, where a non-compliance exists, has the effect of elevating the activity status and enabling evaluation through objectives, policies and matters of discretion.

Performance Standard 4b.4.4 Maximum density of residential units

The standard imposes a one dwelling per two hectares residential density standard and one dwelling per 4 hectare where properties adjoin the General Rural Environment. The purpose of the standard is to manage situations where no subdivision is involved, as there is a corresponding subdivision standard based on the same standard. Papakāinga are characterised by multiple dwellings on a single land block often at greater densities than one dwelling per 2 hectares or 4 hectares. This reflects the nature of Papakāinga as a form of communal whanau living and also the tenure of Māori land where subdivision is often not an option. Without such an exclusion it is likely that most proposed Papakāinga would require a resource consent for a level and form of development which is anticipated to occur. Such an approach would not be consistent with relevant objectives and policies, and not too dissimilar from the Operative District Plan and its exemption for Papakāinga activities.

Performance Standard 4b.4.5 Minor residential units

The standard sets a limit of one minor residential unit per primary residential unit and allotment, size threshold, a requirement to be in close proximity to the primary dwelling and a requirement to share a driveway to avoid duplication of accessways. This standards includes an exception for Papakāinga development. Papakāinga are characterised by multiple residential a single land block often at greater densities than one dwelling per 10 ha. This reflects the nature of Papakāinga as a form of communal whanau living and also the tenure of Māori land where subdivision is often not an option. Without such an exclusion it is likely that most proposed Papakāinga would require a resource consent for a level and form of development which is anticipated to occur. Such an approach would not be consistent with relevant objectives and policies.

Performance Standard 4b.4.9 Home business, commercial, and retail activities

The standard sets a size threshold for commercial, retail or home business activities of a 100m² area. This standard recognises that home businesses should be enabled when they are of a small scale so as not to affect the rural amenity of the Environment. Commercial activities such as home occupations and similar are provided for, but at a scale that remains subservient to the low density residential character. The standard includes an exception for Papakāinga in recognition that such development will have mixed use elements as set out in the proposed Papakāinga definition. The exception means that the rules in the plan are consistent with direction contained in the relevant objectives and policies.

<p>Risk of acting or not acting if there is uncertain or insufficient information (s32(2)(c))</p> <p>There is no risk of acting as information is sufficient and not uncertain. The risk of not acting would be an absence of plan provisions to implement the Papakāinga objectives with a consequence of unduly restricting such activities from being able to occur.</p>
<p>Appropriateness</p> <p>The above provisions are the most appropriate way to achieve the objective as it supports the development of Papakāinga in Rural Lifestyle Environment, while considering the functioning of that environment, to give effect to the sustainable management purpose of the RMA.</p>
<p>Reasons for deciding on the provisions (s32(1)(b)(iii))</p> <p>Overall, the provisions work together as effective tools and for the above reasons are considered the most appropriate way to achieve the objective.</p>

Objective 3b.2.8 Tāngata Whenua
The important relationship that tāngata whenua have with their ancestral lands and the wider Rural Environment is recognised and provided for.

Provisions that are the most appropriate way to achieve the above objective:
 Policy 3b.3.12 Papakāinga
 Policy 3b.3.13 Māori Cultural Activities
 Rule 4b.3.6
 Standard 4b.4.1; 4b.4.4; 4b.4.5; and 4b.4.9.

Benefits and Costs of Effects (s32(2)(a))	
Benefits	Costs
Environmental	
<ul style="list-style-type: none"> • Imposition of restrictions on setbacks and vehicle movements to minimise impacts on the functioning of the environment where Papakāinga are proposed to be located. • Better consideration of relationships between Māori and the land are considered including as kaitiaki. 	<ul style="list-style-type: none"> • None identified
Economic	

<ul style="list-style-type: none"> • The provisions provide for the use and development of ancestral Māori land in a manner which reflects forms of traditional occupation. This enables more effective use of that land resource. • The Papakāinga provisions anticipate not just residential use of such land but also wider uses including business and other uses which will lead to economic, and wider, benefits to Māori. 	<ul style="list-style-type: none"> • The requirement, in the Papakāinga provisions, to consider the functioning of the environment where the development is located can reduce the extent of development on a specific land parcel.
<p>Social</p>	
<ul style="list-style-type: none"> • Creating opportunities to better recognise the relationships that iwi have with their ancestral land and the wider rural environment can facilitate social benefits though supporting iwi in their role as mana whenua and kaitiaki. • There are significant social benefits to enable the occupation of ancestral land by Māori, including enabling the provision of homes, the greater connection by Māori to their lands and the ability of whanau to live collectively in a traditional manner. • The non-notification provision and activity status will ensure that consents are considered in a manner that reflects the importance of providing for Papakāinga and any effects that there may be on the functioning of the wider environment where it is located. • The policies recognise the social benefits of Papakāinga development. 	<ul style="list-style-type: none"> • None identified
<p>Cultural</p>	
<ul style="list-style-type: none"> • Creating opportunities to better recognise the relationships that iwi have with their ancestral land and the wider rural environment can facilitate social benefits though supporting iwi in their role as mana whenua and kaitiaki. • The policies recognise the importance of mātauranga Māori, kaitiakitanga and tikanga Māori in land use and management activities. • The provisions provide for the occupation of ancestral land by Māori recognising the importance of this land to Māori and supporting Māori to develop strong connections to their land. These outcomes will have significant cultural benefits. • The polices recognise the cultural benefits of Papakāinga 	<ul style="list-style-type: none"> • The performance standards may mean that there are additional requirements placed on the scope or design of the proposed Papakāinga which could reduce the potential benefits associated with the development.
<p>Economic Growth and Employment Opportunities (s32(2)(a)(i)(ii))</p>	

The plan provisions for provide for the use of ancestral land to enable occupation including the development of employment opportunities on the land. The provisions also recognise the restrictions that apply to Māori land tenure and support use of such land which could also better enable economic, including employment, opportunities for that land.

The efficiency and effectiveness of provisions (s 32(1)(b)(ii))

Efficiency

The plan provisions support the use of land which is otherwise restricted by tenure limitations. The provisions support a form of use which is consistent with the underlying land tenure. The provisions also recognise that the land use could impact of the functioning of the wider environment and as such includes references to ensuring that the development considers this effect.

The activity status and effects of the non-notification provisions, associated with the Papakāinga rules, support such a development and better recognise the need to support occupation of such land and ensure that any consideration of the effects of the development are restricted to the effects that relate to potential impacts of those aspects of the development which do not comply with the relevant performance standards.

Effectiveness

The effectiveness of the relevant provisions is assessed below:

Policy 3b.3.12 Papakāinga

The policies provide for the development of Papakāinga within the rural environment. Such an approach is directly implementing the objective and providing clear policy support for the appropriateness of such development within the environment. Direction is provided to applicants and decision makers on the benefits of such development and also provides additional direction on the importance of ensuring that there is a historical connection to the land by the owners and that this connection will be maintained. Policy iii is important to ensure that the development which is consented under this rule will be maintained as Papakāinga into the future. There is an identified opportunity for abuse of this rule which would not achieve outcomes consistent with the cultural and social outcomes that the objectives have been established to achieve.

Policy 3b.3.13 Māori Cultural Activities

Policy 3b.3.13 provides for the support of Māori cultural activities undertaken by whanau, hapū or iwi as well as recognising the importance of mātauranga Māori, kaitiakitanga and tikanga Māori in land use and management activities. These policies introduce recognition of these activities into the policy framework for the rural environment. They are not currently considered in the ODP. The policy establish direction on the appropriateness of cultural activities which are in accordance with tikanga. Some of these activities may not always fit within the activities anticipated by the plan and its standards meaning resource consents may be required. Some activities, such as Papakāinga have been recognised and provided for in the plan as a result but these policies provide direction to decision makers etc that all such activities are supported.

Rule 4b.3.6 Papakāinga

This rule permits Papakāinga where it meets the performance standards of the environment where it is located. This approach is consistent with the relevant objectives and policy that provide for the development of land for Papakāinga. The reference to the performance standards mean that those matters which protect the functioning of that environment are considered in the application of the rule. Those activities which do not comply with all of the performance standards in 4b.2 have the potential to affect the effective functioning of the wider environment. Where applications do not comply with the

relevant performance standards then the discretion of the decision maker is restricted solely to those matters. Widening the discretion to all matters as a discretionary activity would not be consistent with the associated objectives and policies.

Papakāinga is able to be applied for on general land owned by Māori. There is an identified opportunity for abuse of this rule which would not achieve outcomes consistent with the cultural and social outcomes that the objectives have been established to achieve. On this basis the activity status is restricted discretionary and includes matters of discretion related to the long term tenure of the land with requirements to ensure that it remains in Māori ownership.

Applications made under this rule will not be notified. This will ensure that the consideration of effects is restricted to those matters set out in the plan and wider discussion is not opened. This is consistent with the direction in the relevant objectives and policies in the plan.

Performance Standard 4b.4.1 Vehicle movements

The standard imposes a clear vehicle movement threshold for allotments in the General Rural Environment including an exclusion for forestry harvesting in recognition of the cyclical nature of plantation forestry. A more stringent vehicle movement threshold per allotment is imposed for Papakāinga or alternatively a limit per dwelling for Papakāinga. Papakāinga are exempt from the minor residential unit standard allowing unlimited dwellings per allotment. The standard therefore allows for adequate provision of vehicle movements based on the number of dwellings per allotment.

Performance Standard 4b.4.4 Maximum density of residential units

The standard imposes a one dwelling per 2 hectares residential density standard and 4 hectares for properties that adjoin the Rural Environment. The purpose of the standard is to manage situations where no subdivision is involved, as there is a corresponding subdivision standard based on the same standard. Papakāinga are characterised by multiple dwellings on a single land block often at greater densities than one dwelling per 10 ha. This reflects the nature of Papakāinga as a form of communal whanau living and also the tenure of Māori land where subdivision is often not an option. Without such an exclusion it is likely that most proposed Papakāinga would require a resource consent for a level and form of development which is anticipated to occur. Such an approach would not be consistent with relevant objectives and policies.

Performance Standard 4b.4.5 Minor residential units

The standard sets a limit of one minor residential unit per primary residential unit and allotment, size threshold, a requirement to be in close proximity to the primary dwelling and a requirement to share a driveway to avoid duplication of accessways. This standards includes an exception for Papakāinga development. Papakāinga are characterised by multiple residential a single land block often at greater densities than one dwelling per 2 hectares. This reflects the nature of Papakāinga as a form of communal whanau living and also the tenure of Māori land where subdivision is often not an option. Without such an exclusion it is likely that most proposed Papakāinga would require a resource consent for a level and form of development which is anticipated to occur. Such an approach would not be consistent with relevant objectives and policies.

Performance Standard 4b.4.9 Home business, commercial, and retail activities

The standard sets a size threshold for commercial, retail or home business activities of a 100m² area. This standard recognises that home businesses should be enabled when they are of a small scale so as not to affect the rural amenity of the Environment. Commercial activities such as home occupations and similar are provided for, but at a scale that remains subservient to the low density residential character. The standard includes an

exception for Papakāinga in recognition that such development will have mixed use elements as set out in the proposed Papakāinga definition. The exception means that the rules in the plan are consistent with direction contained in the relevant objectives and policies.

Risk of acting or not acting if there is uncertain or insufficient information (s32(2)(c))

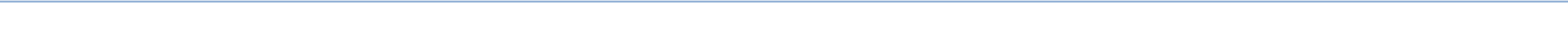
There is no risk of acting as information is sufficient and not uncertain. The risk of not acting would be an absence of plan provisions to implement the Māori cultural activities objectives with a consequence of unduly restricting such activities from being able to occur.

Appropriateness

The above provisions are the most appropriate way to achieve the objective as it supports the undertaking of Māori cultural activities and recognises the importance of mātauranga Māori, kaitiakitanga and tikanga Māori in land use and land management activities in General Rural Environment to give effect to the sustainable management purpose of the RMA.

Reasons for deciding on the provisions (s32(1)(b)(iii))

Overall, the provisions work together as effective tools and for the above reasons are considered the most appropriate way to achieve the objective.



As concluded in the above evaluation tables, the policies, methods and rule provisions within the proposed Rural Chapter of the ODP (General Rural Environment and Rural Lifestyle Environment) are considered to be the most appropriate way to achieve the above objectives, for the reasons given.

These evaluations have included consideration of other reasonably practicable options for achieving the objectives; assessment of the efficiency and effectiveness of the provisions in achieving the objectives; identifies and assesses the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions, including the opportunity for economic growth and employment. The evaluations also include consideration of the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions. Further that the level of detail of evaluation corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions.

Conclusion

After undertaking an evaluation as required by section 32 of the RMA, the proposed objectives within the ODP Rural chapter are considered to be the most appropriate way to achieve the purpose of the RMA as stated in Section 5 of the legislation for addressing rural issues, pursuant to section 32(1)(a).

In respect of the policies, methods and rule provisions, the evaluation has concluded that the provisions within the ODP rural chapter are the most appropriate way to achieve the objectives, pursuant to section 32(1)(b). The assessment has taken into consideration the various matters stated in section 32(2) of the RMA.

APPENDIX 1 – ASSESMENT OF NATIONAL PLANNING STANDARDS AS THEY APPLY TO THE RURAL CHAPTER

Assessment of options

The National Planning Standards contain four rural zones that can potentially apply to rural environments. These are described below with a purpose statement for each taken from the standards. A recommendation on whether the environment is suitable for use has also been included.

Environment	Purpose Statement	Recommendation
General Rural	Areas used predominantly for primary production activities, including intensive indoor primary production. The environment may also be used for a range of activities that support primary production activities, including associated rural industry, and other activities that require a rural location.	Apply zoning to majority of rural area. A wide range of activities occur in the rural environment, including industrial activities, primary production and home occupations. These activities meet the purpose statement.
Rural Production	Areas used predominantly for primary production activities that rely on the productive nature of the land and intensive indoor primary production. The environment may also be used for a range of activities that support primary production activities, including associated rural industry, and other activities that require a rural location.	Not required as the purpose can be adequately achieved by the General Rural Environment. The purpose statement is very similar to General Rural but is considered somewhat narrower and less applicable to the context of the district.
Rural Lifestyle	Areas used predominantly for a residential lifestyle within a rural environment on lots smaller than those of the General rural and Rural production environments, while still enabling primary production to occur.	The Rural Lifestyle Environment should be applied to areas which have a rural lifestyle character. Lifestyle lots outside of these areas will be zoned General rural.
Rural Settlement	Areas used predominantly for a cluster of residential, commercial, light industrial and/or community activities that are located in rural areas or coastal environments.	Could potentially be suitable for Whakamaru. Under the Operative District Plan. Whakamaru is zoned Residential. The application of the Rural settlement environment to Whakamaru would add an additional environment for a single settlement within the district, which could result in unnecessary complexity as a result. General residential and Neighbourhood Shop Overlays should instead be applied to Whakamaru.

Three options were identified for assessment for the National Planning Standards rural environments to be applied to the rural localities of the district. A summary of this assessment is below.

Option	Advantages	Disadvantages
<p>Option 1 - Apply General Rural Environment under the National Planning Standards Zoning to all areas outside urban centres (the status quo under the Operative District Plan)</p>	<p>Landowners and users of the ODP are familiar with this approach.</p>	<p>Will not ensure compliance with the National Planning Standards. The Planning Standards direct that the Rural Lifestyle Environment should be placed over localities which have a 'rural lifestyle' character.</p> <p>Could result in the increased fragmentation of productive rural land through the development of rural lifestyle living throughout the General Rural Environment.</p>
<p>Option 2 – Use two of the rural environments available under the National Planning Standards – the General Rural Environment and the Rural Lifestyle Environment</p>	<p>Will ensure compliance with the National Planning Standards. The Planning Standards direct that the Rural Lifestyle Environment should be placed over localities which have a 'rural lifestyle' character.</p> <p>The use of additional environments will allow provisions for each environment to be tailored towards the land uses and character within each locality.</p> <p>Using only two of the available environments will help to ensure that the approach is not too complicated.</p>	<p>This is a new approach in the Taupō District, which landowners and District Plan users may not be familiar with.</p> <p>Some farming land could be zoned Rural lifestyle. This zoning could put additional restrictions on the existing farming activity.</p>
<p>Option 3 – Apply all of the rural environments available under the National Planning Standards, being General Rural, Rural Production, Rural Lifestyle, and</p>	<p>Will utilise all of the rural zoning tools available in the National Planning Standards.</p>	<p>Use of all of the available environments may lead to an overly complicated approach for the district.</p> <p>The purpose statements for the General rural and Rural production environments are very similar. It is difficult to distinguish where the Rural production zoning should be used instead of the General rural zoning. Using environments will create duplication and unnecessary complexity. Further there are no high quality soils to be protected within the district.</p>

Settlement Environment.		Use of the Rural settlement environment could result in unintended consequences, such as commercial developments occurring in residential locations.
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Option Two is the preferred option as it will ensure compliance with the National Planning Standards, is considered to suit the characteristics of the district, will provide additional certainty for landowners, without adding unnecessary complexity to the district plan.

APPENDIX 2 - SIGNIFICANCE OF THE EFFECTS

Pursuant to section 32(1)(c), an evaluation report must contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal (section 32(1)(c)). This means that the scale and significance of the effects of the proposal is the key factor influencing the level of detail required for a section 32 evaluation.

The proposal being considered here is the proposed Rural Chapter within the Proposed District Plan, consisting of the General Rural and Rural Lifestyle Environments.

Considerations and criteria for determining scale and significance		Ranking High / Medium / Low
1. Reasons for the change	<ul style="list-style-type: none"> An RMA requirement to review district plans every ten years. The ODP was declared operative in 2007, although there have been more recent plan changes. The national planning standards promulgated by the government necessitate changes to the ODP. The current review is the opportunity to update the district plan to a format and structure compliance with the standards. Whilst analysis of the ODP has concluded it is generally operating effectively, there are updates and elements that require review, including in response to national direction from the government (national policy statements and national environmental standards). 	<ul style="list-style-type: none"> Medium
2. Degree of shift from the status quo (current approach)	<ul style="list-style-type: none"> The national planning standards dictate that the structure and format of the district plan must be reformed. The existing Rural Environment provisions must be reformed into 'environments' as per the standards. This is a relatively significant change, particularly the introduction of the Rural Lifestyle Environment as the existing Rural Environment covers the entirety of the district's rural area in the ODP. Introducing a distinction between the General Rural Environment and Rural Lifestyle Environment is a new feature to the district plan. The proposed provisions are relatively similar to the ODP Rural Environment, particularly in respect of performance standards. This reflects that the existing performance standards from the ODP are generally considered to have operated effectively in managing effects (see the Council report title 'District Plan Monitoring Report and Issues Identification'). 	<ul style="list-style-type: none"> Medium
3.Environmental effects	<ul style="list-style-type: none"> The rural environments manage land use activities and associated effects within the district. The proposed performance standards within the rural chapter are based on those within the ODP Rural Environment. The extent of change is therefore considered medium. 	<ul style="list-style-type: none"> Medium

	<ul style="list-style-type: none"> • The introduction of the Rural Lifestyle Environment is a relatively significant change to the Rural Environment ODP provisions as no equivalent set of provisions exists. This results in a degree of significance considered to be medium. • There are many environmental values that exist within the district’s rural areas, including significant natural areas and outstanding landscape areas. 	
4. Economic effects	<ul style="list-style-type: none"> • There are economic effects as the proposed rural chapter provisions apply to all rural land use activities throughout the rural areas of the district. These areas represent the majority of the district, and a large proportion of the economy of the district. • District plan provisions can strongly influence the economic viability of land use activities. • The Rural Lifestyle Environment is a new proposed environment that is significantly different from the ODP Rural Environment. • The General Rural Environment is different to the ODP Rural Environment provisions but not significantly difference. Many of the thresholds and performance standards are based on the ODP Rural Environment provisions, with some of the existing thresholds being retained, and others being altered only to a marginal degree. • Council has sought to ensure that provisions are well targeted to effects being managed, do not unnecessarily regulate activities, and do not apply standards that are poorly designed with unintended consequences. Retention of many of the ODP thresholds and performance standards enables economic effects to be understood and known. • The significance of the extent of change is therefore considered medium. 	<ul style="list-style-type: none"> • Medium
5.Cultural effects	<ul style="list-style-type: none"> • The rural chapters manage the rural areas of the district that contain sites of significance to Māori and cultural landscapes of importance. Matters of significance relating to water are also related to land use activity provisions in the rural chapter. • The significance of cultural effects is considered to be medium on the basis that the primary response to cultural effects is through other chapters of the proposed district plan. 	<ul style="list-style-type: none"> • Medium
6.Social effects	<ul style="list-style-type: none"> • The rural chapter covers the entirety of the rural areas of the district, which in turn include a multitude of small rural communities based around farming, forestry, marae and other rural productive land uses. • The introduction of the Rural Lifestyle Environment is a significant departure compared to the Rural Environment within the ODP. This environment largely covers land that already has a character and amenity based on 	<ul style="list-style-type: none"> • Medium

	<p>lifestyle lots being the primary land use. The provisions are somewhat different from the ODP subdivision and land use provisions, but not to a great extent.</p> <ul style="list-style-type: none"> • The General Rural Environment is relatively similar to the Rural Environment provisions from the ODP, as many of the performance standards are based on the ODP provisions. • The social effects are considered to be of medium significance given the above, given the proposed provisions represent a refinement of the existing ODP Rural Environment, and not wholesale changes. 	
<p>7. Who and how many will be affected?</p>	<ul style="list-style-type: none"> • The entire rural population of the district will be affected by the changes in provisions compared to the ODP Rural Environment given the extent of the proposed rural environments. • Virtually all properties within the ODP Rural Environment are affected by the change in provisions. • In this regard the scale and significance of the changes is considered 'high' for these reasons. 	<ul style="list-style-type: none"> • High
<p>8. Degree of impact on, or interest from iwi/Māori</p>	<ul style="list-style-type: none"> • Large areas of the district's rural areas are comprised of Māori owned land, including communally owned Māori land. For this reason, the degree of impact on Māori is considered 'high'. • The rural environments also contain large areas of land containing significant natural values and outstanding landscape areas. Whilst there is a separate Section 32 Report – Natural Values being prepared these locations exist within the rural environments. • There are a multitude of values of significance to Māori within the rural area of the district. • The Vision and Strategy for the Waikato River, the underlying river settlement legislation, joint management agreements between Council and mana whenua, and iwi environmental management plans that exist, all result in a degree of effect considered to be 'high'. 	<ul style="list-style-type: none"> • High

APPENDIX 3 – ASSESSMENT OF PROVISIONS AGAINST HIGHER ORDER DOCUMENTS

The below assessment for the proposed ODP Rural Chapter is against the higher order documents that are relevant to the district and topic. The higher order policy statements and plans being the national, regional and several other key planning statutory documents. As described in the main body of the report above, NPSs in effect are:

- National Policy Statement on Urban Development 2020
- National Policy Statement for Freshwater Management 2020
- National Policy Statement for Renewable Energy Generation 2011
- National Policy Statement on Electricity Transmission 2011
- New Zealand Coastal Policy Statement 2010

The NPS on Freshwater Management relates to regional jurisdiction, and the New Zealand Coastal Policy Statement has no relevance to the Taupō district. The NPS on Urban Development has some relevance to the topic, although it focuses on urban growth and housing provision and is responded to more fully through the Section 32 Report for the Residential Environments. The relevance is in terms of the contribution that rural-residential development makes to district housing provision, and this is discussed in this report. The NPS for Renewable Energy Generation and the NPS on Electricity Transmission are of relevance.

As described in the main body of the report above, there are four NESs that apply to the General Rural Environment and General Lifestyle Environment: the NES for Plantation Forestry (NESPF), the NES for Managing and Assessing Contaminants in Soil to Protect Human Health (NESCS), the NES for Telecommunication Facilities (NESTF) and the NES for Electricity Transmission Activities (NESET) are relevant to rural areas. Several other 'higher order' planning documents are evaluated below also, including the Vision and Strategy for the Waikato River.

National Policy Statements

Assessment of extent to which proposed provisions give effect to the National Policy Statement on Urban Development 2020		
Objective	Policy	Proposed District Plan provisions in response
O1: New Zealand has well-functioning urban environments that enable all people and	P1: Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum: a) have or enable a variety of homes that:	The Rural Chapter recognises TD2050 and requires the district plan to

communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.

O2: Planning decisions improve housing affordability by supporting competitive land and development markets.

O3: Regional policy statements and district plans enable more people to live in, and more businesses and community services to be located in, areas of an urban environment in which one or more of the following apply:

- a) the area is in or near a centre zone or other area with many employment opportunities**
- b) the area is well-serviced by existing or planned public transport**
- c) there is high demand for housing or for business land in the area, relative to other**

- i. meet the needs, in terms of type, price, and location, of different households; and
 - ii. enable Māori to express their cultural traditions and norms; and
 - b) have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and
 - c) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and
 - d) support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and
 - e) support reductions in greenhouse gas emissions; and
 - f) are resilient to the likely current and future effects of climate change.
- P2: Tier 1, 2, and 3 local authorities, at all times, provide at least sufficient development capacity to meet expected demand for housing and for business land over the short term, medium term, and long term.
- P3: In relation to tier 1 urban environments, regional policy statements and district plans enable:
- a) in city centre zones, building heights and density of urban form to realise as much development capacity as possible, to maximise benefits of intensification; and
 - b) in metropolitan centre zones, building heights and density of urban form to reflect demand for housing and business use in those locations, and in all cases building heights of at least 6 storeys; and
 - c) building heights of at least 6 storeys within at least a walkable catchment of the following:
 - (i) existing and planned rapid transit stops
 - (ii) the edge of city centre zones
 - (iii) the edge of metropolitan centre zones; and
 - d) within and adjacent to neighbourhood centre zones, local centre zones, and town centre zones (or equivalent), building heights and densities of urban form commensurate with the level of commercial activity and community services.
- P4: Regional policy statements and district plans applying to tier 1 urban environments modify the relevant building height or density requirements under Policy 3 only to the

avoid urban development in the rural environment.

The Rural Chapter gives effect to Policy 4.4, 6.1, 6.3, by creating a Rural Lifestyle Environment which identify areas that are suitable for subdivision close to Taupō town to allow subdivision down to 2 hectares. They have also created the General Rural Environment with lots less than 10ha to be a Discretionary activity in order to protect the productive capacity of the land in this environment and avoid the fragmentation of land. The majority of housing growth is within the existing settlements and the Rural Lifestyle Environment (the Rural Lifestyle Environment does not apply to any of the land in region). Council have provided the opportunity to have one minor residential dwelling per allotment in the General Rural Environment and in the Rural Lifestyle

<p>areas within the urban environment.</p> <p>O4: New Zealand’s urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations.</p> <p>O5: Planning decisions relating to urban environments, and FDSs, take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).</p> <p>O6: Local authority decisions on urban development that affect urban environments are:</p> <ul style="list-style-type: none"> a) integrated with infrastructure planning and funding decisions; and b) strategic over the medium term and long term; and c) responsive, particularly in relation to proposals that would supply 	<p>extent necessary (as specified in subpart 6) to accommodate a qualifying matter in that area.</p> <p>P5: Regional policy statements and district plans applying to tier 2 and 3 urban environments enable heights and density of urban form commensurate with the greater of:</p> <ul style="list-style-type: none"> a) the level of accessibility by existing or planned active or public transport to a range of commercial activities and community services; or b) relative demand for housing and business use in that location. <p>P6: When making planning decisions that affect urban environments, decision-makers have particular regard to the following matters:</p> <ul style="list-style-type: none"> a) the planned urban built form anticipated by those RMA planning documents that have given effect to this National Policy Statement b) that the planned urban built form in those RMA planning documents may involve significant changes to an area, and those changes: <ul style="list-style-type: none"> (i) may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and types; and (ii) are not, of themselves, an adverse effect c) the benefits of urban development that are consistent with well-functioning urban environments (as described in Policy 1) d) any relevant contribution that will be made to meeting the requirements of this National Policy Statement to provide or realise development capacity e) the likely current and future effects of climate change. <p>P7: Tier 1 and 2 local authorities set housing bottom lines for the short-medium term and the long term in their regional policy statements and district plans.</p> <p>P8: Local authority decisions affecting urban environments are responsive to plan changes that would add significantly to development capacity and contribute to well-functioning urban environments, even if the development capacity is:</p> <ul style="list-style-type: none"> a) unanticipated by RMA planning documents; or 	<p>Environment for accommodation activities.</p> <p>The Rural Chapter gives effect to these objectives and policies by deciding on the type of businesses they are comfortable seeing in the General Rural Environment in order to avoid reverse sensitivity issues and allowing for diversity. Lots of larger sizes (<10ha as a Discretionary activity) will also buffer between industrial and residential land uses. These activities will be provided for as either a Permitted, Controlled or Restricted discretionary activity. Council have stuck with their original performance standards except for the addition of a 200m setback or buildings for the management of farmed animals from all boundaries.</p>
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<p>significant development capacity.</p> <p>O7: Local authorities have robust and frequently updated information about their urban environments and use it to inform planning decisions.</p> <p>O8: New Zealand’s urban environments:</p> <ul style="list-style-type: none"> a) support reductions in greenhouse gas emissions; and b) are resilient to the current and future effects of climate change. 	<ul style="list-style-type: none"> b) out-of-sequence with planned land release. <p>P9: Local authorities, in taking account of the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) in relation to urban environments, must:</p> <ul style="list-style-type: none"> a) involve hapū and iwi in the preparation of RMA planning documents and any FDSs by undertaking effective consultation that is early, meaningful and, as far as practicable, in accordance with tikanga Māori; and b) when preparing RMA planning documents and FDSs, take into account the c) values and aspirations of hapū and iwi for urban development; and d) provide opportunities in appropriate circumstances for Māori involvement in decision-making on resource consents, designations, heritage orders, and water conservation orders, including in relation to sites of significance to Māori and issues of cultural significance; and e) operate in a way that is consistent with iwi participation legislation. <p>P10: Tier 1, 2, and 3 local authorities:</p> <ul style="list-style-type: none"> a) that share jurisdiction over urban environments work together when implementing this National Policy Statement; and b) engage with providers of development infrastructure and additional infrastructure to achieve integrated land use and infrastructure planning; and c) engage with the development sector to identify significant opportunities for urban development. <p>P11: In relation to car parking:</p> <ul style="list-style-type: none"> a) the district plans of tier 1, 2, and 3 territorial authorities do not set minimum car parking rate requirements, other than for accessible car parks; and b) tier 1, 2, and 3 local authorities are strongly encouraged to manage effects associated with the supply and demand of car parking through comprehensive parking management plans. 	
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Assessment of extent to which proposed provisions give effect to the National Policy Statement for Renewable Electricity Generation 2011	
Objective	Proposed District Plan provisions in response
<p>To recognise the national significance of renewable electricity generation activities by providing for the development, operation, maintenance and upgrading of new and existing renewable electricity generation activities, such that the proportion of New Zealand’s electricity generated from renewable energy sources increases to a level that meets or exceeds the New Zealand Government’s national target for renewable electricity generation.</p>	<p>The Rural Chapter gives effect to these objectives and policies by providing for electricity generation core sites, renewable energy generation activities and geothermal steamfields as permitted activities in the General Rural Environment. It also provides for high voltage transmission lines to transport the electricity where required as a Restricted Discretionary activity in the General Rural Environment as well as the Rural Lifestyle Environment. These activities shall comply with noise standards to avoid reverse sensitivity in the Rural Environment.</p>
<p>Policy</p> <p>POLICY A Decision-makers shall recognise and provide for the national significance of renewable electricity generation activities, including the national, regional and local benefits relevant to renewable electricity generation activities. These benefits include, but are not limited to:</p> <ul style="list-style-type: none"> a) maintaining or increasing electricity generation capacity while avoiding, reducing or displacing greenhouse gas emissions; b) maintaining or increasing security of electricity supply at local, regional and national levels by diversifying the type and/or location of electricity generation; c) using renewable natural resources rather than finite resources; d) the reversibility of the adverse effects on the environment of some renewable electricity generation technologies; e) avoiding reliance on imported fuels for the purposes of generating electricity. 	
<p>POLICY B Decision-makers shall have particular regard to the following matters:</p> <ul style="list-style-type: none"> a) maintenance of the generation output of existing renewable electricity generation activities can require protection of the assets, operational capacity and continued availability of the renewable energy resource; and b) even minor reductions in the generation output of existing renewable electricity generation activities can cumulatively have significant adverse effects on national, regional and local renewable electricity generation output; and c) meeting or exceeding the New Zealand Government’s national target for the generation of electricity from renewable resources will require the significant development of renewable electricity generation activities. 	

POLICY C1 Decision-makers shall have particular regard to the following matters:

- a) the need to locate the renewable electricity generation activity where the renewable energy resource is available;
- b) logistical or technical practicalities associated with developing, upgrading, operating or maintaining the renewable electricity generation activity;
- c) the location of existing structures and infrastructure including, but not limited to, roads, navigation and telecommunication structures and facilities, the distribution network and the national grid in relation to the renewable electricity generation activity, and the need to connect renewable electricity generation activity to the national grid;
- d) designing measures which allow operational requirements to complement and provide for mitigation opportunities; and
- e) adaptive management measures.

POLICY C2 When considering any residual environmental effects of renewable electricity generation activities that cannot be avoided, remedied or mitigated, decision-makers shall have regard to offsetting measures or environmental compensation including measures or compensation which benefit the local environment and community affected.

POLICY D Decision-makers shall, to the extent reasonably possible, manage activities to avoid reverse sensitivity effects on consented and on existing renewable electricity generation activities.

POLICY E1 Regional policy statements and regional and district plans shall include objectives, policies and methods (including rules within plans) to provide for the development, operation, maintenance, and upgrading of new and existing renewable electricity generation activities using solar, biomass, tidal, wave and ocean current energy resources to the extent applicable to the region or district.

POLICY E2 Regional policy statements and regional and district plans shall include objectives, policies, and methods (including rules within plans) to provide for the development, operation, maintenance, and upgrading of new and existing hydro-electricity generation activities to the extent applicable to the region or district.

POLICY E3 Regional policy statements and regional and district plans shall include objectives, policies, and methods (including rules within plans) to provide for the development, operation, maintenance and upgrading of new and existing wind energy generation activities to the extent applicable to the region or district.

<p>POLICY E4 Regional policy statements and regional and district plans shall include objectives, policies, and methods (including rules within plans) to provide for the development, operation, maintenance, and upgrading of new and existing electricity generation activities using geothermal resources to the extent applicable to the region or district.</p>	
<p>POLICY F As part of giving effect to Policies E1 to E4, regional policy statements and regional and district plans shall include objectives, policies, and methods (including rules within plans) to provide for the development, operation, maintenance and upgrading of small and community-scale distributed renewable electricity generation from any renewable energy source to the extent applicable to the region or district.</p>	
<p>POLICY G Regional policy statements and regional and district plans shall include objectives, policies, and methods (including rules within plans) to provide for activities associated with the investigation, identification and assessment of potential sites and energy sources for renewable electricity generation by existing and prospective generators.</p>	

Assessment of extent to which proposed provisions give effect to the National Policy Statement on Electricity Transmission 2008	
Objective	Proposed District Plan provisions in response
<p>To recognise the national significance of the electricity transmission network by facilitating the operation, maintenance and upgrade of the existing transmission network and the establishment of new transmission resources to meet the needs of present and future generations, while:</p> <ul style="list-style-type: none"> ○ managing the adverse environmental effects of the network; and ○ managing the adverse effects of other activities on the network 	<p>The Rural Chapter gives effect to these objectives and policies by providing high voltage transmission lines to transport the electricity where required as a Restricted Discretionary activity in the General Rural Environment as well as the Rural Lifestyle Environment. These activities shall comply with noise standards to avoid reverse sensitivity in the Rural Environment.</p>
<p>Policies</p> <p>POLICY 1 In achieving the purpose of the Act, decision-makers must recognise and provide for the national, regional and local benefits of sustainable, secure and efficient electricity transmission. The benefits relevant to any particular project or development of the electricity transmission network may include:</p> <ul style="list-style-type: none"> i) maintained or improved security of supply of electricity; or ii) efficient transfer of energy through a reduction of transmission losses; or 	

- iii) the facilitation of the use and development of new electricity generation, including renewable generation which assists in the management of the effects of climate change; or
- iv) enhanced supply of electricity through the removal of points of congestion.

The above list of benefits is not intended to be exhaustive and a particular policy, plan, project or development may have or recognise other benefits.

POLICY 2 In achieving the purpose of the Act, decision-makers must recognise and provide for the effective operation, maintenance, upgrading and development of the electricity transmission network.

POLICY 3 When considering measures to avoid, remedy or mitigate adverse environmental effects of transmission activities, decision-makers must consider the constraints imposed on achieving those measures by the technical and operational requirements of the network.

POLICY 4 When considering the environmental effects of new transmission infrastructure or major upgrades of existing transmission infrastructure, decision-makers must have regard to the extent to which any adverse effects have been avoided, remedied or mitigated by the route, site and method selection.

POLICY 5 When considering the environmental effects of transmission activities associated with transmission assets, decision-makers must enable the reasonable operational, maintenance and minor upgrade requirements of established electricity transmission assets.

POLICY 6 Substantial upgrades of transmission infrastructure should be used as an opportunity to reduce existing adverse effects of transmission including such effects on sensitive activities where appropriate.

POLICY 7 Planning and development of the transmission system should minimise adverse effects on urban amenity and avoid adverse effects on town centres and areas of high recreational value or amenity and existing sensitive activities.

POLICY 8 In rural environments, planning and development of the transmission system should seek to avoid adverse effects on outstanding natural landscapes, areas of high natural character and areas of high recreation value and amenity and existing sensitive activities.

POLICY 9 Provisions dealing with electric and magnetic fields associated with the electricity transmission network must be based on the International Commission on Non-ionising Radiation Protection Guidelines for limiting exposure to time varying electric magnetic fields (up to 300 GHz) (Health Physics, 1998 ,74(4): 494-5 22) and recommendations from the

Furthermore, additional objectives and policies have been added to the General Rural Environment to avoid reverse sensitivity effects by avoiding the location of residential activities in close proximity to existing or lawfully established activities that have a locational need to be in the General Rural Environment, such as electricity generation activities.



World Health Organisation monograph Environment Health Criteria (No 238, June 2007) or revisions thereof and any applicable New Zealand standards or national environmental standards.	
POLICY 10 In achieving the purpose of the Act, decision -makers must to the extent reasonably possible manage activities to avoid reverse sensitivity effects on the electricity transmission network and to ensure that operation, maintenance, upgrading, and development of the electricity transmission network is not compromised.	
POLICY 11 Local authorities must consult with the operator of the national grid, to identify an appropriate buffer corridor with in which it can be expected that sensitive activities will generally not be provided for in plans and/or given resource consent. To assist local authorities to identify these corridors, they may request the operator of the national grid to provide local authorities with its medium to long-term plans for the alteration or upgrading of each affected section of the national grid (so as to facilitate the long-term strategic planning of the grid).	
POLICY 14 Regional councils must include objectives, policies and methods to facilitate long-term planning for investment in transmission infrastructure and its integration with land uses.	

National Environmental Standards

Assessment of extent to which proposed provisions give effect to the National Environmental Standards for Plantation Forestry Regulations 2017	
Objectives	Proposed District Plan provisions in response
<p>Maintain or improve the environmental outcomes associated with plantation forestry activities.</p> <p>Increase the efficiency and certainty of managing plantation forestry activities.</p>	<p>The ODP and the Rural Chapter are not contrary to this objective and NES. There are no overlapping provisions proposed and the NES will continue to function as it does currently.</p>
Provisions	

These regulations apply to—

- (a) afforestation:
- (b) pruning and thinning to waste:
- (c) earthworks:
- (d) river crossings:
- (e) forestry quarrying:
- (f) harvesting:
- (g) mechanical land preparation:
- (h) replanting:
- (i) ancillary activities relating to slash traps and indigenous and non-indigenous vegetation clearance:
- (j) discharges, disturbances, diversions, noise, dust, indigenous bird nesting, and fuel storage and refuelling, which are referred to in the general provisions and conditions in subpart 10 of Part 2.

These regulations do not apply to—

- (a) vegetation clearance that is carried out before afforestation; or
- (b) any activities or general provisions and conditions not specified in subclause (1) above.



Assessment of extent to which proposed provisions give effect to the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011

Objective

Proposed District Plan provisions in response

Ensuring that land affected by contaminants in soil is appropriately identified and assessed at the time of being developed and if necessary remediated, or the contaminants contained, to make the land safe for human use.

The ODP and the Rural Chapter are not contrary to this objective and NES. There are no overlapping provisions proposed and the NES will continue to function as it does currently.

Assessment of extent to which proposed provisions give effect to National Environmental Standards for Electricity Transmission Activities Regulations 2009	
Objective	Proposed District Plan provisions in response
<p>The purpose of the NES is to:</p> <ul style="list-style-type: none"> • minimise the cost to councils of implementing the National Policy Statement on Electricity Transmission (NPS) • ensure planning requirements are nationally consistent and provide adequately for maintenance and upgrading of transmission lines to achieve the intention of the NPS • minimise RMA processing costs and delays. 	<p>The Rural Chapter gives effect to these objectives and policies by providing high voltage transmission lines to transport the electricity where required as a Restricted Discretionary activity in the General Rural Environment as well as the Rural Lifestyle Environment. These activities shall comply with noise standards to avoid reverse sensitivity in the Rural Environment.</p>

Assessment of extent to which proposed provisions give effect to the National Environmental Standard for National Environmental Standards for Telecommunication Facilities 2016	
Objective	Proposed District Plan provisions in response
<p>These regulations—</p> <p>(a) prescribe the standards that must be complied with in relation to the use of land for regulated activities for the purposes of sections 9 and 15 of the Act; and</p> <p>(b) classify regulated activities for the purposes of section 87A of the Act.</p>	<p>The Rural Chapter gives effect to these objectives and policies by providing for telecommunication activities as a Permitted activity in the General Rural Environment as well as the Rural Lifestyle Environment if they comply with the associated performance standards, specifically noise standards in the Rural Lifestyle Environment. If</p>
<p>The NESTF 2016 provides rules for the following activities:</p> <ul style="list-style-type: none"> • cabinets in the road reserve, outside the road reserve and on buildings 	

<ul style="list-style-type: none"> • antennas on existing poles in the road reserve • antennas on new poles in the road reserve • replacement, upgrading and co-location of existing poles and antennas outside road reserve (with different conditions in residential and non-residential areas) • new poles and antennas in rural areas • antennas on buildings (above a permitted height in residential areas) • small-cell units on existing structures • telecommunications lines (underground, on the ground and overhead). 	<p>they do not comply, these activities will be Discretionary activities.</p>
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Regional Policy Statement

The discussion below focuses on the portions of the regional policy statements that relate strongly to the rural chapter, that relate the most strongly to district jurisdiction, and that are not covered by other section 32 reports being prepared as part of the ODP process.

Waikato Regional Policy Statement: Te Tauākī Kaupapahere Te-Rohe O Waikato		
Objective	Associated Policies	ODP Rural Chapter Responses
<p>3.2 Resource use and development</p> <p>Recognise and provide for the role of sustainable resource use and development and its benefits in enabling people and communities to provide for their economic, social and cultural wellbeing, including by maintaining and where appropriate enhancing:</p> <p>a) access to natural and physical resources to provide for regionally significant industry and primary production activities that support such industry;</p> <p>b) the life supporting capacity of soils, water and ecosystems to support primary production activities;</p> <p>c) the availability of energy resources for electricity generation and for electricity generation activities to locate where the energy resource exists;</p>	<p>Policy 4.4 Regionally significant industry and primary production</p> <p>Policy 5.3 Manage adverse effects on amenity</p> <p>Policy 6.1 Planned and co-ordinated subdivision, use and development</p> <p>Policy 6.3 Co-ordinating growth and infrastructure</p>	<p>The Rural Chapter gives effect to Policy 4.4, 6.1, 6.3, by creating a Rural Lifestyle Environment which identify areas that are suitable for subdivision close to Taupō town to allow subdivision down to 2 hectare. They have also created the General Rural Environment with lots less than 10ha to be a Non-Complying activity in order to protect the productive capacity of the land in this environment and avoid the fragmentation of land. The majority of housing growth is within the existing settlements and the Rural Lifestyle Environment (the Rural Lifestyle Environment does not apply to any of the land in region). Council have provided the opportunity to have one minor residential dwelling per allotment</p>



<p>d) access to the significant mineral resources of the region; and e) the availability of water for municipal and domestic supply to people and communities.</p>	<p>Policy 6.6 Significant infrastructure and energy resources</p> <p>Policy 6.8 Access to minerals</p> <p>Policy 12.2 Preserve natural character</p> <p>Policy 12.3 Maintain and enhance areas of amenity value</p> <p>Policy 14.1 Maintain or enhance the life supporting capacity of the soil resource</p>	<p>in the General Rural Environment and in the Rural Lifestyle Environment for accommodation activities.</p> <p>The Rural Chapter gives effect to Policy 6.1 and 6.3 by providing for Papakāinga and Māori cultural activities within both the General Rural Environment and the Rural Lifestyle Environment</p> <p>Furthermore, specific policies have been created in both the Rural Lifestyle Environment and the General Rural Environment to address impacts on amenity.</p>
<p>3.3 Resource management decision making is holistic and consistent and:</p> <ul style="list-style-type: none"> a) is aligned across legislation and national and regional strategies; b) takes an integrated approach to managing resources that cross regional and decision making functional boundaries; c) adopts an appropriate planning timeframe; d) adopts a precautionary approach, including the use of adaptive management, where appropriate, towards any proposed activity whose effects may be significant or irreversible but are as yet uncertain, unknown or little understood; e) is transparent; f) has regard to the potential for cumulative effects from activities; g) is based on the best available information, including mātauranga Māori; 	<p>Policy 6.11 Implementing Taupō District 2050</p>	<p>Recognises TD2050 and requires the district plan to avoid urban development in the rural environment. This is achieved through mapping specific areas for Rural Lifestyle avoiding the fragmentation of the General Rural Environment.</p>

<ul style="list-style-type: none"> h) allows for flexible solutions for local variations; i) recognises that time may be needed for change to occur; j) includes working with tāngata whenua; k) includes working with key stakeholders; l) considers a mix of methods to achieve objectives; and m) results in solutions which include processes to minimise conflicts. 		
<p>3.4 Health and wellbeing of the Waikato River</p> <p>The health and wellbeing of the Waikato River is restored and protected and Te Ture Whaimana o Te Awa o Waikato (the Vision and Strategy for the Waikato River) is achieved.</p>	<p>Policy 4.1 Integrated approach</p> <p>Policy 4.2 Collaborative approach</p> <p>Policy 4.3 Tāngata whenua</p> <p>Policy 8.5 Waikato River Catchment</p> <p>Policy 10.2 Relationship of Māori to taonga</p>	<p>It should be noted that Waikato River is within the region. The Vision and Strategy of the Waikato River will be applied to the Waikato River Catchment.</p> <p>The Rural Chapter gives effect to Policy 4.3 and 10.2 by providing for Papakāinga and Māori cultural activities within both the General Rural Environment and the Rural Lifestyle Environment.</p>
<p>3.5 Energy</p> <p>Energy use is managed, and electricity generation and transmission is operated, maintained, developed and upgraded, in a way that:</p> <ul style="list-style-type: none"> a) increases efficiency; b) recognises any increasing demand for energy; c) seeks opportunities to minimise demand for energy; d) recognises and provides for the national significance of electricity transmission and renewable electricity generation activities; 	<p>Policy 6.1 Planned and co-ordinated subdivision, use and development</p> <p>Policy 6.6 Significant infrastructure and energy resources</p>	<p>The Rural Chapter gives effect to Policy 6.1 and 6.6 by providing for electricity generation core sites, renewable energy generation activities and geothermal steamfields as permitted activities in the General Rural Environment. It also provides for high voltage transmission lines to transport the electricity where required as a Restricted Discretionary activity in the General Rural Environment as well as the Rural Lifestyle Environment. These activities shall comply with noise standards to avoid reverse sensitivity in the Rural Environment.</p>

<ul style="list-style-type: none"> e) recognises and provides for the national, regional and local benefits of electricity transmission and renewable electricity generation; f) reduces reliance on fossil fuels over time; g) addresses adverse effects on natural and physical resources; h) recognises the technical and operational constraints of the electricity transmission network and electricity generation activities; and i) recognises the contribution of existing and future electricity transmission and electricity generation activities to regional and national energy needs and security of supply. 		
<p>3.8 Ecosystem services</p> <p>The range of ecosystem services associated with natural resources are recognised and maintained or enhanced to enable their ongoing contribution to regional wellbeing.</p>	<p>Policy 8.1 Approach to identifying freshwater body values and managing fresh water bodies</p> <p>Policy 8.2 Outstanding freshwater bodies and significant values of wetlands</p> <p>Policy 11.1 Maintain or enhance indigenous biodiversity</p>	<p>It should be noted that Waikato River is within the region. The Vision and Strategy of the Waikato River will be applied to the Waikato River Catchment.</p> <p>The Rural Chapter gives effect to this objective and policies by providing provisions which manage activities such as buildings and earthworks in Outstanding Landscape Areas.</p>
<p>3.9 Relationship of tāngata whenua with the environment</p> <p>The relationship of tāngata whenua with the environment is recognised and provided for, including:</p> <ul style="list-style-type: none"> a) the use and enjoyment of natural and physical resources in accordance with tikanga Māori, including mātauranga Māori; and 	<p>Policy 4.1 Integrated approach</p> <p>Policy 4.2 Collaborative approach</p> <p>Policy 4.3 Tāngata whenua</p>	<p>The Rural Chapter gives effect to Policy 4.3 and 10.2 by providing for Papakāinga and Māori cultural activities within both the General Rural Environment and the Rural Lifestyle Environment.</p>

<p>b) the role of tāngata whenua as kaitiaki.</p>	<p>Policy 8.5 Waikato River Catchment</p> <p>Policy 10.2 Relationship of Māori to taonga</p>	
<p>3.10 Sustainable and efficient use of resources</p> <p>Use and development of natural and physical resources, excluding minerals, occurs in a way and at a rate that is sustainable, and where the use and development of all natural and physical resources is efficient and minimises the generation of waste.</p>	<p>Policy 4.4 Regionally significant industry and primary production</p> <p>Policy 6.1 Planned and co-ordinated subdivision, use and development</p> <p>Policy 6.3 Co-ordinating growth and infrastructure</p>	<p>The Rural Chapter gives effect to Policy 4.4, 6.1, 6.3, by creating a Rural Lifestyle Environment which identify areas that are suitable for subdivision close to Taupō town to allow subdivision down to 2 hectare. They have also created the General Rural Environment with lots less than 10ha to be a Non-Complying activity in order to protect the productive capacity of the land in this environment and avoid the fragmentation of land. The majority of housing growth is within the existing settlements and the Rural Lifestyle Environment (the Rural Lifestyle Environment does not apply to any of the land in region). Council have provided the opportunity to have one minor residential dwelling per allotment in the General Rural Environment and in the Rural Lifestyle Environment for accommodation activities.</p>
<p>3.12 Built environment</p> <p>Development of the built environment (including transport and other infrastructure) and associated land use occurs in an integrated, sustainable and planned manner which enables positive environmental, social, cultural and economic outcomes, including by:</p> <p>a) promoting positive indigenous biodiversity outcomes;</p>	<p>Policy 4.4 Regionally significant industry and primary production</p> <p>Policy 6.1 Planned and co-ordinated subdivision, use and development</p> <p>Policy 6.3 Co-ordinating growth and infrastructure</p>	<p>The Rural Chapter gives effect to Policy 4.4, 6.1, 6.3, by creating a Rural Lifestyle Environment which identify areas that are suitable for subdivision close to Taupō town to allow subdivision down to 2 hectare. They have also created the General Rural Environment with lots less than 10ha to be a Non-Complying activity in order to protect the productive capacity of the land in this environment and avoid the fragmentation of land. The majority of housing growth is within the existing settlements and the</p>

<ul style="list-style-type: none"> b) preserving and protecting natural character, and protecting outstanding natural features and landscapes from inappropriate subdivision, use, and development; c) integrating land use and infrastructure planning, including by ensuring that development of the built environment does not compromise the safe, efficient and effective operation of infrastructure corridors; d) integrating land use and water planning, including to ensure that sufficient water is available to support future planned growth; e) recognising and protecting the value and long-term benefits of regionally significant infrastructure; f) protecting access to identified significant mineral resources; g) minimising land use conflicts, including minimising potential for reverse sensitivity; h) anticipating and responding to changing land use pressures outside the Waikato region which may impact on the built environment within the region; i) providing for the development, operation, maintenance and upgrading of new and existing electricity transmission and renewable electricity generation activities including small and community scale generation; j) promoting a viable and vibrant central business district in Hamilton city, with a supporting network of sub-regional and town centres; and k) providing for a range of commercial development to support the social and economic wellbeing of the region. 	<p>Policy 6.4 Marae and Papakāinga</p> <p>Policy 6.11 Implementing Taupō District 2050</p> <p>Policy 11.1 Maintain or enhance indigenous biodiversity</p> <p>Policy 12.1 Outstanding natural features and landscapes</p> <p>Policy 12.2 Preserve natural character</p> <p>Policy 12.3 Maintain and enhance areas of amenity value</p>	<p>Rural Lifestyle Environment (the Rural Lifestyle Environment does not apply to any of the land in region). Council have provided the opportunity to have one minor residential dwelling per allotment in the General Rural Environment and in the Rural Lifestyle Environment for accommodation activities.</p> <p>The Rural Chapter gives effect to Policy 6.4 by providing for Papakāinga and Māori cultural activities within both the General Rural Environment and the Rural Lifestyle Environment</p> <p>The Rural Chapter gives effect to policy 12.1 by providing provisions which manage activities such as buildings and earthworks in Outstanding Landscape Areas.</p> <p>The natural character of the rural environment is maintained by avoiding incremental subdivision and development. Managing lot sizes and limiting minor residential dwellings to one per site is in keeping with the rural natural character.</p> <p>The focus for General Rural Environment is for rural productive use and the general built environment. This maintains the amenity of the rural areas of the district.</p>
<p>3.17 Geothermal</p> <p>Sustainable management of the Regional Geothermal Resource is promoted by:</p>	<p>Policy 9.1 Sustainable management of the Regional Geothermal Resource</p>	<p>The Rural Chapter gives effect to Policy 3.17 by providing for electricity generation core sites, renewable energy generation activities and geothermal steamfields as permitted activities in the General Rural Environment. These activities shall comply with performance standards,</p>

<ul style="list-style-type: none"> a) ensuring integrated management of geothermal systems; b) allocating some of the geothermal resource for take, use and discharge in a way that enables current energy needs and the reasonably foreseeable energy needs of future generations to be met, while avoiding, remedying or mitigating significant adverse effects on the Regional Geothermal Resource; and c) protecting some characteristics of the Regional Geothermal Resource from significant adverse effects. 		<p>specifically noise standards to avoid reverse sensitivity in the Rural Environment.</p>
<p>3.19 Ecological integrity and indigenous biodiversity</p> <p>The full range of ecosystem types, their extent and the indigenous biodiversity that those ecosystems can support exist in a healthy and functional state.</p>	<p>Policy 11.2 Protect significant indigenous vegetation and significant habitats of indigenous fauna</p>	<p>The Rural Chapter provisions do not prevent the protection of significant indigenous vegetation and significant habitats of indigenous fauna.</p>
<p>3.20 Outstanding natural features and landscapes</p> <p>The values of outstanding natural features and landscapes are identified and protected from inappropriate subdivision, use and development.</p>	<p>Policy 12.1 Outstanding natural features and landscapes</p>	<p>The Rural Chapter gives effect to this policy by providing provisions which manage activities such as buildings and earthworks in Outstanding Landscape Areas.</p>
<p>3.21 Amenity</p> <p>The qualities and characteristics of areas and features, valued for their contribution to amenity, are maintained or enhanced.</p>	<p>Policy 12.3 Maintain and enhance areas of amenity value</p>	<p>The focus for General Rural Environment is for rural productive use and the general built environment. This maintains the amenity of the rural areas of the district.</p>
<p>3.22 Natural character</p> <p>The natural character of the coastal environment, wetlands, and lakes and rivers and their margins are protected from the adverse effects of inappropriate subdivision, use and development.</p>	<p>Policy 12.2 Preserve natural character</p>	<p>The natural character of the rural environment is maintained by avoiding incremental subdivision and development. Managing lot sizes and limiting minor residential dwellings to one per site is in keeping with the rural natural character.</p>

<p>3.23 Public access</p> <p>Public access to and along the coastal marine area, lakes and rivers is maintained and enhanced.</p>	<p>Policy 12.4 Maintain and enhance public access</p>	<p>The Rural Chapter provisions will not limit public access to natural water bodies.</p>
<p>3.24 Natural hazards</p> <p>The effects of natural hazards on people, property and the environment are managed by:</p> <p>a) increasing community resilience to hazard risks; b) reducing the risks from hazards to acceptable or tolerable levels; and c) enabling the effective and efficient response and recovery from natural hazard events.</p>	<p>Policy 13.1 Natural hazard risk management approach</p> <p>Policy 13.2 Manage activities to reduce the risks from natural hazards</p> <p>Policy 13.3 High impact, low probability natural hazard events</p>	<p>The ODP provisions within the Rural Chapter in response to the WRPS are described in detail within the Section 32 Report for District Wide Rules.</p>
<p>3.25 Values of soil</p> <p>The soil resource is managed to safeguard its life supporting capacity, for the existing and foreseeable range of uses.</p>	<p>Policy 6.1 Planned and co-ordinated subdivision, use and development</p> <p>Policy 14.1 Maintain or enhance the life supporting capacity of the soil resource</p>	<p>The General Rural Environment has been reserved for productive rural use. The purpose of the General Rural Environment is for the protection of the productive potential of rural land resource by providing a wide range of rural production activities.</p>
<p>3.26 High class soils</p> <p>The value of high class soils for primary production is recognised and high class soils are protected from inappropriate subdivision, use or development.</p>	<p>Policy 14.2 High class soils</p>	<p>There are no high class soils in the District. See above on Values of soil.</p>

Bay of Plenty Regional Policy Statement		
Objective	RPS Policy	How we have addressed in the Proposed District Plan
<p>Objective 11</p> <p>An integrated approach to resource management issues is adopted by resource users and decision makers</p>	<p>Policy IR 1B: Applying a precautionary approach to managing natural and physical resources</p> <p>Policy IR 3B: Adopting an integrated approach</p> <p>Policy IR 5B: Assessing cumulative effects</p>	<p>It should be noted that a very small portion of the Rangitāiki River (the upper catchment of the Rangitāiki River) is within the region.</p> <p>Whilst TDC acknowledges the objective, most of the district lies within the Waikato Region, primarily the response is to the WRPS.</p>
<p>Objective 21</p> <p>Recognition of and provision for the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga</p>	<p>Policy IW 1B: Enabling development of multiple-owned Māori land</p> <p>Policy IW 2B: Recognising matters of significance to Māori</p>	<p>It should be noted that a very small portion of the Rangitāiki River (the upper catchment of the Rangitāiki River) is within the region.</p> <p>TDC has engaged with mana whenua groups and has taken into account the iwi environmental management plans.</p>
<p>Objective 26</p> <p>The productive potential of the region’s rural land resource is sustained and the growth and efficient operation of rural production activities are provided for</p>	<p>Policy UG 18B: Managing rural development and protecting versatile land</p> <p>Policy UG 23B: Providing for the operation and growth of rural production activities</p>	<p>It should be noted that a very small portion of the Rangitāiki River (the upper catchment of the Rangitāiki River) is within the region. That same approach being applied to Vision and Strategy will be applied to the Rangitāiki River Catchment.</p> <p>There are no settlements in the BOP area of the District. The purpose of the General Rural Environment is for the protection of the productive potential of rural land resource by providing a wide range of rural production activities.</p> <p>The majority of housing growth is within the existing settlements and the Rural Lifestyle Environment (the Rural Lifestyle Environment does not apply to any of the land in region).</p>

<p>Objective 33</p> <p>Habitats that support indigenous species and linkages between indigenous ecosystems within the Rangitāiki River Catchment are created, enhanced where degraded, and protected where significant.</p>	<p>Policy RR 2B: Promoting the protection of indigenous vegetation and habitats within the Rangitāiki River Catchment</p>	<p>It should be noted that a very small portion of the Rangitāiki River (the upper catchment of the Rangitāiki River) is within the region. That same approach being applied to Vision and Strategy will be applied to the Rangitāiki River Catchment.</p> <p>The District Wide Rules Section 32 report directly addresses and protects natural values and indigenous ecosystems throughout the district.</p>
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Hawkes Bay Regional Policy Statement (Regional Resource Management Plan)

Objective	RPS Policy	How we have addressed in the Proposed District Plan
<p>OBJ 1 To achieve the integrated sustainable management of the natural and physical resources of the Hawke's Bay region, while recognising the importance of resource use activity in Hawke's Bay, and its contribution to the development and prosperity of the region.</p>	<p>POL LW1 Problem solving approach - Catchment-based integrated management</p> <p>POL LW2 Problem solving approach - Prioritising values</p> <p>POL LW3 Problem solving approach – Managing the effects of land use</p> <p>POL LW4 Role of non-regulatory methods</p>	<p>It should be noted that a very small portion of the Kaimanawa Ranges is within the region. Primarily the General Rural Environment provisions have been developed in response to the WRPS and apply equally as well to this part of the district.</p> <p>As acknowledged in the Regional Resource Management Plan 2.3.6, it is recognised that some Districts come under the jurisdiction of more than one regional council. In such cases a pragmatic approach may be necessary to ensure that those Councils are able to develop statutory policy in the most effective and efficient manner for their District that best reflects the variance of regional governance in that District.</p>
<p>OBJ 2 To maximise certainty by providing clear environmental direction.</p>		<p>It should be noted that a very small portion of the Kaimanawa Ranges is within the region. Primarily the General Rural Environment provisions have been developed in response to the WRPS and apply equally as well to this part of the district.</p>
<p>OBJ 3 To avoid the imposition of unnecessary costs of regulation</p>		<p>It should be noted that a very small portion of the Kaimanawa Ranges is within the region. Primarily the General Rural Environment provisions have</p>



<p>on resource users and other people.</p>		<p>be developed in response to the WRPS and apply equally as well to this part of the district.</p>
<p>OBJ LW 1 Integrated management of fresh water and land use and development</p>		<p>It should be noted that a very small portion of the Kaimanawa Ranges is within the region. Primarily the General Rural Environment provisions have been developed in response to the WRPS and apply equally as well to this part of the district.</p>
<p>OBJ LW2 Integrated management of freshwater and land use development</p>		<p>It should be noted that a very small portion of the Kaimanawa Ranges is within the region. Primarily the General Rural Environment provisions have been developed in response to the WRPS and apply equally as well to this part of the district.</p>
<p>OBJ LW3 Tāngata whenua values in management of land use and development and freshwater</p>		<p>It should be noted that a very small portion of the Kaimanawa Ranges is within the region. Many of the responses have taken into account the V&S and the General Rural Environment. TDC has engaged with mana whenua groups and has taken into account the iwi environmental management plans that exist.</p>

<p>Manawatu-Whanganui Regional Policy Statement (The One Plan)</p>		
<p>Objective</p>	<p>RPS Policy</p>	<p>How we have addressed in the Proposed District Plan</p>
<p>Infrastructure, Energy, Waste, Hazardous Substances and Contaminated Land</p>	<p>Policy 3-1: Benefits of infrastructure and other physical resources of regional or national importance</p>	<p>The ODP provisions within the Rural Chapter in response to the Manawatu-Whanganui Regional Policy Statement are described in detail within the Section 32 Report for District Wide Rules.</p>
<p>Objective 3-1: Infrastructure and other physical resources of regional or national importance</p>	<p>Policy 3-2: Adverse effects of other activities on infrastructure and other</p>	<p>The majority of housing growth is within the existing settlements and the Rural Lifestyle Environment (the Rural Lifestyle Environment does not apply</p>

<p>Objective 3-3: The strategic integration of infrastructure with land use</p> <p>Objective 3-4: Urban growth and rural residential subdivision on versatile soils</p>	<p>physical resources of regional or national importance</p> <p>Policy 3-3: Adverse effects of infrastructure and other physical resources of regional or national importance on the environment</p> <p>Policy 3-4: The strategic integration of infrastructure with land Use</p> <p>Policy 3-5: Urban growth and rural residential subdivision on versatile soils</p>	<p>to any of the land in region). The General Rural Environment has a limited capacity for rural residential growth.</p>
<p>Land</p> <p>Objective 4-1: Managing accelerated erosion</p> <p>Objective 4-2: Regulating potential causes of accelerated erosion</p>	<p>Policy 4-1: Encouraging and supporting sustainable land management</p> <p>Policy 4-2: Regulation of land use activities</p> <p>Policy 4-3 Supporting codes of practice, standards, guidelines, environmental management plans and providing information on best management practices</p>	<p>It should be noted that a portion in the south of district that is within the region.</p> <p>The district’s jurisdiction in respects to water is to manage land use.</p> <p>Primarily the General Rural Environment provisions have be developed in response to the WRPS and apply equally as well to this part of the district.</p> <p>The majority of housing growth is within the existing settlements and the Rural Lifestyle Environment (the Rural Lifestyle Environment does not apply to any of the land in region).</p>
<p>Water</p> <p>Objective 5-1: Water management Values</p> <p>Objective 5-2: Water quality</p>	<p>Policy 5-1: Water Management Environments and Values</p> <p>Policy 5-2: Water quality targets</p>	<p>The ODP provisions within the Rural Chapter in response to the Manawatu-Whanganui Regional Policy Statement are described in detail within the Section 32 Report for District Wide Rules.</p> <p>It should be noted that a portion in the south of district that is within the region.</p>

<p>Objective 5-3: Water quantity and allocation</p> <p>Objective 5-4: Beds of rivers and lakes</p>	<p>Policy 5-6: Maintenance of groundwater quality</p> <p>Policy 5-7: Land use activities affecting groundwater and surface water quality</p> <p>Policy 5-8: Regulation of intensive farming land use activities affecting groundwater and surface water quality</p> <p>Policy 5-14: Overall approach for surface water allocation</p> <p>Policy 5-21: Groundwater Management Environments</p> <p>Policy 5-22: General management of the beds of rivers and lakes</p> <p>Policy 5-23: Activities in sites with a Value of Natural State, Sites of Significance - Cultural, or Sites of Significance - Aquatic</p>	<p>The district's jurisdiction in respects to water is to manage land use.</p> <p>Primarily the General Rural Environment provisions have be developed in response to the WRPS and apply equally as well to this part of the district.</p>
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Other Higher Order Documents

Te Ture Whaimana - The Vision and Strategy

Te Ture Whaimana emerged from an agreement reached between the Crown and Waikato-Tainui in March 2008 for the settlement of the historical claims of Waikato-Tainui in relation to the Waikato River. The agreement focused on ways in which the health and wellbeing of the river could be restored and set up the Guardians Establishment Committee to begin work on a vision and strategy for the river. The Guardians Establishment Committee was launched in 2008

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and the Vision and Strategy was adopted in mid-2008. The vision is to restore and protect the health and wellbeing of the Waikato River, and there are 13 objectives which describe how the vision should be achieved.

- The restoration and protection of the health and wellbeing of the Waikato River.
- The restoration and protection of the relationship of Waikato-Tainui with the Waikato River, including their economic, social, cultural, and spiritual relationships.
- The restoration and protection of the relationship of Waikato River iwi according to their tikanga and kawa, with the Waikato River, including their economic, social, cultural and spiritual relationships.
- The restoration and protection of the relationship of the Waikato region’s communities with the Waikato River including their economic, social, cultural and spiritual relationships.
- The integrated, holistic and coordinated approach to management of the natural, physical, cultural and historic resources of the Waikato River.
- The adoption of a precautionary approach towards decisions that may result in significant adverse effects on the Waikato River, and in particular those effects that threaten serious or irreversible damage to the Waikato River.
- The recognition and avoidance of adverse cumulative effects, and potential cumulative effects, of activities undertaken both on the Waikato River and within its catchments on the health and wellbeing of the Waikato River.
- The recognition that the Waikato River is degraded and should not be required to absorb further degradation as a result of human activities.
- The protection and enhancement of significant sites, fisheries, flora and fauna.
- The recognition that the strategic importance of the Waikato River to New Zealand’s social, cultural, environmental and economic wellbeing requires the restoration and protection of the health and wellbeing of the Waikato River.
- The restoration of water quality within the Waikato River so that it is safe for people to swim in and take food from over its entire length.
- The promotion of improved access to the Waikato River to better enable sporting, recreational, and cultural opportunities.
- The application to the above of both maatauranga Maori and latest available scientific methods.

This section in this section 32 report provides a high-level assessment of how the proposed changes to the Rural Chapter of the ODP is giving effect to the Vision and Strategy.

How is the Rural Section of the Operative District Plan giving effect to the Vision and Strategy?

A significant focus of the Vision and Strategy is the improvement of water quality in the catchment, and in the context of a district council is about rural land use. There are limited aspects that Taupō District Council has the jurisdiction to address, but include:

- Papakāinga housing with revisions proposed from those within the ODP.
- Significant natural areas, outstanding and significant landscape areas and related with a revision of provisions to enhance protection.
- The relationship between land use and water quality is being addressed primarily by PC1 to the Waikato Regional Plan. Please see Waikato Regional Council’s website (www.waikatoregion.govt.nz) for more information.



- Concentration of the Rural Lifestyle Environment in existing areas of rural lifestyle rather than allow ad hoc subdivision within the General Rural Environment.

Te Ara Whānui o Rangitāiki - Pathways of the Rangitaiki River

Te Ara Whānui o Rangitāiki - Pathways of the Rangitaiki River is required under the Ngāti Whare Claims Settlement Act 2012 and Ngāti Manawa Claims Settlement Act 2012. Planning documents under the Resource Management Act 1991 which relate to the Rangitāiki catchment are required to give effect to the document. Te Ara Whānui o Rangitāiki - Pathways of the Rangitaiki River’s vision is ‘A healthy Rangitāiki River, valued by the community, protected for future generations. Tihei Mauri Ora.

There are 8 objectives which help to describe how the vision will be achieved:

1. Tuna within the Rangitāiki catchment are protected, through measures including enhancement and restoration of their habitat and migration paths.
2. The habitats that support indigenous species and linkages between ecosystems within the Rangitāiki River catchment are created, protected and enhanced.
3. Water quality is restored in the Rangitāiki catchment.
4. Prosperity in the Rangitāiki catchment is enable within the sustainable limits and receiving environment.
5. The relationship between communities and the Rangitāiki catchment is recognised and encouraged.
6. The practice of kaitiakitanga in decision-making for managing the resources of the Rangitāiki catchment is recognised and provided for.
7. Naturalness of the river and the landscape of the Rangitāiki catchment is respected.
8. Access to the Rangitāiki River and its tributaries is maintained and enhanced.

A significant focus of Te Ara Whānui o Rangitāiki - Pathways of the Rangitaiki River is the improvement of water quality in the catchment. There are limited aspects that Taupō District Council has the jurisdiction to address. These aspects are generally dealt with by other sections of the Proposed District Plan. How they are being addressed is described below.

- Papakāinga housing – to come through iwi consultation
- The protection of significant sites, flora and fauna and public access will be addressed through the Natural Environment Section. Please see the Natural Environment s32 report.
- The relationship between land use and water quality is being addressed by the National Policy Statement for Freshwater Management.

APPENDIX 4 – PROVISION CASCADE

Below is an evaluation for each environment of the linkages between issue, objective, policy and implementing methods and rule provisions. The purpose of this evaluation is to enable clarity on the manner in which issues are being addressed through objectives and policies, and how methods and rule provisions are being applied to achieve objectives and policies.

General Rural Environment		
Objective	Policies	Methods / Performance Standards / Assessment Criteria / Matters of Discretion
ISSUE ONE: Pressure for lifestyle living opportunities within the Rural Environment		
Objective 3b.2.2 Maintaining the established general rural character	Policy 3b.2.10 Maintaining the established character Policy 3b.2.11 Residential units Policy 3b.2.13 Minor residential unit Policy 3b.2.15 Commercial and industrial activity	Rules 4b.1.1 Activities in the General Rural Environment 4b.1.2 Minor residential units 4b.1.5 Commercial and industrial activities, and home businesses 4b.1.8 Buildings within Outstanding Landscape Areas 4b.1.9 Earthworks within Outstanding Landscape Areas Standards 4b.2.1 Vehicle movements 4b.2.2 Maximum building coverage 4b.2.3 Maximum building size 4b.2.4 Maximum density of primary residential units 4b.2.5 Maximum building height 4b.2.6 Minimum building setbacks 4b.2.7 Minor residential units
ISSUE TWO: Changes in Rural Industry		

<p>Objective 3b.2.4 Other activities</p>	<p>Policy 3b.2.17 Māori Cultural Activities Policy 3b.2.16 Papakāinga</p>	<p>Rules 4b.1.1 Activities in the General Rural Environment 4b.1.3 Temporary Activities 4b.1.4 Electricity Generation Core Sites, Renewable Energy Generation Activities and Geothermal Steamfields 4b.1.6 Papakāinga 4b.1.7 High voltage transmission lines 4b.1.11 Accommodation activities Standards 4b.2.1 Vehicle movements 4b.2.2 Maximum Building coverage 4b.2.3 Maximum building size 4b.2.4 Maximum density of primary residential units 4b.2.5 Maximum building height 4b.2.6 Minimum building setbacks 4b.2.7 Minor residential units 4b.2.9 Maximum Noise – Limits 4b.2.10 Maximum Noise – Construction Noise 4b.2.11 Maximum Noise – Electricity Generation Core Sites 4b.2.13 Maximum Noise – Other 4b.2.14 Parking, Loading and Access 4b.2.15 Signage</p>
<p>Objective 3b.2.5 Avoidance of reverse sensitivity</p>	<p>Policy 3b.2.9 Maintaining the established character Policy 3b.2.10 Residential units Policy 3b.2.13 Avoiding reverse sensitivity</p>	<p>Rules 4b.1.1 Activities in the General Rural Environment 4b.1.2 Minor residential units 4b.1.5 Commercial and industrial activities, and home businesses Standards 4b.2.4 Maximum density of primary residential units 4b.2.6 Minimum building setbacks</p>

	Policy 3b.2.14 Commercial and industrial activity	4b.2.7 Minor residential units
Objective 3b.2.6 Impacts on infrastructure	Policy 3b.2.10 Residential units Policy 3b.2.11 Heavy vehicle movements	Rules 4b.1.1 Activities in the General Rural Environment 4b.1.2 Minor residential units 4b.1.5 Commercial and industrial activities, and home businesses Standards 4b.2.1 Vehicle movements
Objective 3b.2.7 Papakāinga	Policy 3b.2.16 Papakāinga	Rules 4b.1.6 Papakāinga Standards 4b.2.1 Vehicle movements 4b.2.2 Maximum Building coverage 4b.2.3 Maximum building size 4b.2.4 Maximum density of primary residential units 4b.2.5 Maximum building height 4b.2.6 Minimum building setbacks 4b.2.7 Minor residential units
ISSUE THREE: Pressure for second dwellings		
Objective 3b.2.1 Enable Primary Production	Policy 3b.2.9 Maintaining the established character Policy 3b.2.13 Avoiding reverse sensitivity Policy 3b.2.14 Commercial and industrial activity	Rules 4b.1.1 Activities in the General Rural Environment 4b.1.2 Minor residential units 4b.1.5 Commercial and industrial activities, and home businesses Standards 4b.2.6 Minimum building setbacks

<p>Objective 3b.2.3 Rural industry</p>	<p>Policy 3b.2.13 Avoiding reverse sensitivity Policy 3b.2.14 Commercial and industrial activity</p>	<p>Rules 4b.1.1 Activities in the General Rural Environment 4b.1.2 Minor residential units 4b.1.5 Commercial and industrial activities, and home businesses Standards 4b.2.1 Vehicle movements 4b.2.2 Maximum Building coverage 4b.2.3 Maximum building size 4b.2.6 Minimum building setbacks</p>
<p>ISSUE FOUR: The management of reverse sensitivity</p>		
<p>Objective 3b.2.6 Impacts on infrastructure</p>	<p>Policy 3b.2.10 Density of residential units Policy 3b.2.11 Heavy vehicle movements</p>	<p>Rules 4b.1.1 Activities in the General Rural Environment 4b.1.2 Minor residential units 4b.1.5 Commercial and industrial activities, and home businesses Standards 4b.2.1 Vehicle movements</p>
<p>Objective 3b.2.2 Maintaining the established General Rural character</p>	<p>Policy 3b.2.9 Maintaining the established character Policy 3b.2.10 Residential units Policy 3b.2.12 Minor residential unit Policy 3b.2.14 Commercial and industrial activity</p>	<p>Rules 4b.1.1 Activities in the General Rural Environment 4b.1.2 Minor residential units 4b.1.5 Commercial and industrial activities, and home businesses Standards 4b.2.2 Maximum Building coverage 4b.2.3 Maximum building size 4b.2.4 Maximum density of primary residential units 4b.2.5 Maximum building height 4b.2.6 Minimum building setbacks 4b.2.7 Minor residential units</p>

<p>Objective 3b.2.5 Avoidance of reverse sensitivity</p>	<p>Policy 3b.2.13 Avoiding reverse sensitivity</p>	<p>Rules 4b.1.1 Activities in the General Rural Environment 4b.1.2 Minor residential units 4b.1.5 Commercial and industrial activities, and home businesses Standards 4b.2.4 Maximum density of primary residential units 4b.2.5 Maximum building height</p>
<p>Objective 3b.2.6 Impacts on infrastructure</p>	<p>Policy 3b.2.10 Density of residential units Policy 3b.2.11 Heavy vehicle movements</p>	<p>Rules 4b.1.1 Activities in the General Rural Environment 4b.1.2 Minor residential units 4b.1.5 Commercial and industrial activities, and home businesses Standards 4b.2.1 Vehicle movements</p>
<p>Objective 3b.2.5 Avoidance of reverse sensitivity</p>	<p>Policy 3b.2.10 Density of residential units Policy 3b.2.13 Avoiding reverse sensitivity</p>	<p>Rules 4b.1.1 Activities in the General Rural Environment 4b.1.2 Minor residential units 4b.1.5 Commercial and industrial activities, and home businesses Standards 4b.2.4 Maximum density of primary residential units 4b.2.5 Maximum building height</p>

Rural Lifestyle Environment

ISSUE ONE: Pressure for lifestyle living opportunities within the rural environment

Objective	Policies	Methods / Performance Standards / Assessment Criteria / Matters of Discretion
<p>Objective 3b.3.1 Maintain the established character of the Rural Lifestyle Environment</p>	<p>Policy 3b.3.9 Character of the Rural Lifestyle Environment Policy 3b.3.10 Lot sizes and setbacks for allotments adjoining the General Rural Environment Policy 3b.3.11 On-site servicing Policy 3b.3.12 Minor residential unit</p>	<p>Rules 4b.3.1 Activities in the Rural Lifestyle Environment 4b.3.2 Minor residential units Standards 4b.4.1 Vehicle movements 4b.4.2 Maximum Building coverage 4b.4.3 Maximum building size 4b.4.4 Maximum density of residential units 4b.4.5 Minor residential units and accommodation activities 4b.2.6 Maximum building height 4b.4.7 Minimum building setbacks</p>
<p>Objective 3b.3.2 Avoid reverse sensitivity</p>	<p>Policy 3b.3.9 Character of the Rural Lifestyle Environment Policy 3b.3.10 Lot sizes and setbacks for allotments adjoining the General Rural Environment Policy 3b.3.11 On-site servicing Policy 3b.3.12 Minor residential unit</p>	<p>Rules 4b.3.1 Activities in the Rural Lifestyle Environment 4b.3.2 Minor residential units 4b.3.3 Home business, commercial, and retail activities 4b.3.4 Intensive indoor primary production Standards 4b.4.1 Vehicle movements 4b.4.2 Maximum Building coverage 4b.4.3 Maximum building size 4b.4.4 Maximum density of residential units 4b.4.5 Minor residential units and accommodation activities 4b.2.6 Maximum building height 4b.4.7 Minimum building setbacks</p>

		<p>4b.4.8 Intensive indoor primary production</p> <p>4b.4.9 Home business, commercial, and retail activities</p>
<p>Objective 3b.3.3 Commercial and industrial activities</p>	<p>Policy 3b.3.9 Character of the Rural Lifestyle Environment</p> <p>Policy 3b.3.11 On-site servicing</p>	<p>Rules</p> <p>4b.3.1 Activities in the Rural Lifestyle Environment</p> <p>4b.3.3 Home business, commercial, and retail activities</p> <p>4b.3.4 Intensive indoor primary production</p> <p>Standards</p> <p>4b.4.1 Vehicle movements</p> <p>4b.4.2 Maximum building coverage</p> <p>4b.4.3 Maximum building size</p> <p>4b.4.7 Minimum building setbacks</p> <p>4b.4.8 Intensive indoor primary production</p> <p>4b.4.9 Home business, commercial, and retail activities</p>
<p>Objective 3b.3.4 Consolidate rural lifestyle activities</p>	<p>Policy 3b.3.9 Character of the Rural Lifestyle Environment</p> <p>Policy 3b.3.10 Lot sizes and setbacks for allotments adjoining the General Rural Environment</p>	<p>Rules</p> <p>4b.3.1 Activities in the Rural Lifestyle Environment</p> <p>Standards</p> <p>4b.4.4 Maximum density of residential units</p> <p>4b.4.7 Minimum building setbacks</p>
<p>Objective 3b.3.5 Allotment sizes</p>	<p>Policy 3b.3.10 Lot sizes and setbacks for allotments adjoining the General Rural Environment</p>	<p>Rules</p> <p>4b.3.1 Activities in the Rural Lifestyle Environment</p> <p>Standards</p> <p>4b.4.4 Maximum density of residential units</p>

<p>Objective 3b.3.6 Impacts on community infrastructure</p>	<p>Policy 3b.3.11 On-site servicing Policy 3b.3.12 Larger lot sizes for lots which adjoin the General Rural Environment Policy 3b.3.12 Minor residential unit</p>	<p>Rules 4b.3.1 Activities in the Rural Lifestyle Environment 4b.3.2 Minor residential units 4b.3.3 Home business, commercial, and retail activities Standards 4b.4.1 Vehicle movements 4b.4.4 Maximum density of residential units 4b.4.5 Minor residential units and accommodation activities</p>
<p>Objective 3b.3.7 Papakāinga</p>	<p>Policy 3b.3.13 Papakāinga</p>	<p>Rules 4b.3.6 Papakāinga Standards 4b.4.1 Vehicle movements 4b.4.2 Maximum Building coverage 4b.4.3 Maximum building size 4b.4.4 Maximum density of residential units 4b.4.5 Minor residential units and accommodation activities 4b.2.6 Maximum building height 4b.4.7 Minimum building setbacks</p>
<p>ISSUE TWO: Uncertainty over the planning framework for the Mapara Valley</p>		
<p>Objective 3b.3.1 Maintain the established character of the Rural Lifestyle Environment</p>	<p>Policy 3b.3.9 Character of the Rural Lifestyle Environment Policy 3b.3.10 Lot sizes and setbacks for allotments adjoining the General Rural Environment</p>	<p>Rules 4b.3.1 Activities in the Rural Lifestyle Environment 4b.3.2 Minor residential units Standards 4b.4.1 Vehicle movements 4b.4.2 Maximum Building coverage 4b.4.3 Maximum building size 4b.4.4 Maximum density of residential units</p>

	<p>Policy 3b.3.11 On-site servicing</p> <p>Policy 3b.3.12 Minor residential unit</p>	<p>4b.4.5 Minor residential units and accommodation activities</p> <p>4b.2.6 Maximum building height</p> <p>4b.4.7 Minimum building setbacks</p>
<p>Objective 3b.3.2 Avoid reverse sensitivity</p>	<p>Policy 3b.3.9 Character of the Rural Lifestyle Environment Policy 3b.3.8 Lot sizes and setbacks for allotments adjoining the General Rural Environment</p> <p>Policy 3b.3.11 On-site servicing</p> <p>Policy 3b.3.12 Minor residential unit</p>	<p>Rules</p> <p>4b.3.1 Activities in the Rural Lifestyle Environment</p> <p>4b.3.2 Minor residential units</p> <p>4b.3.3 Home business, commercial, and retail activities</p> <p>4b.3.4 Intensive indoor primary production</p> <p>Standards</p> <p>4b.4.1 Vehicle movements</p> <p>4b.4.2 Maximum Building coverage</p> <p>4b.4.3 Maximum building size</p> <p>4b.4.4 Maximum density of residential units</p> <p>4b.4.5 Minor residential units and accommodation activities</p> <p>4b.2.6 Maximum building height</p> <p>4b.4.7 Minimum building setbacks</p> <p>4b.4.8 Intensive indoor primary production</p> <p>4b.4.9 Home business, commercial, and retail activities</p>
<p>Objective 3b.3.3 Commercial and industrial activities</p>	<p>Policy 3b.3.9 Character of the Rural Lifestyle Environment Policy 3b.3.10 Lot sizes and setbacks for allotments adjoining the General Rural Environment</p> <p>Policy 3b.3.11 On-site servicing</p>	<p>Rules</p> <p>4b.3.1 Activities in the Rural Lifestyle Environment</p> <p>4b.3.3 Home business, commercial, and retail activities</p> <p>4b.3.4 Intensive indoor primary production</p> <p>Standards</p> <p>4b.4.1 Vehicle movements</p> <p>4b.4.2 Maximum building coverage</p> <p>4b.4.3 Maximum building size</p> <p>4b.4.7 Minimum building setbacks</p> <p>4b.4.8 Intensive indoor primary production</p>

		4b.4.9 Home business, commercial, and retail activities
ISSUE THREE: There appears to be some demand for second dwellings on smaller lots (less than 20ha in size) in the rural environment.		
Objective 3b.3.1 Maintain the established character of the Rural Lifestyle Environment	Policy 3b.3.9 Character of the Rural Lifestyle Environment Policy 3b.3.10 Lot sizes and setbacks for allotments adjoining the General Rural Environment Policy 3b.3.11 On-site servicing Policy 3b.3.12 Minor residential unit	Rules 4b.3.1 Activities in the Rural Lifestyle Environment 4b.3.2 Minor residential units Standards 4b.4.1 Vehicle movements 4b.4.2 Maximum Building coverage 4b.4.3 Maximum building size 4b.4.4 Maximum density of residential units 4b.4.5 Minor residential units and accommodation activities 4b.2.6 Maximum building height 4b.4.7 Minimum building setbacks
Objective 3b.3.2 Avoid reverse sensitivity	Policy 3b.3.9 Character of the Rural Lifestyle Environment Policy 3b.3.10 Lot sizes and setbacks for allotments adjoining the General Rural Environment Policy 3b.3.11 On-site servicing Policy 3b.3.12 Minor residential unit	Rules 4b.3.1 Activities in the Rural Lifestyle Environment 4b.3.2 Minor residential units 4b.3.3 Home business, commercial, and retail activities 4b.3.4 Intensive indoor primary production Standards 4b.4.1 Vehicle movements 4b.4.2 Maximum Building coverage 4b.4.3 Maximum building size 4b.4.4 Maximum density of residential units 4b.4.5 Minor residential units and accommodation activities 4b.2.6 Maximum building height

		<p>4b.4.7 Minimum building setbacks</p> <p>4b.4.8 Intensive indoor primary production</p> <p>4b.4.9 Home business, commercial, and retail activities</p>
<p>Objective 3b.3.3 Commercial and industrial activities</p>	<p>Policy 3b.3.9 Character of the Rural Lifestyle Environment</p> <p>Policy 3b.3.11 On-site servicing</p>	<p>Rules</p> <p>4b.3.1 Activities in the Rural Lifestyle Environment</p> <p>4b.3.3 Home business, commercial, and retail activities</p> <p>4b.3.4 Intensive indoor primary production</p> <p>Standards</p> <p>4b.4.1 Vehicle movements</p> <p>4b.4.2 Maximum building coverage</p> <p>4b.4.3 Maximum building size</p> <p>4b.4.7 Minimum building setbacks</p> <p>4b.4.8 Intensive indoor primary production</p> <p>4b.4.9 Home business, commercial, and retail activities</p>
<p>ISSUE FOUR: The management of reverse sensitivity</p>		
<p>Objective 3b.3.1 Maintain the established character of the Rural Lifestyle Environment</p>	<p>Policy 3b.3.9 Character of the Rural Lifestyle Environment</p> <p>Policy 3b.3.11 On-site servicing</p> <p>Policy 3b.3.12 Minor residential unit</p>	<p>Rules</p> <p>4b.3.1 Activities in the Rural Lifestyle Environment</p> <p>4b.3.2 Minor residential units</p> <p>4b.3.3 Home business, commercial, and retail activities</p> <p>4b.3.4 Intensive indoor primary production</p> <p>Standards</p> <p>4b.4.1 Vehicle movements</p> <p>4b.4.2 Maximum Building coverage</p> <p>4b.4.3 Maximum building size</p> <p>4b.4.4 Maximum density of residential units</p> <p>4b.4.5 Minor residential units and accommodation activities</p> <p>4b.2.6 Maximum building height</p>

		<p>4b.4.7 Minimum building setbacks</p> <p>4b.4.8 Intensive indoor primary production</p> <p>4b.4.9 Home business, commercial, and retail activities</p>
<p>Objective 3b.3.2 Avoid reverse sensitivity</p>	<p>Policy 3b.3.9 Character of the Rural Lifestyle Environment Policy</p> <p>3b.3.10 Lot sizes and setbacks for allotments adjoining the General Rural Environment</p>	<p>Rules</p> <p>4b.3.1 Activities in the Rural Lifestyle Environment</p> <p>4b.3.2 Minor residential units</p> <p>4b.3.3 Home business, commercial, and retail activities</p> <p>4b.3.4 Intensive indoor primary production</p> <p>Standards</p> <p>4b.4.1 Vehicle movements</p> <p>4b.4.2 Maximum Building coverage</p> <p>4b.4.3 Maximum building size</p> <p>4b.4.4 Maximum density of residential units</p> <p>4b.4.5 Minor residential units and accommodation activities</p> <p>4b.2.6 Maximum building height</p> <p>4b.4.7 Minimum building setbacks</p> <p>4b.4.8 Intensive indoor primary production</p> <p>4b.4.9 Home business, commercial, and retail activities</p>
<p>Objective 3b.3.3 Commercial and industrial activities</p>	<p>Policy 3b.3.9 Character of the Rural Lifestyle Environment</p> <p>Policy 3b.3.11 On-site servicing</p>	<p>Rules</p> <p>4b.3.1 Activities in the Rural Lifestyle Environment</p> <p>4b.3.3 Home business, commercial, and retail activities</p> <p>4b.3.4 Intensive indoor primary production</p> <p>Standards</p> <p>4b.4.1 Vehicle movements</p> <p>4b.4.2 Maximum building coverage</p> <p>4b.4.3 Maximum building size</p> <p>4b.4.7 Minimum building setbacks</p> <p>4b.4.8 Intensive indoor primary production</p>

		4b.4.9 Home business, commercial, and retail activities
ISSUE FIVE: Understanding the wide range of activities that happen in the Rural Environment		
Objective 3b.3.1 Maintain the established character of the Rural Lifestyle Environment	<p>Policy 3b.3.9 Character of the Rural Lifestyle Environment Policy 3b.3.10 Lot sizes and setbacks for allotments adjoining the General Rural Environment</p> <p>Policy 3b.3.11 On-site servicing</p> <p>Policy 3b.3.12 Minor residential unit</p>	<p>Rules</p> <p>4b.3.1 Activities in the Rural Lifestyle Environment</p> <p>4b.3.2 Minor residential units</p> <p>4b.3.3 Home business, commercial, and retail activities</p> <p>4b.3.4 Intensive indoor primary production</p> <p>Standards</p> <p>4b.4.1 Vehicle movements</p> <p>4b.4.2 Maximum Building coverage</p> <p>4b.4.3 Maximum building size</p> <p>4b.4.4 Maximum density of residential units</p> <p>4b.4.5 Minor residential units and accommodation activities</p> <p>4b.2.6 Maximum building height</p> <p>4b.4.7 Minimum building setbacks</p> <p>4b.4.8 Intensive indoor primary production</p> <p>4b.4.9 Home business, commercial, and retail activities</p>
Objective 3b.3.2 Avoid reverse sensitivity	<p>Policy 3b.3.9 Character of the Rural Lifestyle Environment Policy 3b.3.10 Lot sizes and setbacks for allotments adjoining the General Rural Environment</p>	<p>Rules</p> <p>4b.3.1 Activities in the Rural Lifestyle Environment</p> <p>4b.3.2 Minor residential units</p> <p>4b.3.3 Home business, commercial, and retail activities</p> <p>4b.3.4 Intensive indoor primary production</p> <p>Standards</p> <p>4b.4.1 Vehicle movements</p> <p>4b.4.2 Maximum Building coverage</p>

		<p>4b.4.3 Maximum building size</p> <p>4b.4.4 Maximum density of residential units</p> <p>4b.4.5 Minor residential units and accommodation activities</p> <p>4b.2.6 Maximum building height</p> <p>4b.4.7 Minimum building setbacks</p> <p>4b.4.8 Intensive indoor primary production</p> <p>4b.4.9 Home business, commercial, and retail activities</p>
<p>Objective 3b.3.3 Commercial and industrial activities</p>	<p>Policy 3b.3.9 Character of the Rural Lifestyle Environment</p>	<p>Rules</p> <p>4b.3.1 Activities in the Rural Lifestyle Environment</p> <p>4b.3.3 Home business, commercial, and retail activities</p> <p>4b.3.4 Intensive indoor primary production</p> <p>Standards</p> <p>4b.4.1 Vehicle movements</p> <p>4b.4.2 Maximum building coverage</p> <p>4b.4.3 Maximum building size</p> <p>4b.4.7 Minimum building setbacks</p> <p>4b.4.8 Intensive indoor primary production</p> <p>4b.4.9 Home business, commercial, and retail activities</p>
<p>Objective 3b.3.8 Tāngata Whenua</p>	<p>Policy 3b.3.13 Papakāinga</p> <p>Policy 3b.3.14 Māori Cultural Activities</p>	<p>Rules</p> <p>4b.3.1 Activities in the Rural Lifestyle Environment</p> <p>4b.3.2 Minor residential units</p> <p>4b.3.3 Home business, commercial, and retail activities</p> <p>4b.3.4 Intensive indoor primary production</p> <p>4b.1.6 Papakāinga</p> <p>Standards</p> <p>4b.4.1 Vehicle movements</p> <p>4b.4.2 Maximum Building coverage</p> <p>4b.4.3 Maximum building size</p>

		4b.4.4 Maximum density of residential units 4b.4.5 Minor residential units and accommodation activities 4b.2.6 Maximum building height 4b.4.7 Minimum building setbacks 4b.4.8 Intensive indoor primary production 4b.4.9 Home business, commercial, and retail activities
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APPENDIX 5 – TAUPŌ RURAL LIFESTYLE ECONOMIC ASSESSMENT, PROPERTY ECONOMICS LTD

APPENDIX 6 – HIGH LEVEL TRANSPORT ASSESSMENT OF PROPOSED RURAL LIFESYTL E AREAS

APPENDIX 7 – TAUPŌ DISTRICT PLAN NOISE REVIEW REPORT, STYLES GROUP LTD

Plan Change 42 - Rural Environment Section 32 Report

APPENDIX 8 – PAPAKAINGA PAPERS 1 AND 2

Plan Change 42 - Rural Environment Section 32 Report